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tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Application No. A/YL-SK/417 - Clarifications of Background Information
Attachment: Replacement Page 6.pdf; Replacement Plans 6 & 7.pdf

Dear Leticia,

As advised by DPO/FL&YLE, we would like to provide clarifications of the background information of the application as follows:

- a) Difference from Withdrawn Application No. SK/391 - An eastbound section of road running along the Government land to the north of Lots 143 S.A ss.1, 143 S.A RP, 142 RP and 142 S.A is deleted due to i) encroachment on a mitigation woodland managed by AFCD; and ii) conflict with other house development proposal on the 'G' land.
- b) Width of Vehicular Access - Section 3(a) of the Detailed Justifications states that the proposed vehicular access varies in width from about 3.5m to 4m. However, it should be 3.5m to 6m if the run-in/run-out section is taken into account.
- c) Lot 143 SA.RP - Regarding DPO's doubt that this lot may not be served by the proposed road, please note that according to the concerned landowner, future house development would straddle on this lot and Lot 143 S.A ss.1 (just like the proposed Small House straddling Lots 142 RP and 142 S.A to the east). Hence, it can be served by the proposed access.
- d) Proposed Run-in/run-out - The proposed 6m wide run-in would overlap with part of the existing 8m wide temporary run-in and no excavation is required. The temporary run-in was constructed recently with excavation permit obtained from concerned Government departments prior to commencement of works. The colored blue area outside the application site (as shown on the plan in Appendix Ia) is overtaken by event and would not be pursued. The applicant would submit a run-in/out proposal for approval of TD and HyD upon approval of the application.
- e) Small Houses to be served by the Proposed Road - The proposed road is mainly to serve the proposed Small House at Lot 143 S.B ss.1. Appendix III just estimates the maximum possible traffic generated in the long term. There is still no known Small House proposals on Lots 143 S.A RP/143 S.A ss.1 and 143 S.B ss.2. Regarding Lot 143 S.B RP, whether it would be connected to the proposed road is subject to the decision of the concerned landowner.
- f) Maximum Depth of Land Filling - The maximum depth of filling of about 1.2m occurs near the proposed road bend and an existing catchpit (red spot on attached Plan 7) where the proposed road level and existing ground level are 27.9mPD and 26.7mPD respectively.
- g) Minimum Depth of Land Filling - The minimum depth of filling of about 0.01m occurs to the immediate east of Point A0 in the Longitudinal Section. Page 6 of the Application Form is revised to reflect this.

h) Lot 139 - There would be no land filling on this lot. The proposed road is wholly within Government land as shown on Plan 6 with a new legend added.

i) Proposed Drainage Channels outside Application Site - The proposed U-channels outside the Application Site have been approved under Application No. SK/346. The same applicant would submit proposal to fulfill the approval condition on drainage to the satisfaction of DSD.

Regards,

P.Y. Yung
for CTA Limited