

Date : 16th August, 2023
Your Ref. : TPB/A/YL-TT/595
Our Ref. : ADCL/PLG-10247/L004

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

By Email and Hand

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction for Proposed Flat at Lot Nos. 4988 and 4996 in D.D.116, Tai Tong Road, Tai Tong, Yuen Long, New Territories

We refer to the comments from Urban Design & Landscape Section of Planning Department (PlanD) (dated 6.8.2023), Transport Department (dated 12.6.2023) and Environmental Protection Department (dated 16.6.2023), conveyed by PlanD regarding the subject application.

We submit herewith the Further Information (FI) for the consideration by relevant Government departments or Town Planning Board. Please find the attached the following items for your onward processing:-

- i. Response-to-Comments table;
- ii. Replacement pages of revised Planning Statement and Illustrations;
- iii. Revised Architectural Drawings and Plans;
- iv. Revised Traffic Impact Assessment and Swept Path Analysis;
- v. Environmental Assessment.

In order to further substantiate the current application and hence to facilitate the consideration by Town Planning Board (TPB), we would like to clarify on the following points:

- While lots 4988 and 4996 are owned by the Applicant, it is important to emphasize that the existing access within private lots will not be blocked, ensuring the continuation of the existing easement for villagers. Additionally, as outlined in the planning statement, the Applicant has voluntarily proposed further setbacks to enhance walkability for local villagers (please refer to the revised **Illustration 3**). The width of the current northern local access within the application site will be increased from approximately 3 meters to about 3.5 meters. Similarly, the width of the existing southern local access will be expanded from around 3 meters to approximately 4.5 meters. These proposed setbacks are aimed at providing benefits to the local villagers. Furthermore, under the current scheme, suitable trees will be planted along the periphery of the application site so as to create an improved walking environment with additional natural shading for pedestrians.
- As presented in **Appendix 1**, the applicant has modified the layout to incorporate a Heavy Goods Vehicle (HGV) Loading and Unloading Bay in accordance with recommendations from the Transport Department. Given the constraints of the relatively compact site configuration, the adjustment of the developable area becomes an imperative measure to ensure a spacious area for manoeuvring within the application

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Address 地址 :


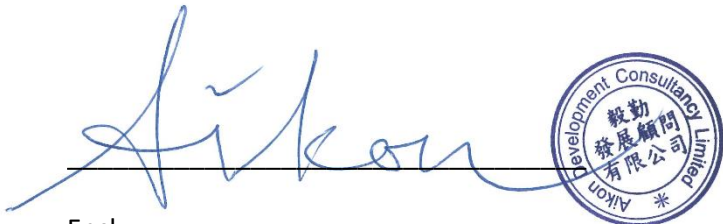
香港葵涌興芳路 223 號新都會廣場 2 期 13 樓 1310 室
Unit 1310, Level 13, Tower 2 Metroplaza,
223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

site, such that there will be no queuing and/or waiting of vehicles from the application site onto public road. In addition, the layout of the basement carpark has been optimised to facilitate seamless vehicle movement and minimize the extent of excavation required. By maintaining the current alignment of the local road at the eastern part of the application site, with only minor adjustments to align with lot boundaries, the current scheme guarantees a suitable buffer distance between the proposed development from the local road, so as to prevent any foreseeable adverse air quality concern. Additionally, the planting of appropriate trees along the edges of the application site will serve as a buffer, effectively mitigating any potential air quality impacts resulting from traffic.

- To demonstrate the environmental acceptability of the proposed development, an environmental assessment has been conducted to comprehensively assess any potential air quality, noise, water quality and waste management implications associated with the proposed development. Due to the small-scale and limited extent of construction, together with the implementation of the recommended mitigation measures, no adverse impact on air quality, noise, water quality and waste is anticipated.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at 3180 7811.

Yours faithfully,
Aikon Development Consultancy Limited



Encl.
c.c. Client
DPO/TM&YLW (Attn: Ms. Ophelia WONG) – By Email