

Your Ref.: TPB/A/NE-KTS/525
 Our Ref.: 2105PA-L015
 Date: 18th October 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 17th October 2023. The following responses are submitted herewith for your departmental circulation to address the various departments' comments.

Comments	Reply
<p>Comments from the Transport Department (Contact Person: Mr Hoffman CHU at Tel.: 2399 6933)</p>	
<p>1. Based on the TIA and the FI submitted, we have some road safety concerns over the proposed access road as no footpath is provided under the subject application. It is also noted that a few existing gates are located in close proximity to the exit arms of the proposed roundabout.</p>	<p>Please note that the scattered low-rise village housing in the Hang Tau Tai Po area are being served by the substandard access roads without footpath currently. Although the existing access roads are substandard, the current traffic condition is still found manageable under the single track access road arrangement with sharing used by vehicular and pedestrian traffic since the traffic demand is very low. Given that the net increase in traffic due to the Proposed Development would be minute as reviewed in the TIA, the increases in road spaces under the proposed road improvement scheme would just improve the existing traffic condition for all the road users but not causing any adverse traffic impact.</p> <p>Regarding the concern on the proposed roundabout, it is reviewed that the concerned road junction layout can be further improved by the possible priority junction arrangement as demonstrated in the attached SK1. Please note that the design of junction improvement works will review in detail to ensure smooth maneuver to / from the existing gates after the implementation of the works, and the detailed design of proposed road scheme including the concerned road junction will be further reviewed and submitted to Transport Department and/or the relevant department(s) for approval at the later stage.</p>

.../2

Your Ref.: TPB/A/NE-KTS/525
 Our Ref.: 2105PA-L015.../2
 Date: 18th October 2023

Comments	Reply
<p>2. Since the proposed access road could not fulfill the requirements of the prevailing design standards, TD would not take up the management responsibility of the proposed access road upon its completion.</p>	<p>Noted and such matters will be duly followed at the land exchange application stage.</p>
<p>Comments from the Highways Department (Contact Person: Mr Frankie FAN at Tel.: 2762 3966)</p>	
<p>3. According to proposed access road improvement scheme, the existing local track is proposed to be upgraded to single track with no footpaths at both sides of the carriageway. HyD will not take up the maintenance responsibility of the proposed single track road unless TD takes up its management responsibility.</p>	<p>Noted and such matters will be duly followed at the land exchange application stage.</p>
<p>4. HyD will only take over public roads for maintenance provided that the design meets all the relevant HyD standard, and TD agrees to take up the management role.</p>	<p>Noted.</p>
<p>Comments from the Drainage Services Department (Contact Person: Mr Keith LIU at Tel.: 2300 1595)</p>	
<p>5. No adverse comments in principle on the proposed Alternative Route Access as shown on the submitted plans, which would require opening up a section of DSD's maintenance access for public use, subject to the following:</p> <p>(i) the design and construction of the widening and ancillary works should be in compliance of relevant standards and approved/accepted by appropriate authorities; and</p> <p>(ii) upon the completion of necessary works, the access would be open for public use as a public road. DSD will no longer be the appropriate management and maintenance party. Agreement with appropriate authorities to take up the management and maintenance responsibilities should be achieved in advance.</p>	<p>5(i) Noted and such matters will be duly followed and complied with at the land exchange application stage.</p> <p>(ii)Noted.</p>

Your Ref.: TPB/A/NE-KTS/525.../3
Our Ref.: 2105PA-L015
Date: 18th October 2023

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

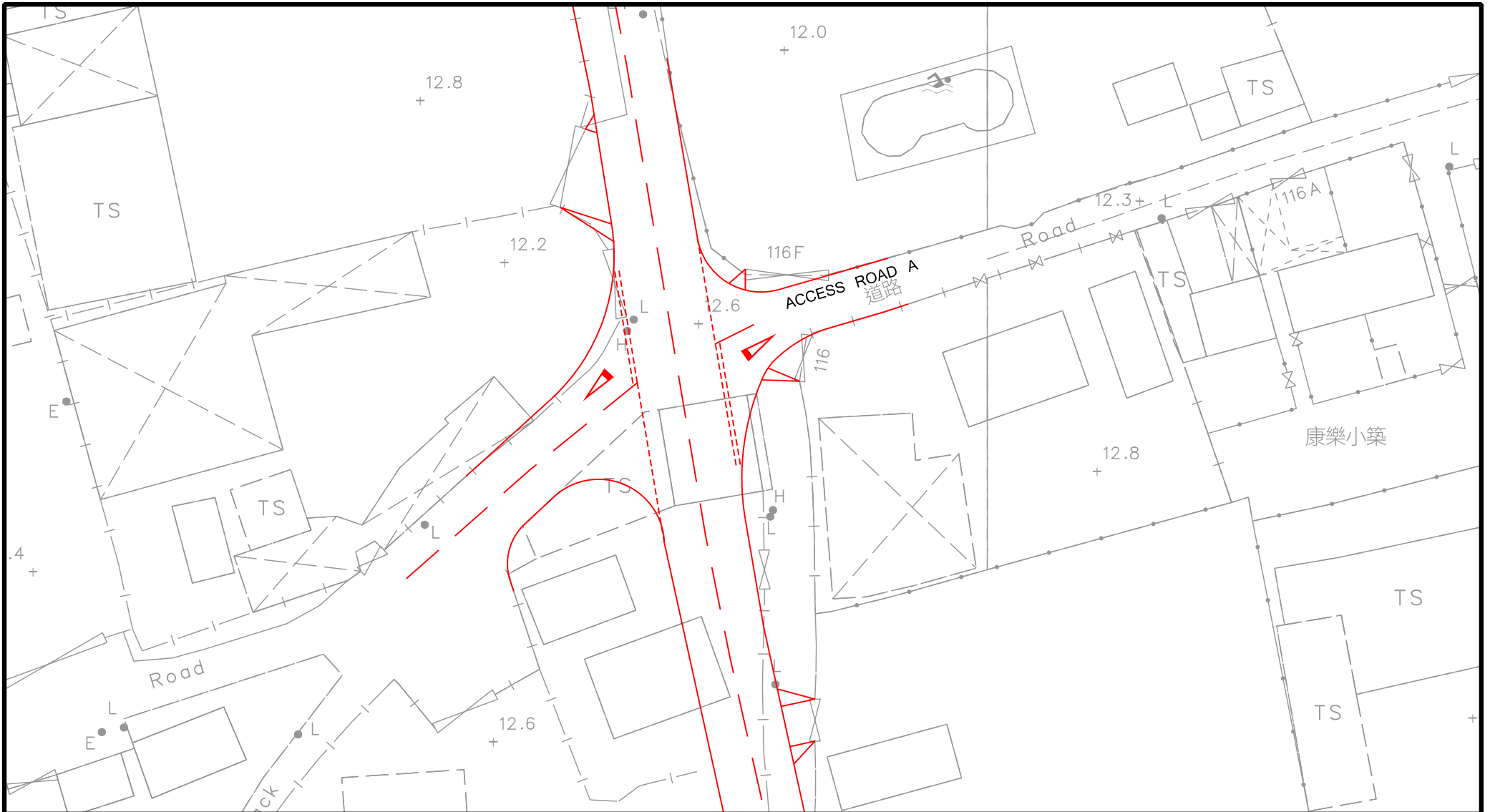
Sincerely Yours,
For and on behalf of
CHIH Design Ltd.




Eric Ming Yuen Chih
Director
EC/fh

c.c. Great Huge Limited

– Mr. Wan
(by E-mail) (w/ encl)



Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
-	-	-	-	-	-	-	-	-	-	-	-
Project Title				Drawing Title							
SECTION 16 PLANNING APPLICATION FOR PROPOSED PRIVATE RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 94, KWU TUNG SOUTH				POSSIBLE ALTERNATIVE JUNCTION LAYOUT AND ARRANGEMENT							
Designed	LYK	Checked	CHC	Scale	1:500(A4)	Date	OCT 2023				