

Appendix I

Our Ref: HK/IS/PL/015/L11

TPB ref: A/NE-TKL/740

Date: 3<sup>rd</sup> October, 2023

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

Attn.: Ms. Sheren Lee (2158 6391)

Dear Sir/Madam,

Re: **Planning Application No.: A/NE-TKL/740**  
**Lots 601 S.E, 601 S.F, 603 S.C, 603 S.D, 604 S.E, 604 S.F, 604 S.I, 604 RP, 605**  
**S.G, 605 S.H, 605 S.K, 605 S.L, 605 RP, 606 S.D, 606 S.E, 607 S.O, 607 S.P, 607**  
**S.T, 607 S.U, 607 S.V, 607 S.W, 607 S.X, 607 S.Y, 607 S.Z and 607 RP in D.D.82,**  
**Ta Kwu Ling, New Territories**

We refer to your emails dated 3 October 2023 regarding the comments needed to be clarified. Please see the information as followed:-

**Comments from TD:**

Question: The applicant should substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions;

Reply: The traffic flow along the road was found to be minimal. This is primarily due to the surrounding area being composed of village-type houses and agricultural land, but not commercial or industrial buildings. As a result, it is unlikely that there will be significant traffic issues or congestion caused by visitors to the site.

To minimize the impact to the nearby road links and junctions, the applicant will require guests to utilize public transportation and state that there will be no parking space provided to the guests. The nearest bus station, "Lee Uk Village," is just a 5-minute walk away, making it easy to reach the location. The route "79K" operated by The Kowloon Motor Bus Co. can provide access to Sheung Shui and Fanling. There is another route "52K" operated by Minibus that can provide access to Fanling, making it very convenient to access.

- Question      The applicant shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site;
- Reply:          The applicant will require guests to utilize public transportation and state that there will be no parking space provided to the guests. The nearest bus station, "Lee Uk Village," is just a 5-minute walk away, making it easy to reach the location. So no parking spaces will be provided.
- Question:      The applicant shall demonstrate the satisfactory manoeuvring of the goods vehicles entering to and exiting from the subject site, manoeuvring within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;
- Reply:          The influx of vehicles caused by guests has been significantly reduced due to the advisory for guests to utilize public transportation when visiting the site. This reduction in traffic flow has relieved potential congestion issues.
- Moreover, loading and unloading can be carried out inside the site. This arrangement allows for direct access and maneuvering of vehicles within the site (just near the entrance), minimizing the need for extensive maneuvering or potential disruptions to surrounding areas.
- Question:      The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;
- Reply:          As mentioned above, the applicant will require guests to visit by public transport to minimize the traffic impact. No queuing of vehicles is expected.
- Question:      The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety;
- Reply:          As part of this responsibility, CCTVs will be installed at the entrance to monitor both the outside surroundings and the inside areas. This measure aims to enhance security and surveillance, allowing for better monitoring and potential deterrence of any potential threats or incidents that could compromise pedestrian safety.
- Question:      The vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comment from the responsible party.
- Reply:          Noted.

Should you have any queries or require further information, please do not hesitate to contact undersigned at 2137 0122.

Thank you for your attention.

Yours faithfully,

For and on behalf of  
Office and Fine Architecture Limited



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Mr. Lau Ka Wing  
Architectural Assistant