

Further Information for Planning Application No. A/YL-KTN/991

Response-to-Comment

Comments from the Lands Department

Contact person: land@townplanning.gov.hk

I.	Comments	Responses
1.	There is/are unauthorised structure(s) and/or uses on the private lot(s) which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD.	Noted. The Applicant will apply for Short Term Waiver (STW) for the concerned matters on the private lot(s) upon receiving relevant approval from the Board.
2.	There is/are unauthorised structure(s) within the said private lot not covered by the subject planning application. The lot owner should immediately rectify/apply for regularisation on the lease breaches.	<p>Planning application no. A/YL-KTN/894 approved by the Board in March 2023 covers the private lots (Lot Nos. 1464 and 1486 in D.D. 107) to the immediate north of the Site, whereas planning application no. A/YL-KTN/990 covers the private lots (Lot Nos. 1489 and 1493 in D.D. 107) to the immediate west of the Site is under processing by the Board.</p> <p>Upon receiving relevant approval from the Board, the Applicant will apply for STW for the concerned matters on the private lot(s).</p>
3.	The lot owner(s)/applicant shall either (i) remove the unauthorised structure(s) not covered by the subject planning application immediately; or (ii) include the unauthorised structure(s) not covered by the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for an STW to permit the structure(s) erected.	Ditto.

Comments from the Transport Department

Contact person:

II.	Comments	Responses																																																																								
1.	The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Chi Ho Road and the local access.	<p>The daily trip attraction/generation rates are as follows:</p> <table border="1" data-bbox="850 439 1501 1077"> <thead> <tr> <th>Time</th> <th>Private Car Generation</th> <th>Private Car Attraction</th> </tr> </thead> <tbody> <tr><td>09:00-10:00</td><td>0</td><td>0</td></tr> <tr><td>10:00-11:00</td><td>0</td><td>1</td></tr> <tr><td>11:00-12:00</td><td>0</td><td>1</td></tr> <tr><td>12:00-13:00</td><td>1</td><td>0</td></tr> <tr><td>13:00-14:00</td><td>1</td><td>0</td></tr> <tr><td>14:00-15:00</td><td>0</td><td>1</td></tr> <tr><td>15:00-16:00</td><td>0</td><td>1</td></tr> <tr><td>16:00-17:00</td><td>1</td><td>0</td></tr> <tr><td>17:00-18:00</td><td>1</td><td>0</td></tr> <tr><td>18:00-19:00</td><td>0</td><td>0</td></tr> <tr><td>Total</td><td>4</td><td>4</td></tr> </tbody> </table> <table border="1" data-bbox="850 1126 1501 1765"> <thead> <tr> <th>Time</th> <th>LGV Generation</th> <th>LGV Attraction</th> </tr> </thead> <tbody> <tr><td>09:00-10:00</td><td>0</td><td>0</td></tr> <tr><td>10:00-11:00</td><td>1</td><td>0</td></tr> <tr><td>11:00-12:00</td><td>0</td><td>1</td></tr> <tr><td>12:00-13:00</td><td>0</td><td>0</td></tr> <tr><td>13:00-14:00</td><td>0</td><td>0</td></tr> <tr><td>14:00-15:00</td><td>0</td><td>0</td></tr> <tr><td>15:00-16:00</td><td>1</td><td>0</td></tr> <tr><td>16:00-17:00</td><td>0</td><td>1</td></tr> <tr><td>17:00-18:00</td><td>0</td><td>0</td></tr> <tr><td>18:00-19:00</td><td>0</td><td>0</td></tr> <tr><td>Total</td><td>2</td><td>2</td></tr> </tbody> </table> <p>1 no. of LGV parking space and 3 nos. of private car parking space are proposed for the operation of the proposed development. It is expected that the delivery of animals and animal necessities will be carried out 1 to 2 times per week. Such deliveries will be arranged during non-peak hours to</p>	Time	Private Car Generation	Private Car Attraction	09:00-10:00	0	0	10:00-11:00	0	1	11:00-12:00	0	1	12:00-13:00	1	0	13:00-14:00	1	0	14:00-15:00	0	1	15:00-16:00	0	1	16:00-17:00	1	0	17:00-18:00	1	0	18:00-19:00	0	0	Total	4	4	Time	LGV Generation	LGV Attraction	09:00-10:00	0	0	10:00-11:00	1	0	11:00-12:00	0	1	12:00-13:00	0	0	13:00-14:00	0	0	14:00-15:00	0	0	15:00-16:00	1	0	16:00-17:00	0	1	17:00-18:00	0	0	18:00-19:00	0	0	Total	2	2
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		<p>minimise any potential traffic impact.</p> <p>Staff will get access to the Site by public transport available at a distance of about 270 m to the south of the Site at Pak Wai Tsuen. Visitors are also encouraged to get access to the Site by public transport.</p> <p>In view of such low trip generation and attraction rates, adverse traffic impact arising from the Proposed Development is not anticipated.</p>
2.	The applicant should indicate the clear width of the vehicular ingress/egress on the layout plan.	A 7.5 m-wide vehicular ingress/egress is provided. Please refer to the revised layout plan (Plan 3).
3.	The applicant should note the local access between Chi Ho Road and the site is not managed by this Department.	The Applicant has noted that the local access is not managed by TD.

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