

VISION PLANNING CONSULTANTS LTD.
弘域城市規劃顧問有限公司

Our Ref: YL-NSW/PA/FDB/22-63
Your Ref: TPB/A/YL-NSW/314
Date: 20 February, 2025

By Email
(tpbpd@pland.gov.hk)

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.

Dear Sirs,

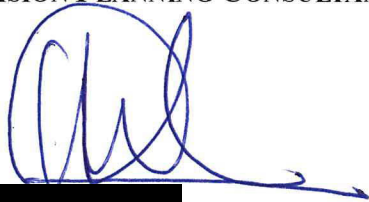
Planning Application for Proposed Comprehensive Development Scheme to include Wetland Restoration Proposal and Proposed Filling of Ponds/Land and Excavation of Land in "OU(CDWRA)" Zone at Various Lots in D.D. 104, North of Kam Pok Road East, Pok Wai, Yuen Long, New Territories – Replacement Pages

On behalf of the Applicant, we would like to submit herewith totally three replacement pages of Planning Statement (i.e. Figures 23a, 28d and 39a) (**Annex A**) for the captioned Application.

Should you have any queries with regard to the above, please do not hesitate to contact our [REDACTED]

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.



[REDACTED]
Managing Director
Encl. (Annex A).
[KC/OL]
[YL-NSW/PA/FDB/22-63]

Annex A

Replacement Pages of the Planning Statement

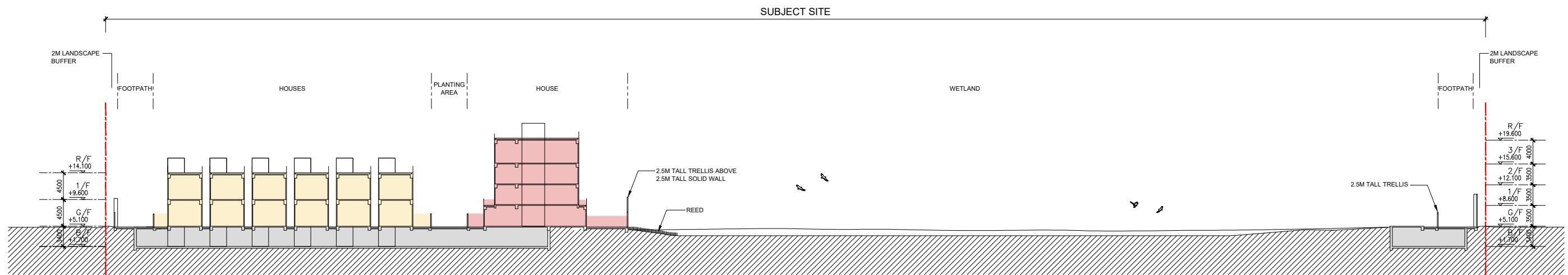
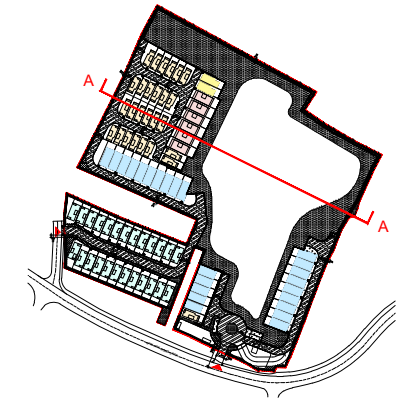

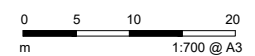
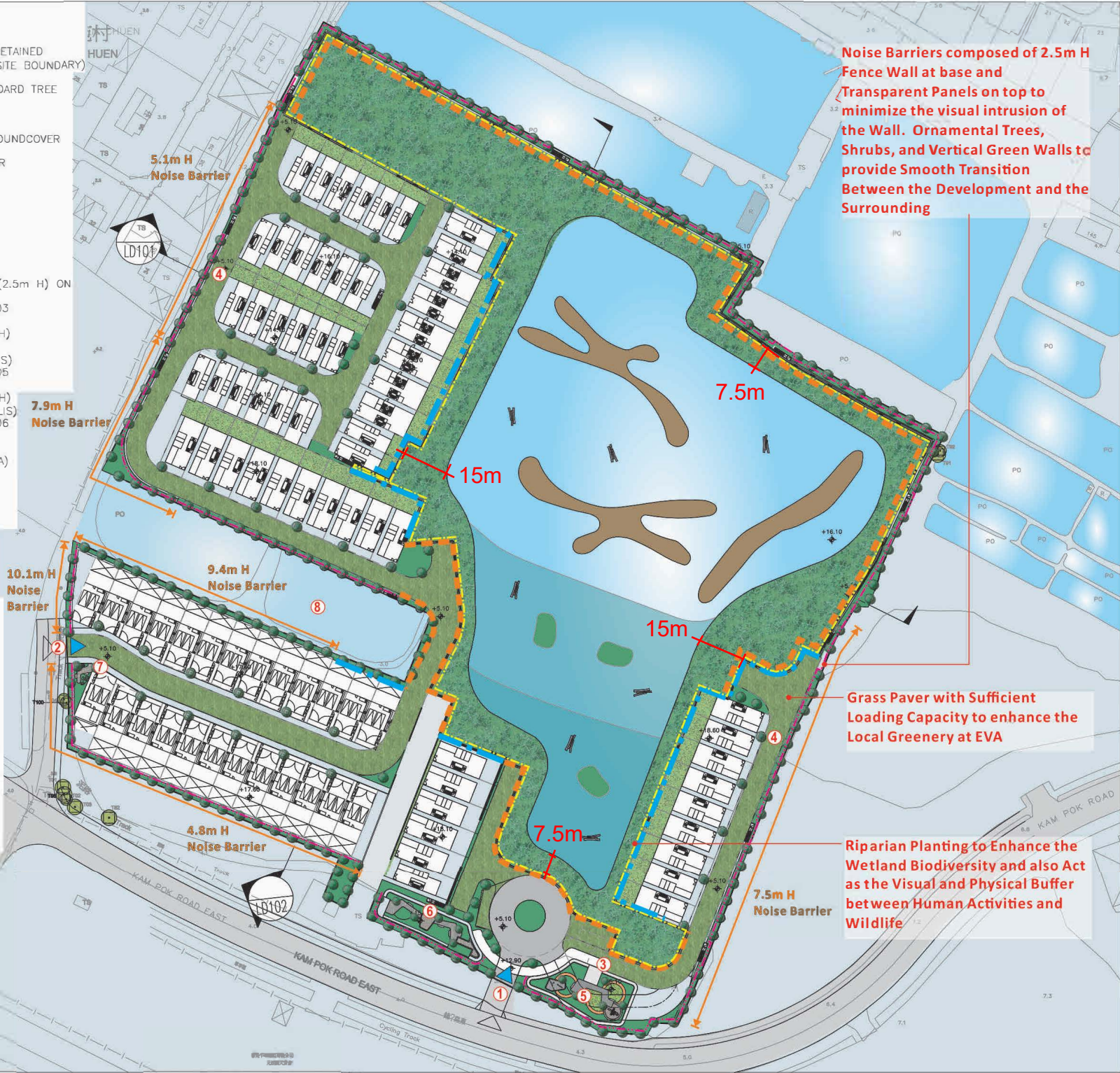


Figure 23a

<p>ARCHITECT</p>  <p>香港國際建築師事務所有限公司 ATELIER GLOBAL LIMITED 香港灣仔譚伯道141號大業大廈25樓 25F, Tai Yip Building, 141 Thomson Rd., Wan Chai, Hong Kong T: +852 25472111 F: +852 25472109 E: atelier@atelier-global.com</p>	<p>PROJECT TITLE</p> <p>PROPOSED RESIDENTIAL DEVELOPMENT AT KAM POK ROAD EAST, NAM SANG WAI, N.T.</p>	<p>DRAWING TITLE</p> <p>SECTION A-A</p>	 <p>0 5 10 20 m 1:700 @ A3</p>
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- LEGEND:
- SITE BOUNDARY
 - T01 EXISTING TREE TO BE RETAINED (OUTSIDE APPLICATION SITE BOUNDARY)
 - PROPOSED HEAVY STANDARD TREE
 - PROPOSED LAWN
 - PROPOSED SHRUBS/GROUNDCOVER
 - PROPOSED GRASS PAVER
 - PROPOSED REEDBED
 - PROPOSED ISLANDS
 - WATER AREA
 - +6.35 PROPOSED LEVEL
 - VERTICAL GREEN WALL (2.5m H) ON FENCE WALL REFER TO DWG NO.LD103
 - PARTITION WALL (5.0m H) (2.5m H SOLID WALL + 2.5m H WOODEN TRELIS) REFER TO DWG NO.LD105
 - PARTITION WALL (2.5m H) (2.5m H WOODEN TRELIS) REFER TO DWG NO.LD106
 - BOUNDARY OF WETLAND RESTORATION AREA (WRA)
 - PROPOSED PAVING
 - MAJOR VEHICULAR AND PEDESTRIAN ACCESS

- ① Main Entrance
- ② Secondary Entrance
- ③ Club House
- ④ Footpath/EVA (Grass Pavers)
- ⑤ Roof Top Garden "A"
- ⑥ Roof Top Garden "B"
- ⑦ Sitting Courtyard "C"
- ⑧ Existing Fish Pond



Noise Barriers composed of 2.5m H Fence Wall at base and Transparent Panels on top to minimize the visual intrusion of the Wall. Ornamental Trees, Shrubs, and Vertical Green Walls to provide Smooth Transition Between the Development and the Surrounding

Grass Paver with Sufficient Loading Capacity to enhance the Local Greenery at EVA

Riparian Planting to Enhance the Wetland Biodiversity and also Act as the Visual and Physical Buffer between Human Activities and Wildlife

PROJECT :
 PLANNING APPLICATION FOR PROPOSED COMPREHENSIVE DEVELOPMENT SCHEME TO INCLUDE WETLAND RESTORATION PROPOSED IN "OU(CDWRA)" ZONE AT NORTH OF KAM POK ROAD EAST, POK WAI, YUEN LONG, NEW TERRITORIES

DRAWING TITLE :
 LANDSCAPE MASTER PLAN (OVERALL)

PROJECT No. C1920

DRAWING No. LMP01

SCALE : 1:1200

DATE OF ISSUE : NOV 2022

CAD FILENAME : C1920-LMP01

Figure 28d

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

- NOTES :
1. DO NOT SCALE DRAWING FIGURED DIMENSIONS ARE TO BE FOLLOWED.
 2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
 3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
 4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

LANDES LIMITED
 景藝設計有限公司

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 香港灣仔鐘道5-11號
 信邦商業大廈17樓A室
 電話: 2868 0980
 傳真: 2868 2203



LIST OF HOUSING UNITS				
A* (DUPLEX)	B	C	D	E & Ea*
Includes A-UPPER & A-LOWER				*Units with fixed clear glazing for bird-hide purpose
4 STOREYS + BASEMENT	3 STOREYS + BASEMENT	3 STOREYS	2 STOREYS + BASEMENT	2 STOREYS + BASEMENT
(BLDG HEIGHT: 14.5M ABOVE GROUND)	(BLDG HEIGHT: 13.5M ABOVE GROUND)	(BLDG HEIGHT: 12.5 M ABOVE GROUND)	(BLDG HEIGHT: 9M ABOVE GROUND)	(BLDG HEIGHT: 9M ABOVE GROUND)
PHASE III DEVELOPMENT	PHASE II & III DEVELOPMENT	PHASE II DEVELOPMENT	PHASE III DEVELOPMENT	PHASE II & III DEVELOPMENT

WETLAND AREA : 20,200.70 sqm (39.55% OF SITE AREA)

LIST OF HOUSING UNITS

A (DUPLEX)	B, Ba & Bb	C	D	E & Ea
4 STOREYS + BASEMENT	2 STOREYS + BASEMENT	3 STOREYS	2 STOREYS + BASEMENT	2 STOREYS + BASEMENT
(BLDG HEIGHT: 18M ABOVE GROUND)	(BLDG HEIGHT: 9M ABOVE GROUND)	(BLDG HEIGHT: 12.5 M ABOVE GROUND)	(BLDG HEIGHT: 9M ABOVE GROUND)	(BLDG HEIGHT: 9M ABOVE GROUND)
PHASE II DEVELOPMENT	PHASE II DEVELOPMENT	PHASE I DEVELOPMENT	PHASE II DEVELOPMENT	PHASE II DEVELOPMENT

Figure 39a