

Annex A

Email Correspondence with the Transport Department

Fw: Proposed Residential Development at 44 Stanley Village Road, RBL333RP, Stanley, Hong Kong - Permanent Relocation of On-street Motorcycle Parking Spaces at Carmel Road (Proposed STT)

From Kraman LAM <kramanlam@td.gov.hk>

Date Wed 26/06/2024 17:46

To Horace Mak <horacemak@ctaconsultants.com>

Cc catherinachu@ctaconsultants.com <catherinachu@ctaconsultants.com>; jackie@lta.com.hk <jackie@lta.com.hk>; James CHAN <james@couturehomes.hk>; Kevin LEUNG <kl@couturehomes.hk>; Leung ON <o.leung@couturehomes.hk>; Simon KAN <skan@csigroup.hk>; 'Spancer Wong' <spancer@lta.com.hk>; Yan TSE <yan@couturehomes.hk>; Sze Wai TAM <vincenttam@td.gov.hk>

Dear Horace,

Please note that I have no further comment on the proposal submitted on 21.6.2024 provided that the carriageway of the concerned section of Carmel Road could maintain at least 3.4m wide for each lane. Thank you.

Best regards,
Kraman LAM
E/HP, TE(HK), TD
Tel.: 2829 5539

----- Forwarded by Kraman LAM/TD/HKSARG on 26/06/2024 05:33 pm -----

From: "Horace Mak" <horacemak@ctaconsultants.com>

To: "Kraman LAM" <kramanlam@td.gov.hk>, "Sze Wai TAM" <vincenttam@td.gov.hk>

Cc: <catherinachu@ctaconsultants.com>, <jackie@lta.com.hk>, "James CHAN" <james@couturehomes.hk>, "Kevin LEUNG" <kl@couturehomes.hk>, "Leung ON" <o.leung@couturehomes.hk>, "Simon KAN" <skan@csigroup.hk>, "Spancer Wong" <spancer@lta.com.hk>, "Yan TSE" <yan@couturehomes.hk>

Date: 21/06/2024 08:35 am

Subject: RE: Proposed Residential Development at 44 Stanley Village Road, RBL333RP, Stanley, Hong Kong - Permanent Relocation of On-street Motorcycle Parking Spaces at Carmel Road (Proposed STT)

Dear Vincent and Kraman,

Further to our subsequent telephone conversation last week and 20 June 2024 regarding the captioned subject, we are pleased to submit herewith drawing showing further revised permanent relocation proposal of motorcycle parking spaces [**i.e. attached Figure 2 (REV C)**] with your comments incorporated for your kind consideration and agreement.

Should you have any queries or require further information, please do not hesitate to contact the undersigned or Ms. Catherina Chu at 2214 0849.

Thank you very much for your kind attention and we are looking forward to your favorable reply at your earliest convenience.

P.S. Please ignore our e-mail dated 20 June 2024.

Best Regards,

Horace Mak

Director

T : (852) 2214 0849

M : (852) 9172 2107

CTA Consultants Limited

Unit 2108, 21/F, Westlands Centre, 20 Westlands Road, Quarry Bay, Hong Kong

Tel: (852) 2214 0849 Fax: (852) 2214 0817

Email : horacemak@ctaconsultants.com / cta@ctaconsultants.com

From: Horace Mak <horacemak@ctaconsultants.com>

Sent: Friday, May 24, 2024 5:31 PM

To: 'Kraman LAM' <kramanlam@td.gov.hk>; 'Sze Wai TAM' <vincenttam@td.gov.hk>

Cc: 'catherinachu@ctaconsultants.com' <catherinachu@ctaconsultants.com>; 'jackie@lta.com.hk' <jackie@lta.com.hk>; 'James CHAN' <james@couturehomes.hk>; 'Kevin LEUNG' <kl@couturehomes.hk>; 'Leung ON' <o.leung@couturehomes.hk>; 'Simon KAN' <skan@csigroup.hk>; 'Spancer Wong' <spancer@lta.com.hk>; 'Yan TSE' <yan@couturehomes.hk>

Subject: RE: Proposed Residential Development at 44 Stanley Village Road, RBL333RP, Stanley, Hong Kong - Permanent Relocation of On-street Motorcycle Parking Spaces at Carmel Road (Proposed STT)

Importance: High

Dear Vincent and Kraman,

As discussed, we are pleased to enclose herewith drawing showing another revised permanent relocation proposal of motorcycle parking spaces [**i.e. attached Figure 2 (REV B)**] for your kind consideration and agreement. Please note that **a total of 5 nos. motorcycle parking spaces [i.e. re-provision of existing 4 nos. plus 1 no. (new)]** could be provided under this revised proposal.

Should you have any queries or require further information, please do not hesitate to contact the undersigned or Ms. Catherina Chu at 2214 0849.

Thank you very much for your kind attention and we are looking forward to your favorable reply at your earliest convenience.

Best Regards,

Horace Mak

Director

T : (852) 2214 0849

M : (852) 9172 2107

CTA Consultants Limited

Unit 2108, 21/F, Westlands Centre, 20 Westlands Road, Quarry Bay, Hong Kong

Tel: (852) 2214 0849 Fax: (852) 2214 0817

Email : [horacemak@ctaconsultants](mailto:horacemak@ctaconsultants.com) / cta@ctaconsultants.com

From: Horace Mak <horacemak@ctaconsultants.com>

Sent: Friday, May 10, 2024 2:02 PM

To: 'Kraman LAM' <kramanlam@td.gov.hk>; 'Sze Wai TAM' <vincenttam@td.gov.hk>

Cc: 'catherinachu@ctaconsultants.com' <catherinachu@ctaconsultants.com>; 'jackie@lta.com.hk' <jackie@lta.com.hk>; 'James CHAN' <james@couturehomes.hk>; 'Kevin LEUNG' <kl@couturehomes.hk>; 'Leung ON' <o.leung@couturehomes.hk>; 'Simon KAN' <skan@csigroup.hk>; 'Spancer Wong' <spancer@lta.com.hk>; 'Yan TSE' <yan@couturehomes.hk>

Subject: RE: Proposed Residential Development at 44 Stanley Village Road, RBL333RP, Stanley, Hong Kong - Permanent Relocation of On-street Motorcycle Parking Spaces at Carmel Road (Proposed STT)

Importance: High

Dear Vincent,

As discussed, please find attached further revised relocation proposal of motorcycle parking spaces [i.e. **attached Figure 2 (REV A)**] for your kind consideration and review.

Should you have any queries or require further information, please do not hesitate to contact the undersigned or Ms. Catherina Chu at 2214 0849.

Thank you very much for your kind attention and we are looking forward to your favorable reply at your earliest convenience.

Best Regards,

Horace Mak

Director

T: (852) 2214 0849

M: (852) 9172 2107

CTA Consultants Limited

Unit 2108, 21/F, Westlands Centre, 20 Westlands Road, Quarry Bay, Hong Kong

Tel: (852) 2214 0849 Fax: (852) 2214 0817

Email : horacemak@ctaconsultants.com / cta@ctaconsultants.com

From: Horace Mak <horacemak@ctaconsultants.com>

Sent: Tuesday, April 30, 2024 4:59 PM

To: 'Kraman LAM' <kramanlam@td.gov.hk>; 'Sze Wai TAM' <vincenttam@td.gov.hk>

Cc: 'catherinachu@ctaconsultants.com' <catherinachu@ctaconsultants.com>; 'jackie@lta.com.hk' <jackie@lta.com.hk>; 'James CHAN' <james@couturehomes.hk>; 'Kevin LEUNG' <kl@couturehomes.hk>; 'Leung ON' <o.leung@couturehomes.hk>; 'Simon KAN' <skan@csigroup.hk>; 'Spencer Wong' <spencer@lta.com.hk>; 'Yan TSE' <yan@couturehomes.hk>

Subject: RE: Proposed Residential Development at 44 Stanley Village Road, RBL333RP, Stanley, Hong Kong - Permanent Relocation of On-street Motorcycle Parking Spaces at Carmel Road (Proposed STT)

Importance: High

Dear Vincent and Kraman,

We refer to your e-mail dated 16 April 2024 and our subsequent telephone conversation regarding the captioned subject.

As discussed, we have further reviewed the existing traffic arrangement and condition of Carmel Road and we are pleased to submit herewith the updated proposed relocation proposal of motorcycle parking spaces (**i.e. attached Figure 2**) for your kind consideration and review.

Please find below our responses to your comments for your kind review:

1. The duration of the STT will coincide with the entire lease term of RBL 333 RP.
2. It is proposed to convert part of the hatch road markings at the back of the existing on-street metered parking spaces so as to accommodate those 4 relocated motorcycle parking spaces which will **NOT** reduce the carriageway width or the L/UL activities thereat. Also, the users could make use of the existing proper footpath to access those 4 relocated motorcycle parking spaces directly (rather than the location near the junction with the Access Road to Carmel Hill where no provision of proper footpath and the users need to cross Carmel Road to access those relocated motorcycle parking spaces). Hence it is envisaged that this updated relocation proposal of motorcycle parking spaces is technical justified and support from traffic engineering point of view.

Should you have any queries or require further information, please do not hesitate to contact the undersigned or Ms. Catherina Chu at 2214 0849.

Thank you very much for your kind attention and we are looking forward to your favorable reply at your earliest convenience.

Best Regards,

Horace Mak

Director

T : (852) 2214 0849

M : (852) 9172 2107

CTA Consultants Limited

Unit 2108, 21/F, Westlands Centre, 20 Westlands Road, Quarry Bay, Hong Kong

Tel: (852) 2214 0849 Fax: (852) 2214 0817

Email : horacemak@ctaconsultants.com / cta@ctaconsultants.com

From: Kraman LAM <kramanlam@td.gov.hk>

Sent: Tuesday, April 16, 2024 4:47 PM

To: Horace Mak <horacemak@ctaconsultants.com>

Cc: catherinachu@ctaconsultants.com; jackie@lta.com.hk; 'James CHAN' <james@couturehomes.hk>; 'Kevin LEUNG' <kl@couturehomes.hk>; 'Leung ON' <o.leung@couturehomes.hk>; 'Simon KAN' <skan@csigroup.hk>; 'Spancer Wong' <spancer@lta.com.hk>; 'Yan TSE' <yan@couturehomes.hk>; Sze Wai TAM <vincenttam@td.gov.hk>

Subject: RE: Proposed Residential Development at 44 Stanley Village Road, RBL333RP, Stanley, Hong Kong - Permanent Relocation of On-street Motorcycle Parking Spaces at Carmel Road (Proposed STT)

Dear Horace,

Please find our following comments on the proposed relocation of four on-street MC parking spaces at Carmel Road from traffic engineering viewpoint:

1. Please advise the proposed duration of the STT site and justify your proposed permanent relocation of the MC parking spaces for your STT application.
2. Your proposed location for relocating the MC parking spaces would reduce the width of carriageway and affect the L/UL activities thereat. Please explore other locations for your proposed MC parking spaces.

Thank you.

Best regards,
Kraman LAM
E/HP, TE(HK), TD
Tel.: 2829 5539

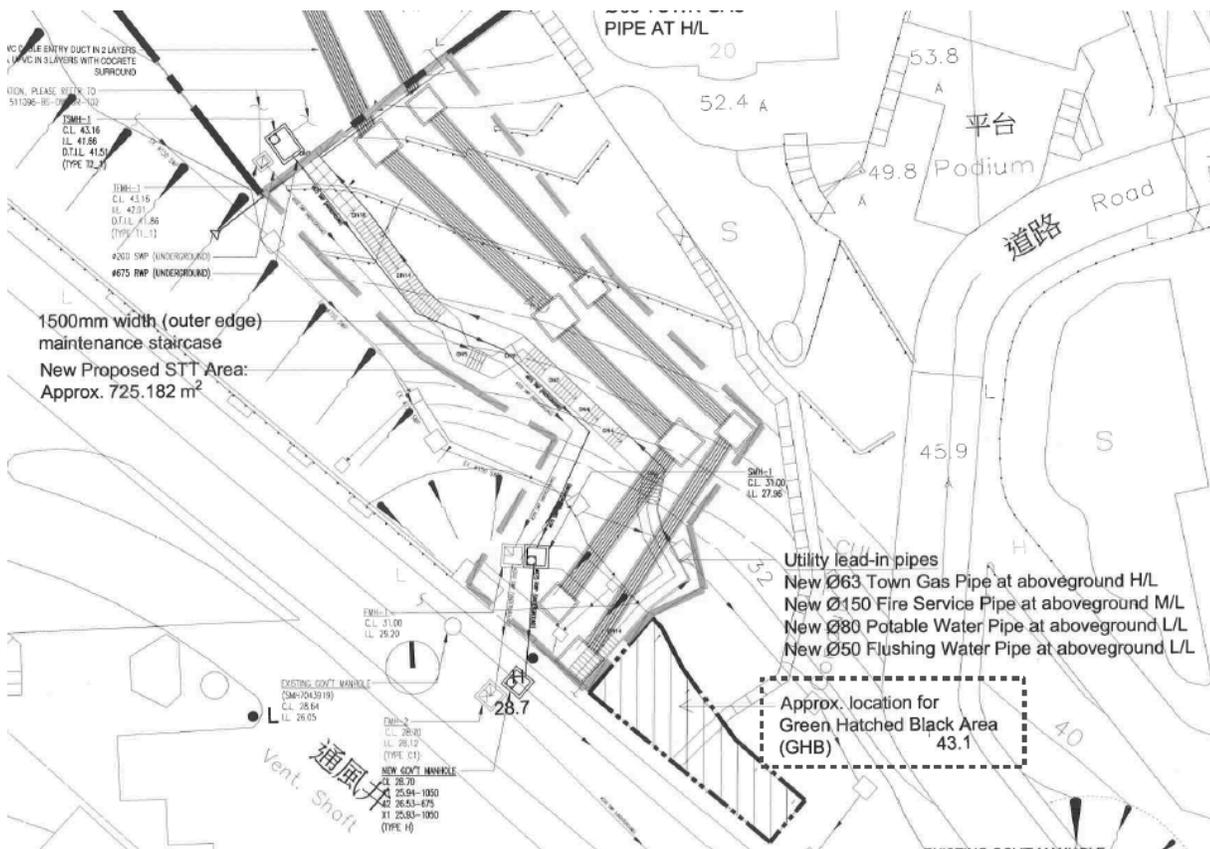
From: "Horace Mak" <horacemak@ctaconsultants.com>
To: <kramanlam@td.gov.hk>
Cc: <catherinachu@ctaconsultants.com>, "Yan TSE" <yan@couturehomes.hk>, "Simon KAN" <skan@csigroup.hk>, "Kevin LEUNG" <kl@couturehomes.hk>, "James CHAN" <james@couturehomes.hk>, "Leung ON" <o.leung@couturehomes.hk>, <jackie@lta.com.hk>, "Spencer Wong" <spencer@lta.com.hk>
Date: 05/03/2024 03:10 pm
Subject: RE: Proposed Residential Development at 44 Stanley Village Road, RBL333RP, Stanley, Hong Kong - Permanent Relocation of On-street Motorcycle Parking Spaces at Carmel Road (Proposed STT)

Dear Kraman,

We refer to our submission on 1 February 2024 and our subsequent telephone conversation regarding the captioned subject.

We are pleased to supplement and clarify the followings for your further consideration and review:

- (1) As requested, a copy of our STT application made to LandsD dated 16 May 2023 is attached for your information and reference. Please note the approximate area of STT (i.e. the extent of the STT is within the blue dotted line) is about 730 s.m., which is subject to the final layout upon co-ordination and acceptance by LandsD.
- (2) The proposed STT is to address the request by DSD on possible increase of foul water for future redevelopment / additional development of the lot (i.e. RBL 333 RP) at 44 Stanley Village Road. In essence, the duration of the STT will coincide with the entire lease term of RBL 333 RP. In view of the above, it is therefore advisable to have a permanent relocation of the affected on-street motorcycle parking spaces.
- (3) As discussed with your goodself, a land just to the right of the existing on-street motorcycle parking spaces is suggested to be used. However, we have reviewed and checked that the proposed land is actually laid within the Green Hatched Black Area of adjoining STT No. SHX-1172 as extracted below. It is envisaged that DLO will unlikely accept any encroachment of the relocation proposal onto the adjoining STT area lest the DLO is required to seek an agreement from the adjoining STT tenant.



Taking into consideration the above, we would like to seek your reconsideration and agreement of our relocation proposal (Option B) as attached which is only about 180m from the existing on-street motorcycle parking spaces and only minor modification of road markings and traffic signs is required. Also, users of on-street motorcycle parking spaces could access Stanley Plaza using the existing footpath along the southern side of Carmel Road. Hence relocation proposal (Option B) is considered justified and supported from traffic engineering point of view.

Also, it is understood that agreement of this relocation proposal is the outstanding issue and critical for approval of the STT. Upon receiving your favorable reply/acceptance of the relocation proposal, the STT application will be further proceeded to DLC for approval accordingly.

Should you have any queries or require further information, please do not hesitate to contact the undersigned or Ms. Catherina Chu at 2214 0849.

Thank you very much for your kind attention and we are looking forward to your favorable reply at your earliest convenience.

Best Regards,

Horace Mak

Director

T : (852) 2214 0849

M : (852) 9172 2107

CTA Consultants Limited

Unit 2108, 21/F, Westlands Centre, 20 Westlands Road, Quarry Bay, Hong Kong

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From: Horace Mak <horacemak@ctaconsultants.com>

Sent: Thursday, February 1, 2024 6:17 PM

To: 'kramanlam@td.gov.hk' <kramanlam@td.gov.hk>

Cc: 'catherinachu@ctaconsultants.com' <catherinachu@ctaconsultants.com>; 'Yan TSE' <yan@couturehomes.hk>;

'Simon KAN' <skan@csigroup.hk>; 'Kevin LEUNG' <kl@couturehomes.hk>; 'James CHAN'

<james@couturehomes.hk>; 'Leung ON' <o.leung@couturehomes.hk>; 'jackie@lta.com.hk' <jackie@lta.com.hk>;

'Spancer Wong' <spancer@lta.com.hk>

Subject: Proposed Residential Development at 44 Stanley Village Road, RBL333RP, Stanley, Hong Kong - Permanent Relocation of On-street Motorcycle Parking Spaces at Carmel Road (Proposed STT)

Importance: High

Dear Kraman,

**Proposed Residential Development at 44 Stanley Village Road,
RBL333RP, Stanley, Hong Kong
Permanent Relocation of On-street Motorcycle Parking Spaces at Carmel Road**

We refer to the captioned subject.

In order to facilitate the application of STT for proposed residential development at 44 Stanley Village Road, RBL333RP, Stanley, Hong Kong, 4 nos. of on-street motorcycle parking spaces at Carmel Road will be affected. Having reviewed the traffic arrangement at Carmel Road, we have formulated two options of the proposal on the permanent relocation of on-street motorcycle parking spaces at Carmel Road as illustrated diagrammatically in attached drawings **Figure A** and **Figure B** for your kind consideration and approval.

Should you have any queries or require further information, please do not hesitate to contact the undersigned or Ms. Catherina Chu at 2214 0849.

Thank you very much for your kind attention and we are looking forward to your favourable reply at your earliest convenience.

P.S. The original has also been issued to you by post.

Best Regards,

Horace Mak

Director

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M : (852) 9172 2107

CTA Consultants Limited

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[attachment "181_20230516 Letter to DLOHKWS.pdf" deleted by Kraman LAM/TD/HKSARG]

[attachment "FIG B - PERMANENT RELOCATION - OPTION B.pdf" deleted by Kraman LAM/TD/HKSARG]

[attachment "FIG 2(REV C) - PERMANENT RELOCATION.PDF" deleted by Kraman LAM/TD/HKSARG]

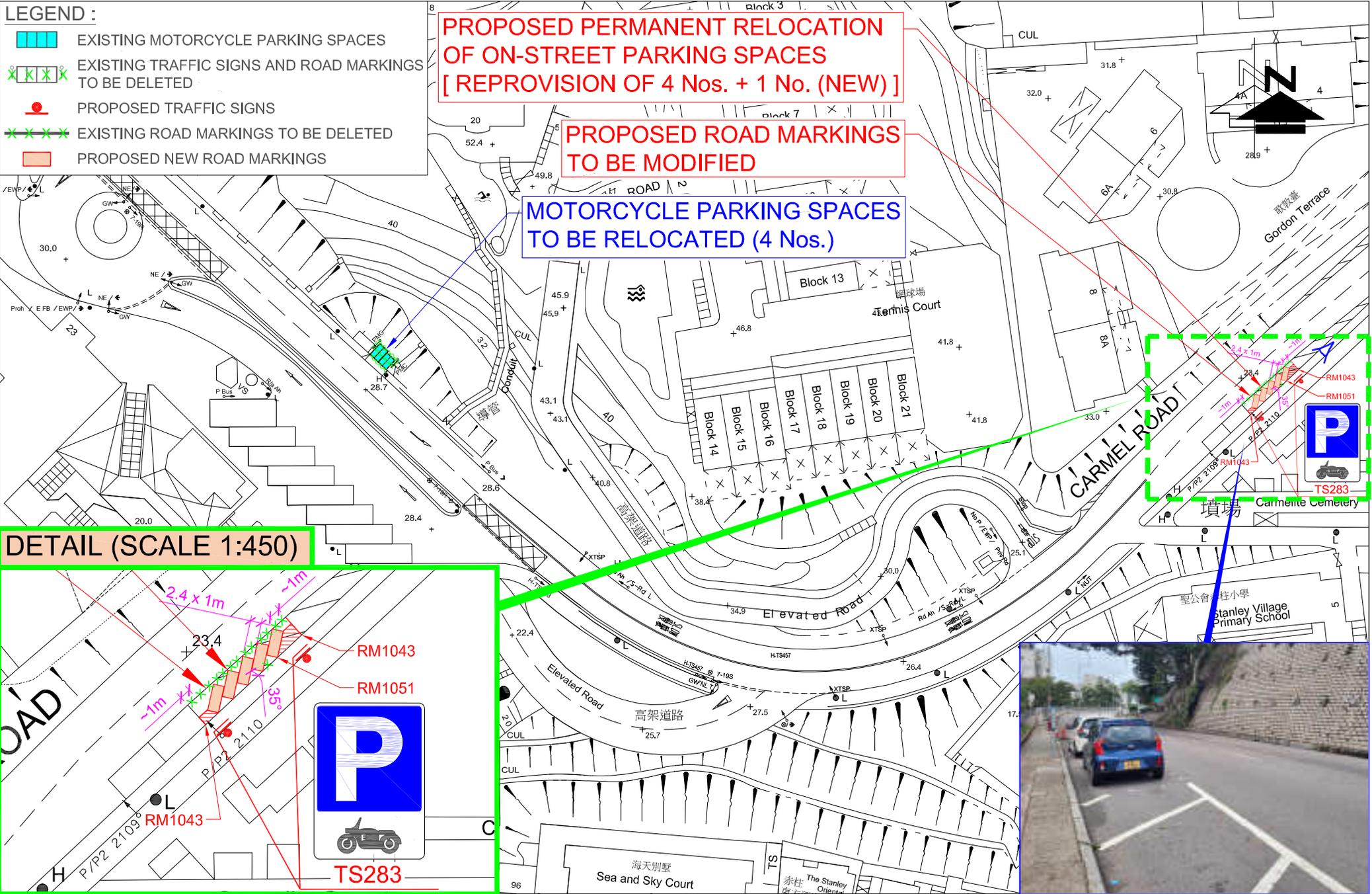
LEGEND :

-  EXISTING MOTORCYCLE PARKING SPACES
-  EXISTING TRAFFIC SIGNS AND ROAD MARKINGS TO BE DELETED
-  PROPOSED TRAFFIC SIGNS
-  EXISTING ROAD MARKINGS TO BE DELETED
-  PROPOSED NEW ROAD MARKINGS

PROPOSED PERMANENT RELOCATION OF ON-STREET PARKING SPACES [REPROVISION OF 4 Nos. + 1 No. (NEW)]

PROPOSED ROAD MARKINGS TO BE MODIFIED

MOTORCYCLE PARKING SPACES TO BE RELOCATED (4 Nos.)



DETAIL (SCALE 1:450)

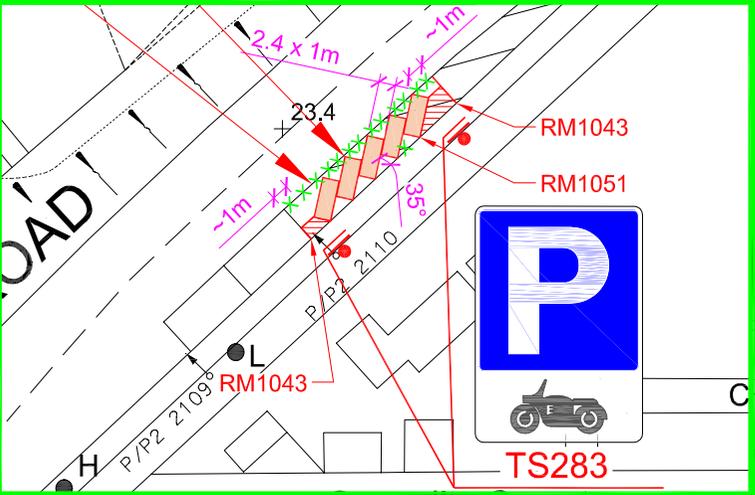


FIGURE NO.: **2(REV C)**
 PROJECT NO.: 23136HK
 SCALE: 1 : 900 @A4
 DATE: 20 JUN 2024

PROJECT TITLE: Proposed Residential Development at 44 Stanley Village Road, RBL333RP, Stanley, Hong Kong - Traffic Consultancy Services for Permanent Relocation of On-street Motorcycle Parking Spaces at Carmel Road

DRAWING TITLE: **PROPOSED PERMANENT RELOCATION OF ON-STREET MOTORCYCLE PARKING SPACES AT CARMEL ROAD**

