

Our Ref.: DD104 Lot 3719 S.C RP
Your Ref.: TPB/A/YL-NSW/326

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

18 November 2024



Dear Sir,

2nd Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" and "Residential (Group D)" Zones, Lot 3719 S.C RP (Part) in D.D. 104, Pok Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/326)

We are writing to submit Further Information to provide clarifications of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our 
 or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

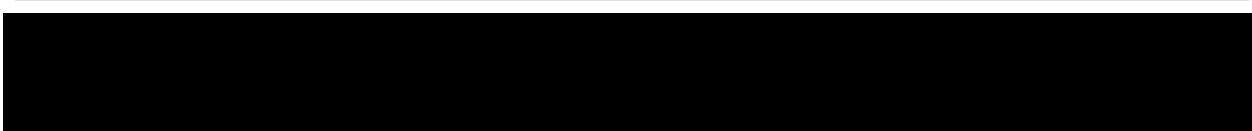
 

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM
(Attn.: Mr. Michael SO

email: gtlam@pland.gov.hk)
email: mckso@pland.gov.hk)



Responses-to-Comments

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" and "Residential (Group D)" Zones, Lot 3719 S.C RP (Part) in D.D. 104, Pok Wai, Yuen Long, New Territories

(Application No. A/YL-NSW/326)

- (i) The applicant would like to provide clarifications to address concerns of the general public on the subject application, details are as follows:

No Adverse Traffic Impact

- Sufficient space is provided for vehicles to smoothly manoeuvre within the application site (the Site) to ensure that no vehicle will turn back onto the local access. The estimated trip generation of the proposed development is 7 during AM and PM peak hour respectively, which is considered minimal and would not generate adverse traffic impact to the nearby road network.

Filling of Land

- The Site (i.e. about 7,736 m²) is proposed to be filled with concrete for site formation of structures, circulation space, parking and L/UL space. As heavy loading/unloading of structures and vehicles would compact the existing soiled ground, concrete site formation is deemed necessary to support the operational needs and the filling area has been kept to minimal. The applicant will strictly follow the proposed scheme, and no additional filling of land is required. The applicant will reinstate the Site to an amenity area after the planning approval period.

Environmental Mitigation Measures

- 2.5m high fencing will be erected along the site boundary to mitigate any potential nuisance to the surrounding areas. 3m buffer area along the site boundary and the ponds located to the east of the Site is also proposed by the applicant as a buffer to minimise any potential impacts arising from proposed development.
- During the construction stage, the applicant will follow the good practices stated in ProPECC PN 2/23 to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- The applicant will submit and implement drainage proposal after planning permission has been granted from the Town Planning Board to mitigate any adverse impact arising from the proposed development.