

**Sai Kung District Council
Traffic and Transport Committee**

**Proposed Access Road Connecting Wo Mei Hung Min Road to
Proposed private residential development on Lot Nos. 1939 s.B ss.1
and 1939 s.B ss.2 and others
in Demarcation District 244 (D.D. 244) in Nam Pin Wai, Sai Kung**

Purpose

1. This paper aims to present to the Traffic and Transport Committee (“T&TC”) of the Sai Kung District Council on
 - (i) the proposed works over a piece of Government land abutting Wo Mei Hung Min Road within the Works Area shown on the attached plan (Plan No. NF-GD-002J); and
 - (ii) the closure of an existing temporary vehicular access as shown stippled blue on the attached plan which leads to neighbouring private land to the west of the Works Area,and to invite members to share their view and to support the proposal.

Background

2. An access road connecting Wo Mei Hung Min Road to a proposed residential development on Lot Nos. 1939 s.B ss.1 and 1939 s.B ss.2 and others in D.D. 244, which are zoned “Residential (Group C1)”

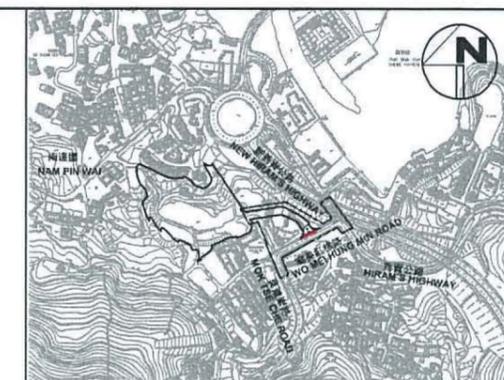
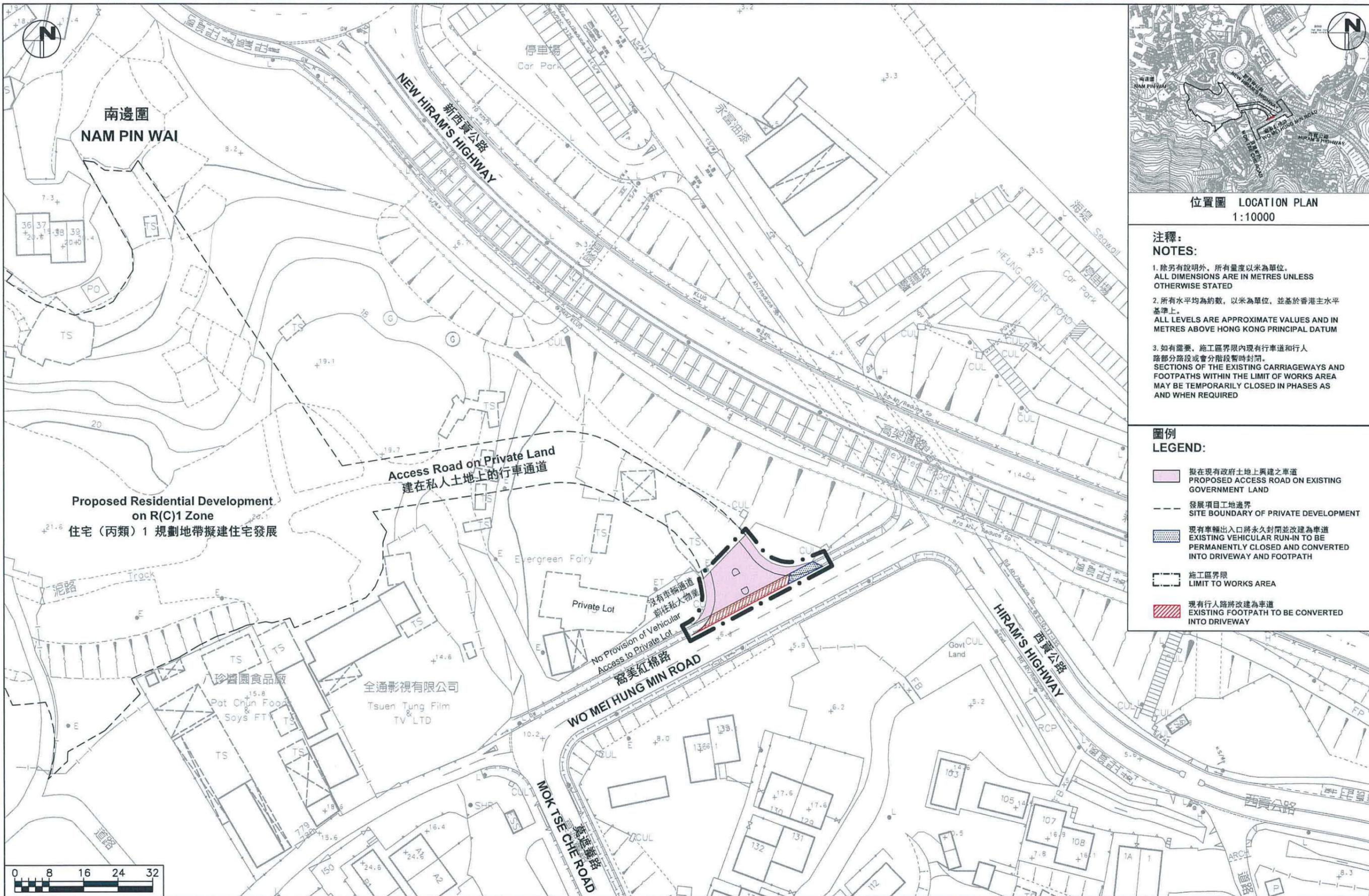
under Ho Chung Outline Zoning Plan No. S/SK-HC/11 in Nam Pin Wai, Sai Kung, was approved by the Town Planning Board on 8 February 2013. The approved access road is mainly on private land with a section of about 11m long over the government land within the Works Area shown on the attached plan and it will be constructed by the private lot owner (the proponent).

Project Overview

3. The proposed works involve (i) construction of a section of the access road with footpath over the government land shown coloured pink on the attached plan; (ii) conversion of existing footpath shown hatched red on the attached plan to driveway; and (iii) conversion of existing vehicular run-in shown stippled blue on the attached plan into footpath.
4. The works will result in the permanent closure of an existing temporary vehicle run-in as shown stippled blue on the attached plan and there will be no provision of vehicular access to the land to the west of the access road.
5. Ancillary works would include lighting, drainage, sewerage, road markings, signing, water and landscaping works.
6. Subject to the completion of the proposed land exchange for the private residential development, the proposed works will be carried out by the proponent in accordance with the relevant lease conditions and to be maintained by the lot owner(s) thereafter.

Construction Arrangement

7. After consultation with the T&TC, the proposed works will be gazetted in accordance with the Roads (Works, Use and Compensation) Ordinance (Cap 370).
8. There will be diversion or relocation of public facilities including any lighting(s), pipeline(s) or public facilities to be affected by the said works. The relevant departments and utilities companies will be consulted in advance.
9. During the construction stage, the proponent will provide equipment/facilities in compliance with the “Code of Practice for the Lighting, Signing and Guarding of Road Works” and adopts related precautionary measures to ensure public safety.
10. According to the proponent, the proposed works is planned to be commenced in 1st Quarter of 2019, subject to the completion of the proposed land exchange by end 2017. It is estimated that the proposed works on the Government Land will be completed in 6 months.
11. Since the proposed works are not substantial and according to the proponent, there will be traffic wardens to monitor the traffic situation, it is anticipated that there will be no adverse impact to the traffic.

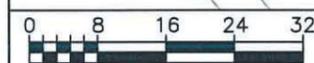


位置圖 LOCATION PLAN
1:10000

注釋:
NOTES:

- 除另有說明外，所有量度以米為單位。
ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED
- 所有水平均為約數，以米為單位，並基於香港主水平基準上。
ALL LEVELS ARE APPROXIMATE VALUES AND IN METRES ABOVE HONG KONG PRINCIPAL DATUM
- 如有需要，施工區界限內現有行車道和行人路部分路段或會分階段暫時封閉。
SECTIONS OF THE EXISTING CARRIAGEWAYS AND FOOTPATHS WITHIN THE LIMIT OF WORKS AREA MAY BE TEMPORARILY CLOSED IN PHASES AS AND WHEN REQUIRED

- 圖例**
LEGEND:
- 擬在現有政府土地上興建之車道
PROPOSED ACCESS ROAD ON EXISTING GOVERNMENT LAND
 - 發展項目工地邊界
SITE BOUNDARY OF PRIVATE DEVELOPMENT
 - 現有車輛出入口將永久封閉並改建為車道
EXISTING VEHICULAR RUN-IN TO BE PERMANENTLY CLOSED AND CONVERTED INTO DRIVEWAY AND FOOTPATH
 - 施工區界限
LIMIT TO WORKS AREA
 - 現有行人路將改建為車道
EXISTING FOOTPATH TO BE CONVERTED INTO DRIVEWAY



OZZO TECHNOLOGY

日期 Date: 04/07/2016
比例 Scale: 1:800(A3)

圖則名稱 DRAWING TITLE
道路（工程，使用及補償）條例（第370章） - 在西貢南邊圍興建車道連接窩美紅棉路
ROADS (WORKS USE AND COMPENSATION)
ORDINANCE (CHAPTER 370) - ACCESS ROAD CONNECTING WO MEI HUNG MIN ROAD,NAM PIN WAI ,SAI KUNG

項目編號 PROJECT NO. 80666
圖則編號 DRAWING NO. NF-GD-002
備註 REMARKS 第 J 次版 ISSUE NO.J