

Your Ref.: TPB/A/NE-KTS/525  
Our Ref.: 2105PA-L014  
Date: 28<sup>th</sup> August 2023

**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

(By Courier and Email)

Dear Sir/Madam,

**Re : Response to Departments' Comments**  
**Proposed Residential Development (Houses) and Minor Relaxation of**  
**Plot Ratio Restriction at Various Lots in D.D. 94, Hang Tau Tai Po,**  
**Kwu Tung South, Sheung Shui, New Territories**  
**(Application No. A/NE-KTS/525)**

We refer to your comments dated 10<sup>th</sup> August 2023. The following responses are submitted herewith for your departmental circulation to address the various departments' comments.

Comments	Reply
<b>Comments from the LandsD Department</b> (Contact Person: Mr Nathan KONG at Tel.:2675 1747)	
1. Our previous comments on the objection planning remain valid. It is noted from the Further Information (1) that, basically, all fundamental issues previously raised by this office have not been addressed but would instead be deferred to land exchange application stage. Hence, it remains doubtful whether the applicant's proposal is feasible.	Noted and such matters will be duly followed and complied with at the land exchange application stage.
2. The applicant should note that the existing third-party private lots would neither be governed by nor subject to the future land grant of such land exchange application (if approved). In other words, such land grant would not mandate or stipulate any access arrangement involving their- party private lots. To demonstrate the viability of the proposed scheme, the applicant is the party to secure agreement directly from the concerned private lot owners to gain access via (and carry out road improvement works with) such third-party private lots, apart from reaching agreement on the management and maintenance role.	Noted and such matters will be duly followed and complied with at the land exchange application stage.

.../2

Your Ref.: TPB/A/NE-KTS/525  
 Our Ref.: 2105PA-L014.../2  
 Date: 28<sup>th</sup> August 2023

Comments	Reply
<p><b>Comments from the Transport Department</b>            (Contact Person: Mr Hoffman CHU at Tel.:2399 6933)</p>	
<p>It is noted from Drawing No. 2.5 that a number of existing gates are located in close proximity to the exit arms of the proposed roundabout. The Applicant shall review the design of the proposed roundabout.</p>	<p>Please be advised that the existing 2 gates at the northern exit arm of the junction can be relocated away from the future roundabout since the consent for the proposed road widening works has been obtained from the owner of Lot No. L1118 S.A.R.P. Although there will still be gates (belonging to other existing developments) at the other exit arms, the future traffic condition at the proposed roundabout will be manageable given that:</p> <ul style="list-style-type: none"> <li>(1) the future traffic demand will be very minimal; and</li> <li>(2) the road space available for vehicle manoeuvring at the junction will be significantly increased by the proposed roundabout.</li> </ul> <p>Nonetheless, possible adjustment to the proposed road improvement scheme including the roundabout can be further reviewed for enhancement at the later detailed design stage.</p>
<p><b>Comments from the Drainage Services Department</b>            (Contact Person: Mr Keith LIU at Tel.:2300 1595)</p>	
<p>Opening up the maintenance access for public use is not preferred. Nevertheless, further consideration would be given on the issue subject to the following condition:</p> <p>1. The road would be designed and upgraded in compliance with relevant standard to satisfy for public use by the applicant.</p>	<p>Noted. The applicant would take up the responsibility design to and upgrade the access road to comply with relevant standard to satisfy for public use.</p>
<p>2. DSD will no longer be the appropriate party to manage and maintain the road if it is open to public. Appropriate authority would be willing to take over the upgraded access.</p>	<p>Noted.</p>

Your Ref.: TPB/A/NE-KTS/525  
 Our Ref.: 2105PA-L014.../3  
 Date: 28<sup>th</sup> August 2023

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<p><b>Comments from the Planning Department</b>            (Contact Person: Ms Winsome LEE at            Tel.:3168 4044)</p>	
<p>1. Referring to your R-to-C in the Further Information (1) on the private open space which would not be implemented under the current application, please further clarify the uses of the portion of land falling within the "V" and "AGR" zones.</p>	<p>Regarding the remaining portion of existing lots that fall on the nearby "V" and "AGR" zones, this is to clarify that such lands will neither form part of the captioned application, the relevant future land exchange application nor any relevant future building plan submission. In this regard, we write to void the following:</p> <ol style="list-style-type: none"> <li>1. Paragraph 4.1 of our planning statement.</li> <li>2. Our response to DPO comments notation (1) the "Response to Departments' Comments" under our letter ref: 2015PA-L008 dated 19th June 2023.</li> </ol> <p>We do not have any proposal regarding the land falling within the "V" and "AGR" zones.</p>
<p>2. Please clarify the building heights of the proposed houses as they are not tally on the application form and section plan.</p>	<p>This is to confirm that the building height is 8m/21.5mPD (for House 1 to 35) and 9m/22.5mPD (for house 36 to 42) respectively.            Please refer to attached revised section plan-Section AA' (Plan 9 -Rev. A) for your ease of reference.</p>
<p>3. Whether the proposed access road (Access Road B) would be surrendered to the Government upon completion.</p>	<p>Yes. The access road would be surrendered to the Government upon completion.</p>
<p><b>Comments from the Water Suppliers Department</b>            (Contact Person: Ms Victoria SUEN at            Tel.:2152 5752)</p>	
<p><u>Other Detailed Comments:</u>            Existing water mains as shown in the enclosed sketch are inside the proposed lot and will be affected. The applicant is required to either divert or protect the water mains found on site. (Con't)</p>	<p>Noted</p>

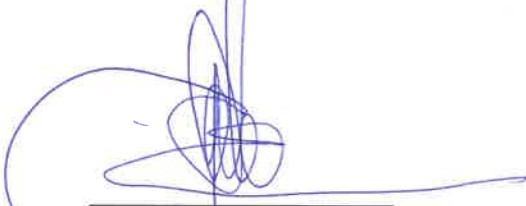
Your Ref.: TPB/A/NE-KTS/525  
 Our Ref.: 2105PA-L014.../4  
 Date: 28<sup>th</sup> August 2023

Comments	Reply
<p>If diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence.</p>	
<p>If diversion is not required, the following conditions shall apply:</p> <p>(a) Existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed.</p> <p>(b) Details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works.</p> <p>(c) No structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.</p> <p>(d) No trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe.</p> <p>(e) No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet.</p> <p>(f) Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.</p>	<p>Noted.</p>

Your Ref.: TPB/A/NE-KTS/525  
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Date: 28<sup>th</sup> August 2023

Should you have any queries, please do not hesitate to contact the undersigned at 2581 3081.

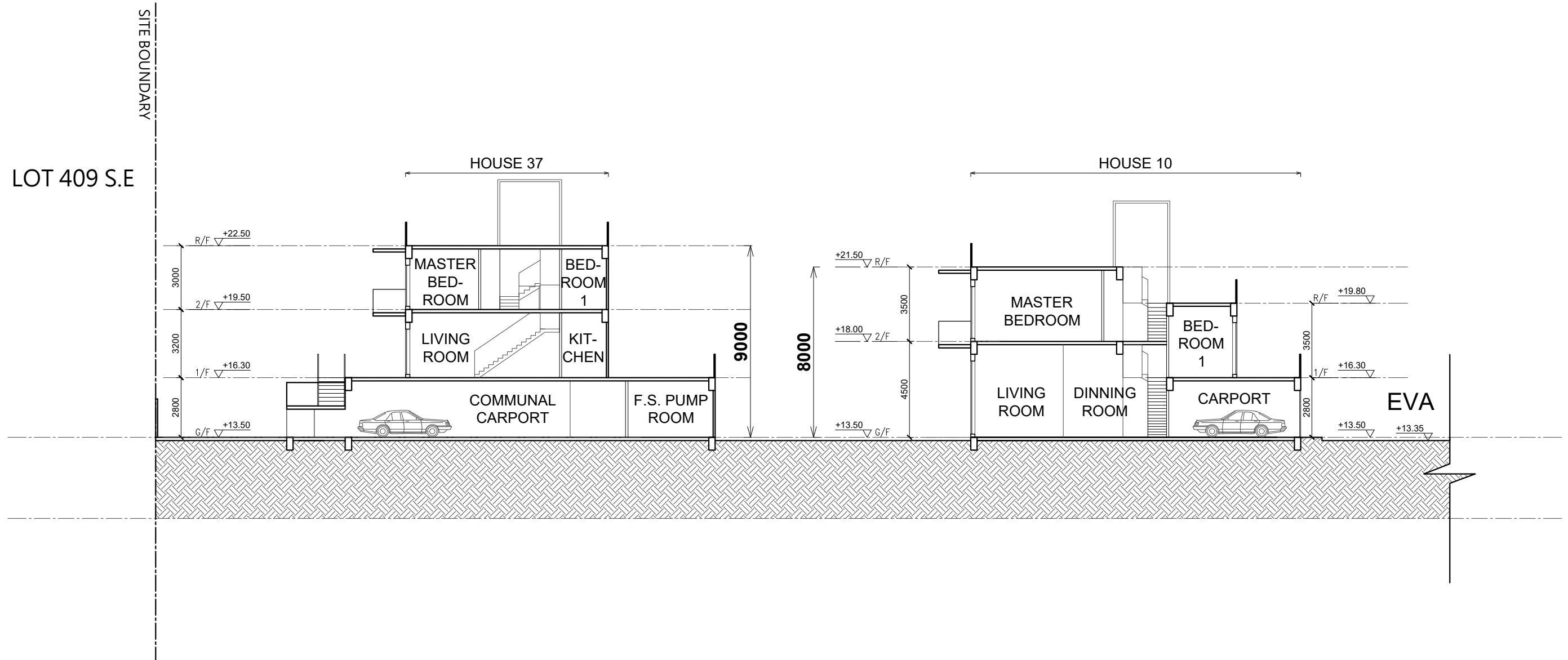
Sincerely Yours,  
For and on behalf of  
**CHIH Design Ltd.**



Eric Ming Yuen Chih  
Director  
EC/fh

c.c. Great Huge Limited

- Mr. Wan  
(by E-mail) (w/ encl)



PLAN 9

SECTION AA' (Rev.A)

PROPOSED PRIVATE RESIDENTIAL DEVELOPMENT at

Lot 409 RP, 409S.AA, 409S.AB, 409S.AC, 409S.AD, 409S.AE, 409S.AF, 409S.AG, 409S.AH, 409S.AI, 409S.AJ, 409S.AK, 409S.AL, 409S.AM, 409S.AN, 409S.AO, 409S.AP, 409S.AQ, 409S.AR, 409S.AS, 409S.AT, 409S.AU, 409S.AV, 409S.AW, 409S.AX, 409S.AY, 409S.AZ, 409S.BA, 409S.BB, 409S.BC, 409S.BD, 409S.BE, 409S.BF, 409S.BG, 409S.BH, 409S.BI, 409S.BJ, 409S.BK, 409S.BL, 409S.BM, 409S.BN, 409S.BO, 409S.BP, 409S.BQ, 409S.BR, 409S.BS, 409S.BT, 409 S.F. RP, 409 S.F.ss.1, 409 S.F.ss.2, 409 S.F.ss.3, 409 S.F.ss.4, 409 S.F.ss.5, 409 S.F.ss.6, 409 S.F.ss.7, 409 S.F.ss.8, 409 S.F.ss.9, 409 S.F.ss.10, 409 S.F.ss.11, 409 S.F.ss.12, 409 S.F.ss.13, 409 S.F.ss.14, 409 S.F.ss.15, 409 S.F.ss.16, 409 S.F.ss.17, 409 S.F.ss.18, 409 S.F.ss.19, 409 S.F.ss.20, 409 S.F.ss.21, 409S.G, 409S.H, 409S.I, 409S.J, 409S.K, 409S.L, 409S.M, 409S.N, 409S.O, 409S.P, 409S.Q, 409S.R, 409S.S, 409S.T, 409S.U, 409S.V, 409S.W, 409S.X, 409S.Y, 409S.Z in D.D 94, Kwu Tung South, N.T.

CHIH Design Ltd

JOB NO.: 2105PA

DATE : 17 - 08 - 2023

SCALE : 1:200 @A3