

Attachment 6
Email Record

From: Martin Wu <martin.wu@hk.knightfrank.com>
Sent: Monday, November 4, 2024 2:49 PM
To: sestwtwkt@landsd.gov.hk; estw3twkt@landsd.gov.hk
Cc: Aubrey Tam; CKM Asia; Alnwick Chan
Subject: DD388 Lot 94 - Post Meeting TTM Follow Up
Attachments: item 1A -usage of NF438.pdf; item 1B - vehicle transport.pdf; item 1C - temporary ramp.pdf; item 1D - Portable Inclined Platform Wheelchair Lift.pdf

Dear Sirs

Further to our joint meeting on 21 October 2024 attended by the Applicant and the three concerned departments, namely Lands Department, Highways Department, and Transport Department. Please find below 4 temporary traffic management options, when the lift at footbridge (Structure No.: NF 437) is out of order or under maintenance as proposed by the Applicant's Traffic Consultant:

Plan A - Use of Footbridge near Tsing Lung Tau Tsuen (Structure No.: NF438)

This is the Plan proposed by the Section 16 Planning Application (TPB ref: A/TWW/122) approved by the Town Planning Board in August 2022.

Please refer to item **1A**.

Plan B – Vehicle to transport the passengers with disability to the other side of Castle Peak Road - Tsing Lung Tau Workers will be stationed at Hong Kong Garden Eastbound (towards Tsuen Wan) Bus Stop and Hong Kong Garden Westbound (towards Tuen Mun) Bus Stop and guide passengers with disability use the vehicles parked at the waiting areas. The vehicles will transport the passengers with disability to the other side of Castle Peak Road – Tsing Lung Tau.

Please refer to **Figures B1 to B3** in item **1B**.

Plan C –Temporary Ramp

A temporary ramp is considered and is shown **Figure C1** in item **1C**.

Figure C1 shows that the temporary ramp is not feasible because the area available could only accommodate a temporary ramp with a landing which will terminate some 1.86m above the ground level.

Plan D – Portable Inclined Platform Wheelchair Lift

A competent worker will be deployed 24 hours daily to operate the portable inclined platform wheelchair lift. The portable inclined platform wheelchair will transport passenger with disability to climb up to the deck level of footbridge, and then, to cross over to Castle Peak Road – Tsing Lung Tau, and descend to street level, with the use of the portable inclined platform wheelchair lift.

Please refer to the catalogue of portable inclined platform wheelchair lift in item 1D.

Thank you for your attention, we hope that the above will satisfy all three departments involved. Grateful if the relevant departments could provide us with feedback, our Traffic Consultant is willing to directly liaise with TD and HyD as necessary.

Best



Martin Wu 胡伯欣 MHKIS MRICS MRTPI RPS(PD) RICS Registered Valuer

Assistant Manager 助理經理

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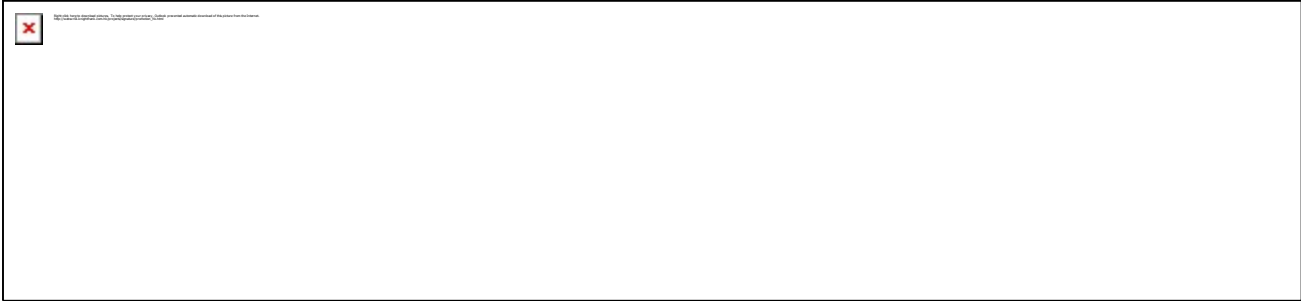
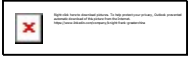
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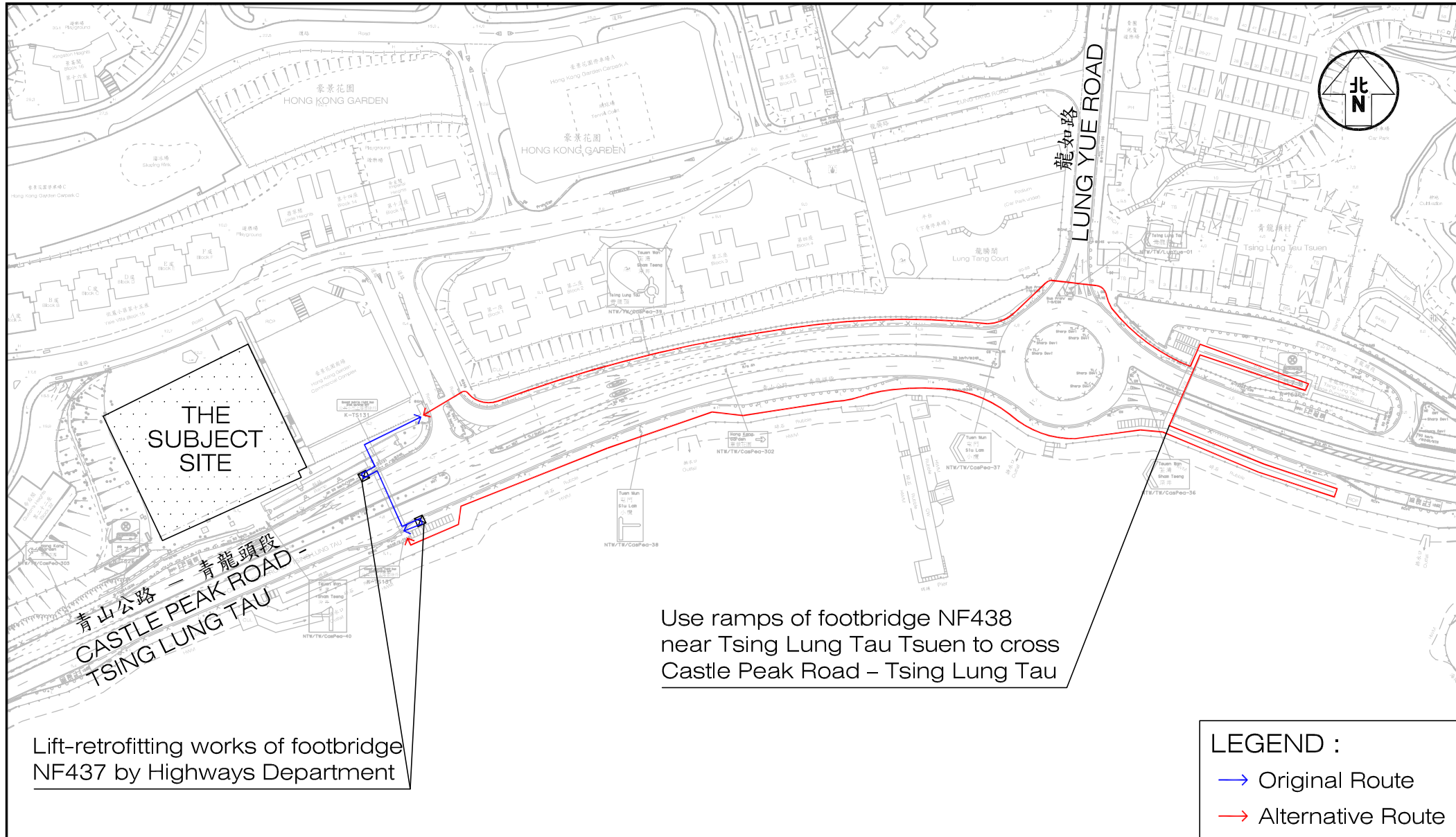


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item 1A



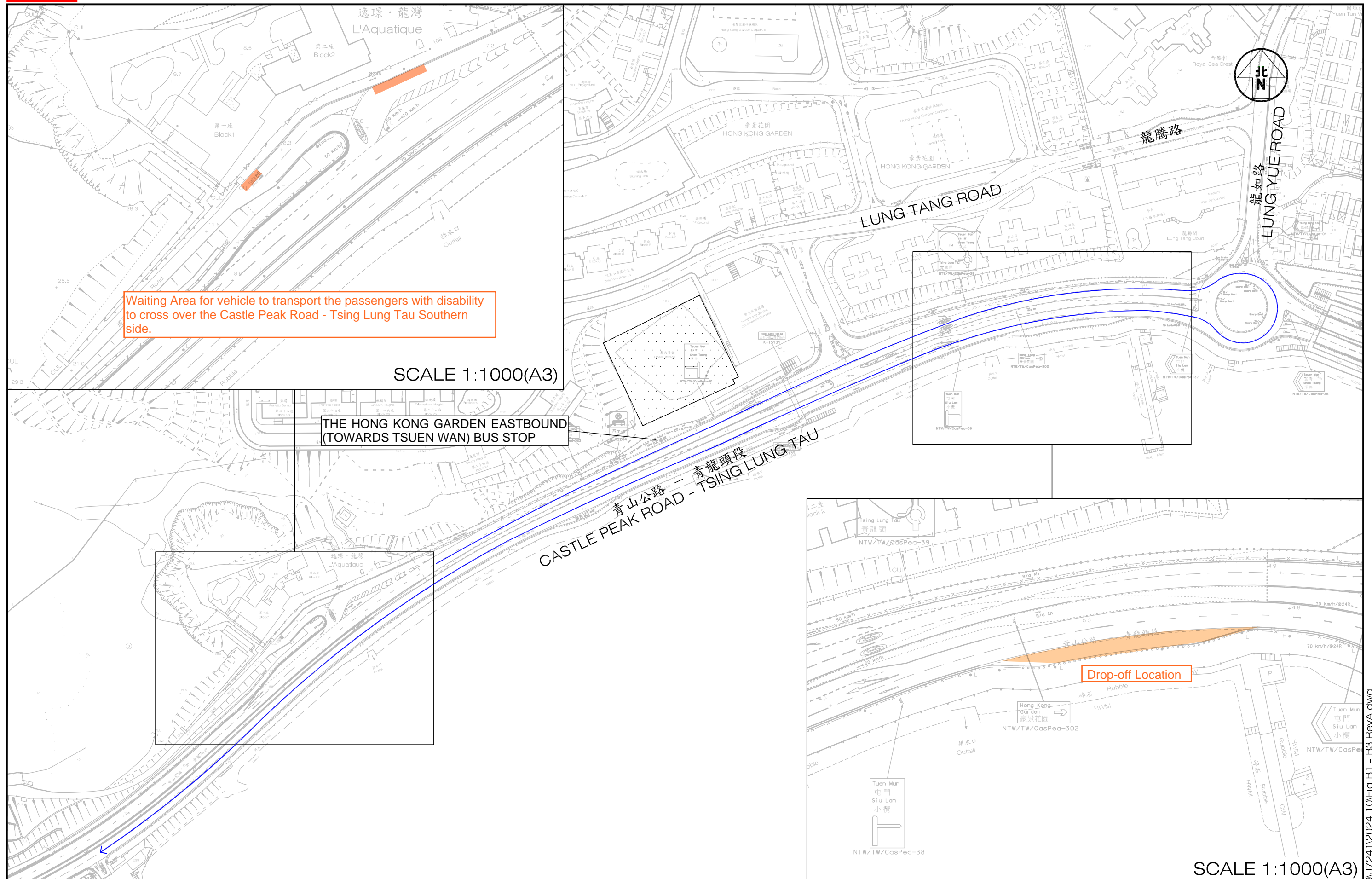
Lift-retrofitting works of footbridge NF437 by Highways Department

Use ramps of footbridge NF438 near Tsing Lung Tau Tsuen to cross Castle Peak Road – Tsing Lung Tau

LEGEND :
 → Original Route
 → Alternative Route

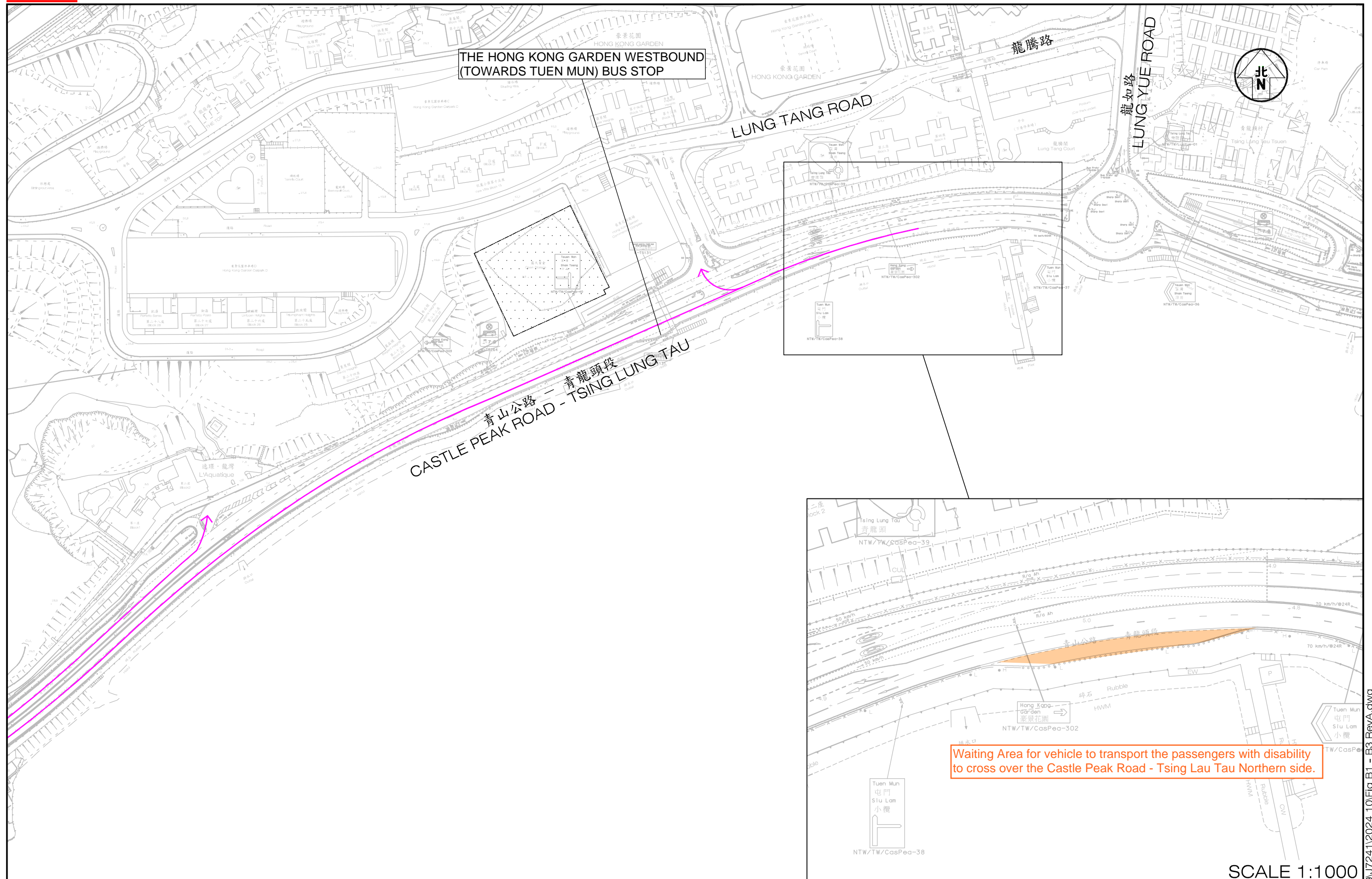
Project Title	SECTION 16 PLANNING APPLICATION FOR THE PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED RESIDENTIAL DEVELOPMENT WITHIN "RESIDENTIAL (GROUP B)" ZONE AT LOT 94 IN D.D. 388 AND ADJOINING GOVERNMENT LAND, CASTLE PEAK ROAD – TSING LUNG TAU	Figure No. J7149	Revision A	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk	
Figure Title	ALTERNATIVE BARRIER FREE ARRANGEMENT ROUTE TO CROSS CASTLE PEAK ROAD – TSING LUNG TAU	Designed by C Y Y	Drawn by N C M		Checked by K C
		Scale in A4 1 : 2000	Date 21 JUL 2022		

item 1B

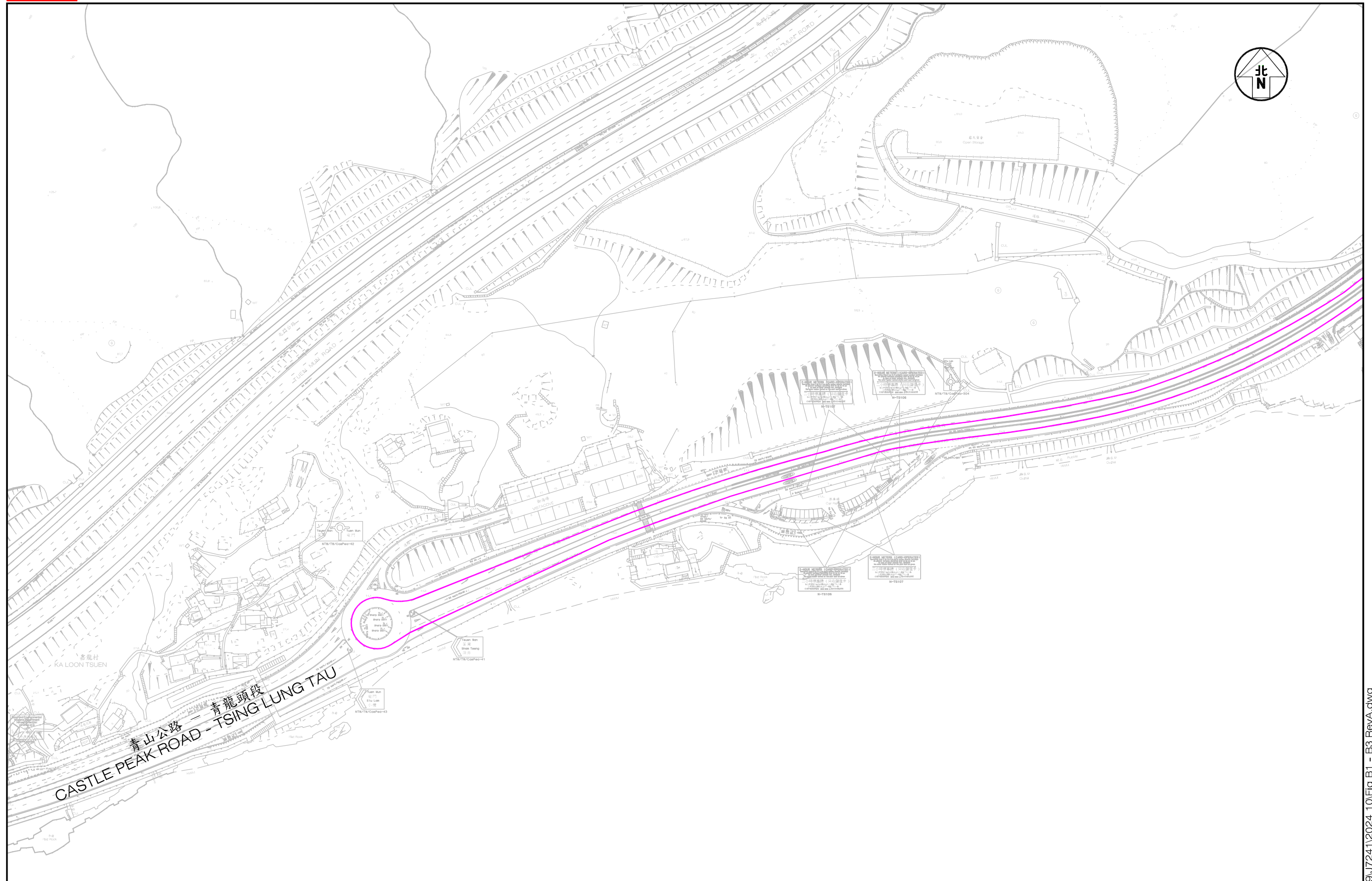


<p>Project Title PROPOSED ROAD WORKS FOR DEVELOPMENT AT LOT 94 IN D.D. 388 AND ADJOINING GOVERNMENT LAND, CASTLE PEAK ROAD – TSING LUNG TAU PROVISION OF VEHICLE ACCESS AND RE-CONSTRUCTION OF THE FOOTBRIDGE (HIGHWAYS STRUCTURE NO. NF437)</p>	<p>Figure No. B1</p>	<p>Revision A</p> <p>CKM Asia Limited Traffic and Transportation Planning Consultants</p>
<p>Figure Title TEMPORARY TRAFFIC ARRANGEMENT FOR THE HONG KONG GARDEN EASTBOUND (TOWARDS TSUEN WAN) BUS STOP</p>	<p>Designed by L C H</p> <p>Drawn by N C M</p> <p>Checked by K C</p> <p>Scale in A3 1 : 2000</p> <p>Date 29 OCT 2024</p>	<p>21st Floor, Methodist House, 36 Hennessy Road Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk</p>

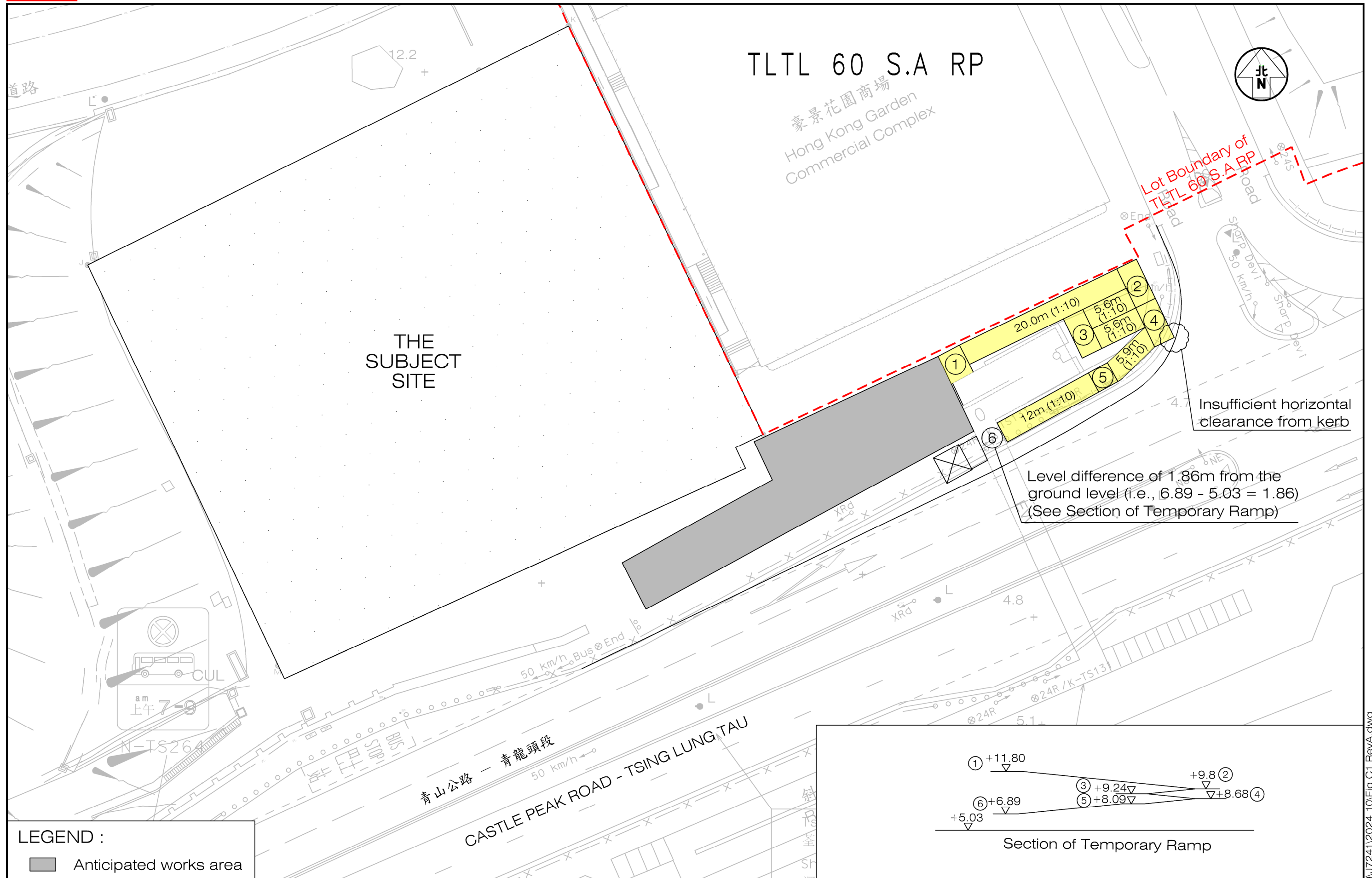
T:\JOB\J7200-J7249\J7241\2024 10\Fig B1 - B3 RevA.dwg



<p>Project Title PROPOSED ROAD WORKS FOR DEVELOPMENT AT LOT 94 IN D.D. 388 AND ADJOINING GOVERNMENT LAND, CASTLE PEAK ROAD – TSING LUNG TAU PROVISION OF VEHICLE ACCESS AND RE-CONSTRUCTION OF THE FOOTBRIDGE (HIGHWAYS STRUCTURE NO. NF437)</p>	<p>Figure No. J7241 B2</p>	<p>Revision A CKM Asia Limited Traffic and Transportation Planning Consultants</p>
<p>Figure Title TEMPORARY TRAFFIC ARRANGEMENT FOR THE HONG KONG GARDEN WESTBOUND (TOWARDS TUEN MUN) BUS STOP (1 OF 2)</p>	<p>Designed by L C H</p> <p>Drawn by N C M</p> <p>Checked by K C</p> <p>Scale in A3 1 : 2000</p> <p>Date 29 OCT 2024</p>	<p>21st Floor, Methodist House, 36 Hennessy Road Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk</p>



<p>Project Title PROPOSED ROAD WORKS FOR DEVELOPMENT AT LOT 94 IN D.D. 388 AND ADJOINING GOVERNMENT LAND, CASTLE PEAK ROAD – TSING LUNG TAU PROVISION OF VEHICLE ACCESS AND RE-CONSTRUCTION OF THE FOOTBRIDGE (HIGHWAYS STRUCTURE NO. NF437)</p>	<p>Figure No. B3</p>	<p>Revision A</p>	<p>CKM Asia Limited Traffic and Transportation Planning Consultants</p>
<p>Figure Title TEMPORARY TRAFFIC ARRANGEMENT FOR THE HONG KONG GARDEN WESTBOUND (TOWARDS TUEN MUN) BUS STOP (2 OF 2)</p>	<p>Designed by L C H</p>	<p>Drawn by N C M</p>	<p>Checked by K C</p> <p>21st Floor, Methodist House, 36 Hennessy Road Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk</p>
<p>Scale in A3 1 : 2000</p>		<p>Date 29 OCT 2024</p>	



Project Title	PROPOSED ROAD WORKS FOR DEVELOPMENT AT LOT 94 IN D.D. 388 AND ADJOINING GOVERNMENT LAND, CASTLE PEAK ROAD - TSING LUNG TAU PROVISION OF VEHICLE ACCESS AND RE-CONSTRUCTION OF THE FOOTBRIDGE (HIGHWAYS STRUCTURE NO. NF437)			Figure No.	C1	Revision	A	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title	PRELIMINARY INVESTIGATION FOR TEMPORARY RAMP			Designed by	L C H	Drawn by	N C M	
				Checked by	K C	Scale in A3	Date	
						1 : 400	28 OCT 2024	



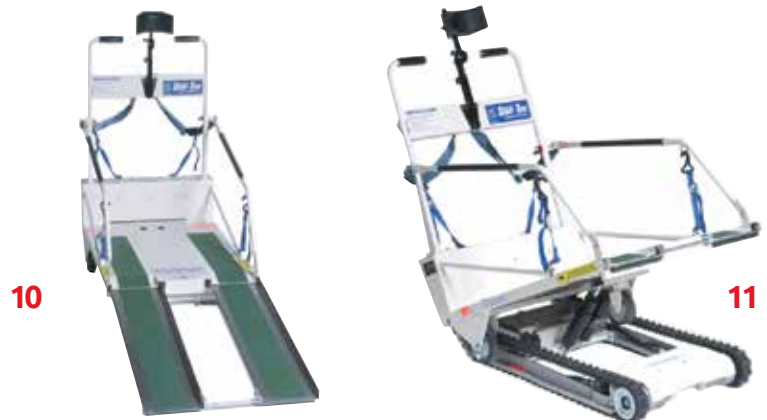
Super Trac

Portable Inclined Platform Wheelchair Lift

Technical Information

System

- 1. Headrest**
Adjustable for passenger comfort.
- 2. Control Panel**
Simple operating controls include a battery charge indicator and a key switch to prevent unauthorized use.
- 3. Battery Powered**
Power is provided by 24 volt rechargeable battery pack for complete portability. Includes automatic battery charger.
- 4. Wheelchair Tie-Down Straps**
Wheelchair is securely attached to platform with 4 adjustable tie-down straps.
- 5. Platform**
Large platform accommodates virtually any wheelchair including electric models and sports chairs.
- 6. Parking Brake**
Electrically activated parking brake ensures stability during boarding.
- 7. Tracks**
Rubber tracks are steel-reinforced to ensure strength and durability. The unique tread design grips all types of stairs.
- 8. Auxiliary Wheels**
Large wheels allow easy travel across landings and between flights of stairs.
- 9. Seatbelt**
Electrically interlocked seatbelt provides additional passenger security. Super-Trac will not operate unless seatbelt is fastened.
- 10. Loading Ramp**
An integrated loading ramp with non-skid surface makes wheelchair boarding easy.
- 11. Hydraulic Tilt**
A powerful hydraulic piston tilts the wheelchair platform position for travel on the stairs.



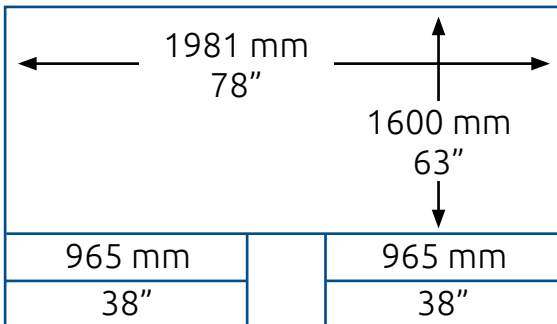
Specifications & Dimensions

Specifications

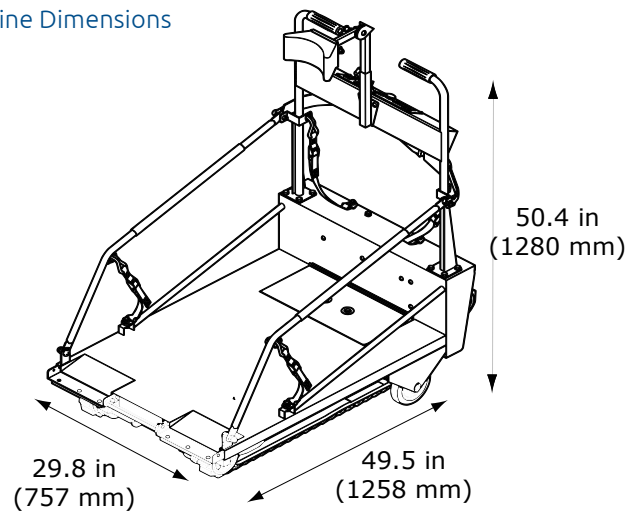
Max Capacity	440 lbs/200kgs	Brake	Fail-safe Electromagnetic
Max Stair Angle	35°	Weight	253 lbs (115 kgs)
Power	Sealed Batteries 24 V	Speed Up	21.4 ft (6.5 m) / min
Charging	Automatic 110/220 VAC	Speed Down	34.7 ft (10.6 m) / min

Dimensions

Stair Turnback Dimensions



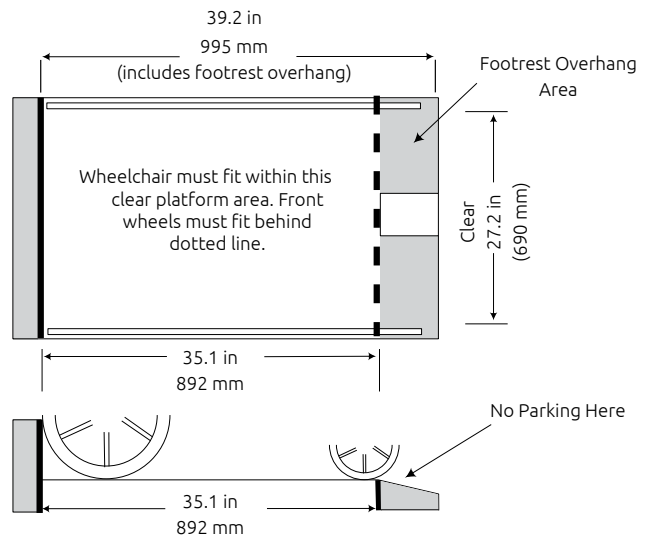
Machine Dimensions



Benefits

- Instant accessibility solution
- Economical compared to elevators and custom designed wheelchair lifts
- Requires no building renovations, no installation permits or licenses
- No permanent impact on stairway egress width
- A single unit provides access into many buildings
- Easily stored in a secure area when not in use
- Requires minimal maintenance compared to an elevator or wheelchair lift
- Great backup system for an elevator if power fails

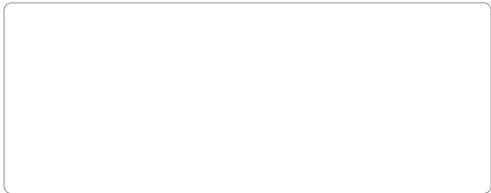
Clearance





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Printed in Canada
15802-J-PB-EN