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Date : 21th April, 2023
Your Ref : TPB/Y/NE-LYT/16
Our Ref. : ADCL/PLG-10248/L004

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

By Hand

Dear Sir/Madam,

Section 12A Planning Application - Request for to the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from “Residential (Group C)” Zone and “Agriculture” Zone to “Residential (Group A) 2” Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

We refer to the comments from Planning Department (PlanD) (dated 21.3.2023 and 22.3.2023), Agriculture, Fisheries and Conservation Department (dated 21.3.2023), Environmental Protection Department (dated 21.3.2023 and 22.3.2023), Food and Environmental Hygiene Department (dated 21.3.2023), Urban Design & Landscape Section of PlanD (dated 21.3.2023), Water Supplies Department, Construction Division (dated 21.3.2023), Drainage Services Department (dated 21.3.2023), Fire Services Department (dated 31.3.2023), District Office, Home Affairs Department (dated 31.3.2023), Architectural Services Department (dated 17.4.2023) and Electrical and Mechanical Services Department (dated 17.4.2023) conveyed by PlanD and enclose herewith our Response-to-Comments, Replacement Pages of Planning Statement and supplementary information with a view to addressing the comments from the aforementioned departments. Please find enclosed the following item:-

- i. Response-to-Comments table;
- ii. Replacement pages of the Planning Statement, Illustrations and revised Master Layout Plan;
- iii. 4 copies of Tree Preservation and Landscape Proposal;
- iv. 4 copies of Visual Impact Assessment;
- v. 4 copies of Environmental Assessment;
- vi. 4 copies of Water Supply Impact Assessment;
- vii. 4 copies of Drainage Impact Assessment; and
- viii. 4 copies of Sewerage Impact Assessment.

In order to further substantiate the current application and hence to facilitate the consideration by Town Planning Board (TPB), we would like to clarify on the following points:

- The applicant has made every effort to deliver a comprehensive development at the site by amalgamating the scattered lots since previous years. While the inclusion of Lot 782 RP in D.D. 83 would benefit the proposed development, the applicant has been unable to reach the lot owners

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香港葵涌興芳路 223 號新都會廣場 2 期 13 樓 1310 室
Unit 1310, Level 13, Tower 2 Metroplaza,
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after several attempts. Therefore, adequate access to Lot 782 RP has been reserved along Hai Wing Road.


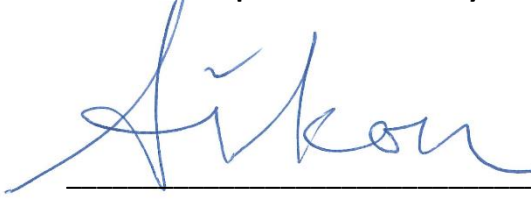
- Although part of the existing Hoi Wing Road is under private ownership, the current access would be maintained to serve local residents. Access to other lots, such as 782RP, 792RP, 792 S.A. ss.1, 803 S.A. ss.2 RP, 803 S.A. ss.2. S.A, 803 RP, and 804 S.A. ss.2, would be reserved for local residents and would not be blocked, as specified in the MLP and revised Planning Statement.
- Noted that footpaths of 1.6m wide should be provided on both sides of the existing access roads within the zone to cater for future population growth and to improve pedestrian safety in the area according to the Explanatory Statement for the "R(C)" zone, the current scheme has included a 1.6m wide footpath along the existing Hoi Wing Road within the application site. The width of the footpath is indicated on the revised drawings (please see **Enclosure 1**).

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at 3180 7811.

Yours faithfully,

For and on behalf of

Aikon Development Consultancy Limited



Encl.

cc. DPO/STN, PlanD (Attn: Ms. Carman CHEUNG)

Client

Further Information

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