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Vicky Lai Kei MA/PLAND

寄件者: Hudson Yeung <[REDACTED]>
寄件日期: 2024年01月03日星期三 19:12
收件者: Vicky Lai Kei MA/PLAND
副本: [REDACTED]
主旨: Re: Application No: A/SK-PK/291 - Proposed Minor Relaxation of Site Coverage and Plot Ratio Restrictions for Permitted House Development, Lot 859 in D.D. 216, No. 101 Tai Mong Tsai Road, Sai Kung, New Territories
附件: TMT_Traffic Report Reply (ARUP) 20091009.pdf; TMT_Traffic Report Supp photos (ARUP) 20091221.pdf; J1360--Elevation & Section(2024-01-03).pdf; J1166-21Jun22-BD-Acknowledge BA14_Site Formation.pdf; J1166-19Aug30-Approval & Consent_SF_L.pdf; J1360-Swept Path(2024-01-03).pdf; J1166-19Aug30-Approval & Consent_SF_P.pdf; TMT-Critical Sight Line (Need to be add Photos).pdf
類別: Internet Email

Dear Ms. Ma,

Thank you for your advice and we refer to your email dated 27.12.2023 and the Planning Application No. A/SK-PK/291 concerning the Transport Department and CEDD concerned and would like to inform your goodself the followings:

Comments from Transport Department (TD)

Since the TD's Approval had been given on 30.6.2010 via the attached document including TMT-Traffic Report (ARUP) and TMT-Traffic Report with Photos, we believe that the TD's concerned had been addressed. We undertake no hindrance would be caused at the ingress and egress of the subject lot at Tai Mong Tsai Road.

Comments from CEDD

Please find the attached documents from our AP with Plans and Approval from BD. We believed that CEDD's concerned about the GPRR was addressed.

Comments from Planning Department (PlanD)

- (a) We would like to inform your goodself that the subject site should be developed to a house.
- (b) A Section Plan showing the projected sun deck over the pavement of Tai Mong Tsai Road with lot boundary is attached.

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(c) We would like to inform your goodself that we had complied with TD's previous comment suggesting a building setback for 60m visibility sightline of northbound traffic [5.5m(H) clearance] of which was submitted in Building Plan stage. Grateful if your goodesif would see the TD's Approval at 30.6.2010.

We hoped the above would clearly explain the situation and ease both TD, CEDD and your concerned. Should you have any query or have any comment, please feel free to contact me at [REDACTED] or our Mr. Johnson Shue at [REDACTED].

Best Regards

Hudson SH YEUNG

Gender Consultants Limited

Tel.: [REDACTED]

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Vicky Lai Kei MA/PLAND

寄件者: Hudson Yeung <[REDACTED]>
寄件日期: 2024年01月03日星期三 19:24
收件者: Vicky Lai Kei MA/PLAND
副本: [REDACTED]
主旨: Re: Application No: A/SK-PK/291 - Proposed Minor Relaxation of Site Coverage and Plot Ratio Restrictions for Permitted House Development, Lot 859 in D.D. 216, No. 101 Tai Mong Tsai Road, Sai Kung, New Territories
附件: TD's approval letter 20100630.pdf
類別: Internet Email

Dear Ms. Ma,

I refer to my previous concerning the Planning Application No. A/SK-PK/291 - Proposed Minor Relaxation of Site Coverage and Plot Ratio Restrictions for Permitted House in Lot 859 in D.D. 216, No. 101 Tai Mong Tsai Road, Sai Kung, New Territories and herewith append the TD approval for your ease of reference. Should you require any information or have any query, please feel free to contact me at [REDACTED] or our Mr. Johnson Shue at [REDACTED].

Regards
Hudson SH YEUNG
Gender Consultants Limited
Tel.: [REDACTED]

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Vicky Lai Kei MA/PLAND

寄件者: Hudson Yeung <[REDACTED]>
寄件日期: 2024年01月04日星期四 23:56
收件者: Vicky Lai Kei MA/PLAND
主旨: Re: Application No: A/SK-PK/291 - Proposed Minor Relaxation of Site Coverage and Plot Ratio Restrictions for Permitted House Development, Lot 859 in D.D. 216, No. 101 Tai Mong Tsai Road, Sai Kung, New Territories

類別: Internet Email

Dear Ms. Ma,

I refer to your email and would like to inform your goodself that the proposed new sun deck is situated **wholly within the private Lot boundary**.

Regards
Hudson SH YEUNG
Gender Consultants Limited
Tel.: [REDACTED]