

## Response to Comments S.17 Review No. A/H10/97

*Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at The Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong (RBL 136RP)*

### Response to Departmental Comments of PlanD

<b>Comments from Planning Department via email dated 13.12.2024 (Contact Officer: Mr. Ronald Chan, tel: 2231 4913)</b>	<b>Response(s):</b>
1. Whether the three options as mentioned in paragraphs 7.1 and 7.2 in the FI submission form part of the proposed development i.e. within the development site, or are they off-site traffic mitigation measures; and	All three options are off-site proposals. Options 1 and 3 are traffic <u>improvement</u> measures, and Option 2 is a mitigation measure. All options enable a minimum sight distance of 100m to be provided from the proposed run-in/out.
2. As the public footpath and bus-bay/bus-stop of the three options as mentioned in paragraphs 7.1 and 7.2 in the FI submission fall on Government land and outside the lot boundary of RBL 136 RP, whether the applicant is committed to implement the proposals.	The Applicant would implement the works related to the proposed public footpath/ bus layby/ bus-stop as shown on the layout plan option to be accepted by the Government and the Town Planning Board. Future management and maintenance of these public facilities shall be the responsibility of relevant Government Departments.

### Response to Departmental Comments of HyD

<b>Comments from Highways Department via email dated 24.12.2024 (Contact Officer: Mr. Derek Yue, tel: 2231 5622)</b>	<b>Response(s):</b>
(a) Regarding paragraph 6.2 of the Review Statement about the technical constraints, we would like to clarify that if the Applicant considers to construct additional columns and footings above the maintenance walkway, the existing maintenance walkway shall be realigned and the existing clear width of 2.5m shall be maintained after realignment for facilitating the future maintenance of the existing highway structure H123 and slope feature no. 11SW-C/C87	Noted. This comment reflects the constraints that limit the possibility of the private landowners widening Pok Fu Lam Road. Construction of additional columns and footings and realigning the existing maintenance walkway makes this option infeasible. Any traffic improvements therefore must be within the existing road provision and off-site.