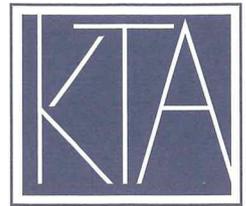


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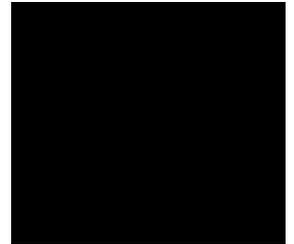
Our Ref: S3115a/MARYKNOLL_GB/25/002Lg

16 January 2026

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



PLANNING LIMITED
規劃顧問有限公司



Dear Sir/Madam,

**Proposed Utility Installation for Private Project,
Government Land Adjoining 44 Stanley Village Road, Stanley, Hong Kong
(Section 16 Planning Application No. A/H19/88)**

- Further Information No. 1 -

Reference is made to the captioned S16 Planning Application scheduled for consideration by the Town Planning Board ("TPB") on 6 February 2026 and departmental comments conveyed by the Hong Kong District Planning Office, Planning Department during 9 to 15 January 2026.

In response to the departmental comments received, please find attached 4 hard copies of the Further Information ("F.I.") submission. The submission document consists of:

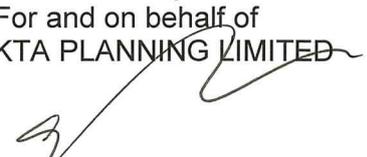
Response-to-Comment Table

Annex A	Email Correspondence with the Transport Department
Annex B	Revised Layout Plan and Sectional Plan for the Proposed Utility Installations
Annex C	Replacement Pages of Tree Survey Report
Annex D	Utility Alignment Options
Annex E	Updated Supporting Planning Statement

Should you have any queries in relation to the above or attached, please do not hesitate to contact the undersigned at [REDACTED] or Mr. Benjamin Tung at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


Gladys Ng

Encl.

cc. the Applicant & Team

KT/GN/BT/vy



FS 579819

**Proposed Utility Installation for Private Project,
Government Land Adjoining 44 Stanley Village Road, Stanley, Hong Kong
(S16 Planning Application No. A/H19/88)**

– Further Information No. 1–

Item	Comments	Responses
1	Comments from Hong Kong Police Force (Responsible Officer: Mr. CHUNG Ling Yu, Emma; Tel: 3660 9601) Received on 9 January 2026	
1.1	All works must comply with the laws and regulations of the Hong Kong SAR;	Noted.
1.2	During the works period, noise and nuisance caused to nearby residents should be minimised;	Noted.
1.3	No obstruction to pedestrians and traffic should be caused at all times; and	Noted.
1.4	The applicant shall have proper arrangement to ensure safety and security of the project area.	Noted.
2	Comments from Electrical and Mechanical Services Department (Responsible Officer: Ms. YAN Oi Ying, Yvonne; Tel: 2808 3884) Received on 9 January 2026	
2.1	No comment on the application.	Noted with thanks.
3	Comments from Landscape Unit, Urban Design and Landscape Section, Planning Department (Responsible Officer: Mr. NGAI Chak Man, Tel: 3565 3955) Received on 9 January 2026	
3.1	We have no adverse comment on the application from landscape planning perspective. Please find our comments as follows:-	Noted with thanks.
3.2	based on the aerial photo taken in 2024, the Site is located in an area of residential urban fringe landscape character surrounded by residential buildings, school, prison and vegetated slopes. The proposed use is not incompatible with the landscape character of the surroundings environment; and	Noted.

Item	Comments	Responses
3.3	among the 17 trees surveyed within the Site, 5 trees are proposed to be retained and 12 trees of common species are proposed to be felled due to conflicts with the proposed works. 37 new standard trees are proposed to be planted within the Site to compensate for the loss of trees, and woodland shrub mix are proposed to be planted restore the disturbed hillsides. Significant adverse landscape impact arising from this application is not anticipated.	Noted.
3.4	<p><u>Advisory Comments</u></p> <p>The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.</p>	Noted. The approval for proposed tree works will be sought from relevant departments prior to commencement of the works.
4	<p>Comments from Architectural Services Department (Responsible Officer: Mr. SUM Chi Ho, Sherman; Tel: 2582 5314) Received on 9 January 2026</p>	
4.1	Based on the information provided, it is noted that the proposal involves the utility installation for a private project at a site and falls within an area zoned “Green Belt”. Utility installation for private project is classified as Column 2 use under the OZP, which requires S.16 planning permission from the TPB. Since this mainly pertains to land use issue outside the purview of ArchSD, we are not in a position to comment on it. Nevertheless, we would be glad to offer our advice when there is an actual development requiring review on architectural or visual impact aspects.	Noted with thanks.
5	<p>Comments from Environmental Protection Department (Responsible Officer: Mr. KO Pak Shun, Andy; Tel: 2835 1011) Received on 9 January 2026</p>	
5.1	No comment on the application.	Noted with thanks.

Item	Comments	Responses
6	Comments from Transport Department (TD) (Responsible Officer: Mr. TAM Sze Wai, Vincent; Tel: 2829 5427) Received on 9 January 2026	
6.1	Please find our following comments on the subject application from the traffic engineering viewpoint: According to the layout plans in Appendix 1, the proposed STT area would cover the existing public footpath and motorcycle parking spaces on Carmel Road. The applicant should review and justify their proposed extent of STT area and consider to exclude the public footpath and motorcycle parking spaces from the proposed STT area; &	According to the email replied on 26.6.2024, your office has no further comment to the relocation proposal of the motorcycle parking spaces attached to this planning application. Please find the email correspondence in Annex A for your reference.
6.2	The applicant should indicate the existing motorcycle parking spaces on the layout plans in Appendix 1 and explore the feasibility to retain the motorcycle parking spaces at the existing location after the proposed utility installation works.	Please refer to updated drawing nos. MS-001 and MS-002 in Annex B for the existing motorcycle parking spaces.
7	Comments from Agriculture, Fisheries and Conservation Department (Responsible Officer: Ms. MAK Hoi Wan; Tel: 2150 6941) Received on 9 January 2026	
7.1	The subject site is a vegetated slope which mainly consists of both common native and exotic plant species. We have no strong view on the subject application but two comments as below:	Noted with thanks.
7.2	According to Appendix 4 -Tree Survey Report, 12 nos. of trees will be affected and are proposed to be felled. Among them, two individuals are identified as <i>Lagerstroemia speciosa</i> (大花紫薇), which is a species scheduled under Cap.96. However, the report did not highlight their conservation status. The applicant should clarify in the report why they are not considered as species of conservation importance in this project.	Noted. The species of conservation importance has been highlighted in the revised report. Please refer to para. 2.2 and 5.10 and revised Tree Assessment Schedule in Appendix B of the Tree Survey Report in Annex C . There are 2 nos. of tree within the Application Site (i.e. T440 and T442) fall under Cap.96 – <i>Lagerstroemia speciosa</i> . These trees will be in conflict with the proposed electrical pipelines and staircase. As both trees are growing on steep slopes, it is not feasible to form well-balanced and viable root balls for transplantation. Not least, although these trees are classified as protected species under Cap. 96, they are cultivated, readily available from

Item	Comments	Responses
		nurseries, and commonly planted in Hong Kong's urban landscape. Therefore, it is proposed to remove these trees and compensate for their loss with high-quality replacement trees.
7.3	A typo in S.5.1 line 1 of Appendix 4 - "The construction works will lead to disturbance of <u>12</u> surveyed existing trees."	Noted. Para. 5.1 of the Tree Survey Report has been revised accordingly (Annex C refers).
8	Comments from Lands Department (LandsD) (Responsible Officer: Ms. HOR King Hiu, Krystal; Tel: 2835 1686) Received on 9 January 2026	
8.1	According to Figures 3.1 and 3.2 in the Supporting Planning Statement submitted by the Applicant, the Application Site falls within (i) unleased and unallocated government land, (ii) "car park – carriageway", "run-in" and "footway" under highway polygon managed and maintained by TD and HyD, and (iii) slope feature nos. 15NE-A/FR189 and 15NE-A/C668 both maintained by HyD. The Applicant should make sure that the site data quoted in the submission is correct as no verification of such site data is made at this stage	Noted.
8.2	If planning approval is given to the captioned application and subject to the Applicant's proposal being acceptable to other Government departments, the Applicant is required to submit a short term tenancy ("STT") application to this office to implement the proposal. Upon receipt of the formal STT application, LandsD will process the application in the capacity of the landlord in accordance with applicable policy and practice and there is no guarantee that the application will be approved. If the application is approved, it will be subject to such terms and conditions, including payment of rent and administrative fee, as may be imposed by LandsD at its sole discretion.	Noted.
8.3	No trees on the Government land should be interfered with unless with prior approval of this office or other relevant authority.	Noted.
8.4	The Applicant shall clarify the maintenance party of the compensatory trees.	The compensatory trees will be maintained by the Applicant.

Item	Comments	Responses												
8.5	We defer to PlanD to consider whether the proposal is acceptable from landscape planning perspective.	Noted.												
8.6	We defer to relevant Government departments to consider whether the Applicant's proposal is technically feasible and acceptable.	Noted.												
9	Comments from Drainage Services Department (Responsible Officer: Mr. ZHOU Hengrui, Ray; Tel: 3101 2366) Received on 9 January 2026													
9.1	General: Given that the proposed utilities are part of a private project, it is considered that both the installation and long-term maintenance, whether situated in private or public land, would fall under the responsibility of the lot owner.	Noted.												
9.2	Drainage: There is increased in paved area in the site. Submission of DIA is required.	The proposed modifications maintain the original slope characteristics, with installations limited to staircase, cable draw pits and manholes. The paved surfaces constitute minor interventions that do not significantly alter site conditions, while the majority of the area preserves its natural soil composition. Based on this scope of works, a Development Impact Assessment (DIA) is deemed unnecessary.												
9.3	Sewage: There is no additional sewage generation from the proposed utility installation. I have no comment in sewage assessment aspect.	Noted with thanks.												
10	Comments from Planning Department (Responsible Officer: Mr. AU Chi Yuen, Tommy; Tel: 2231 4943) Received on 9 January 2026													
10.1	Please provide and clarify the detailed development parameters of the proposed utility installations, including but not limited to lengths, widths and diameters;	<p>The parameters of the Proposed Utility Installations are as follows:</p> <table border="1" data-bbox="1144 1281 2112 1469"> <thead> <tr> <th data-bbox="1144 1281 1451 1321"></th> <th data-bbox="1451 1281 1787 1321">Length (about) (m)</th> <th data-bbox="1787 1281 2112 1321">Diameter (mm)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1144 1321 1451 1361">1x Stormwater Pipes</td> <td data-bbox="1451 1321 1787 1361">44</td> <td data-bbox="1787 1321 2112 1361">675</td> </tr> <tr> <td data-bbox="1144 1361 1451 1401">1x Sewer Pipes</td> <td data-bbox="1451 1361 1787 1401">48</td> <td data-bbox="1787 1361 2112 1401">200</td> </tr> <tr> <td data-bbox="1144 1401 1451 1469">4x Utility Lead-in Pipes</td> <td data-bbox="1451 1401 1787 1469">55</td> <td data-bbox="1787 1401 2112 1469">63 for town gas; 150 for fire service;</td> </tr> </tbody> </table>		Length (about) (m)	Diameter (mm)	1x Stormwater Pipes	44	675	1x Sewer Pipes	48	200	4x Utility Lead-in Pipes	55	63 for town gas; 150 for fire service;
	Length (about) (m)	Diameter (mm)												
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4x Utility Lead-in Pipes	55	63 for town gas; 150 for fire service;												

Item	Comments	Responses																							
		<table border="1" data-bbox="1144 248 2119 501"> <tr> <td data-bbox="1144 248 1451 320"></td> <td colspan="2" data-bbox="1451 248 1789 320"></td> <td colspan="2" data-bbox="1789 248 2119 320">80 for potable water; 50 for flushing water</td> </tr> <tr> <td data-bbox="1144 320 1451 392"></td> <td data-bbox="1451 320 1677 392">Length (about) (m)</td> <td data-bbox="1677 320 1901 392">Width (about) (m)</td> <td colspan="2" data-bbox="1901 320 2119 392">Depth (about) (m)</td> </tr> <tr> <td data-bbox="1144 392 1451 432">2x Power Cable Ducts</td> <td data-bbox="1451 392 1677 432">53</td> <td data-bbox="1677 392 1901 432">1.6 and 1.25</td> <td colspan="2" data-bbox="1901 392 2119 432">0.5</td> </tr> <tr> <td data-bbox="1144 432 1451 501">1x Maintenance Staircase</td> <td data-bbox="1451 432 1677 501">51</td> <td data-bbox="1677 432 1901 501">1.5</td> <td colspan="2" data-bbox="1901 432 2119 501">-</td> </tr> </table> <p data-bbox="1144 539 2119 603">Please refer to the layout plan in Annex B for the exact alignment of each utility installation</p>							80 for potable water; 50 for flushing water			Length (about) (m)	Width (about) (m)	Depth (about) (m)		2x Power Cable Ducts	53	1.6 and 1.25	0.5		1x Maintenance Staircase	51	1.5	-	
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2x Power Cable Ducts	53	1.6 and 1.25	0.5																						
1x Maintenance Staircase	51	1.5	-																						
10.2	Please provide plans clearly show the alignments and cross-sectional dimensions of the proposed installations, as well as whether these utility installations will be above ground, partially buried, or fully underground; and	Please refer to updated drawing no. MS-001 and MS-002 in Annex B indicating the above ground, partially buried and fully underground utilities. Cross-sectional dimension has been indicated in drawing no MS-003.																							
10.3	<p data-bbox="203 772 1128 836">To provide further information and justifications for the proposed utility installations, including but not limited to:</p> <ul data-bbox="203 874 1128 1182" style="list-style-type: none"> • the location and condition of the existing utility installations; • please explain why the existing installations cannot adequately accommodate the approved residential development at Maryknoll House in terms of capacity and regulatory compliance. Why upgrading the existing installations is infeasible; 	<p data-bbox="1128 772 2134 836">The further information and justifications for the proposed utility installations are as follows :</p> <ul data-bbox="1128 874 2134 1150" style="list-style-type: none"> • The existing utility installations serving Maryknoll House were mainly laid underneath the right-of-way within Stanley Knoll and the existing winding access road between Stanley Village Road and Stanley Knoll, to the north of the Application Site. • Maryknoll House was built back in 1935. The existing drainage and sewerage system, power, water and town gas supply, as well firefighting facilities/installations can no longer meet the modern standard. <p data-bbox="1128 1182 2134 1385">The approved residential development is accessible via an existing internal access road/driveway of Stanley Knoll, which is a non-exclusive ROW under the assignment between owners of RBL 333 S.A (i.e. Stanley Knoll) and RBL 333 R.P (i.e. the approved residential development). Yet, there is no obligation for the owner of RBL S.A to allow connection of utilities to pass through.</p> <p data-bbox="1128 1417 2134 1457">Even if, at a very rare occasion, owners of Stanley Knoll reach a</p>																							

Item	Comments	Responses
	<ul style="list-style-type: none"> • to demonstrate the proposed alignment is the shortest feasible route. • Whether other alignments have been considered? Why a shorter direct route to Carmel Road (e.g. from the southwestern boundary of the Maryknoll House site) is infeasible / has not been adopted; 	<p>consensus and agree to allow the Applicant to lay utilities underneath their existing driveway and across their site, the total length of the pipes and cable duct will be stretched to about 375m long to connect to the public utilities on Stanley Village Road. Please refer to Option A of the Utility Alignment Options in Annex D</p> <p>Notwithstanding, the winding alignment and structural design of the access road that leads to Stanley Village Road are unsuitable for running/attaching the required utility installations. Space is insufficient to fit all the drainage, sewerage, power, town gas and water supply, and fire services underneath the access road. The curves and gradient both make laying the required utility installations technically infeasible.</p> <ul style="list-style-type: none"> • Apart from Option A, other alignment options which avoids passing through RBL 333 S.A have been explored (Annex D refers). For Option B to the east of Maryknoll House, the anticipated length of the utility pipes and ducts (without carrying out technical feasibility study) will be about 140m, which that of Option C (the proposed option) will be 50m. Option C encroached much less area into the “Green Belt” zone than that of Option B. • For Option D from the southwestern boundary to Carmel Road, it is considered not feasible due to the fact that there is here is a huge level difference between Maryknoll House (+63.5mPD) and Carmel Road (+30mPD). Also, there is a slope/retaining feature No. 15NE-A/FR189 which has a maximum height of 7m and a face angle of 90 degree just less than 2m away from the curb of Carmel Road. <p>Considering the requirements (including but not limited to acceptable angle and gradient) of the sewers, power cables and other utility installations as well as the potential impact to the existing retaining wall at the slope feature, the Applicant proposes to lay the utilities to the east of the existing slope/retaining feature. As such, Option C, the proposed alignment is considered as the shortest feasible route.</p>

Item	Comments	Responses
	<ul style="list-style-type: none"> • to demonstrate the proposed scale is the minimum to meet technical requirements; • clarification on the proposed treatment to the existing utility installations upon implementation of the proposed utility installations; • any measures will be adopted to minimise the possible visual impact arising 	<ul style="list-style-type: none"> • The proposed installations have been designed to be laid in the most compact way as far as practicable. Lead-in pipes would run alongside the maintenance staircase and some features (including utility lead-in pipes, maintenance staircase and power cable ducts) have been designed to overlap with each other where possible. • Existing utility installations that serve Maryknoll House will be disused and abandoned. • Most of the utilities will be laid underground or at the slope surface. Only the power cable duct draw pit (about 1m) and the handrailing of the maintenance staircase (about 1m) will be aboveground. Earth tone colour will be applied to the visible utilities in order to blend in with the existing slope. No adverse visual impact is anticipated. <p>To further minimise the potential visual impact, 37 new trees of standard size and woodland shrub mix of native species will be planted to screen the Proposed Utility Installations within the Application Site.</p> <p>The Supporting Planning Statement (Annex E refers) has been supplemented with the above justifications.</p>
10.4	Para. 4.1.4 of the SPS states that there are four underground utility lead-in pipes within the Site, while the layout plans (in Appendix 1) indicates that the utility lead-in pipes are aboveground. Please clarify.	The utility lead-in pipes are aboveground. Para. 4.1.4 of the Supporting Planning Statement (Annex E refers) has been revised.
11	Comments from Water Supplies Department (Responsible Officer: Mr. LAW Chi Wai, Terry; Tel: 2152 5737) Received on 14 January 2026	
11.1	No comment on the application.	Noted with thanks.

Item	Comments	Responses
12	Comments from Fire Services Department (Responsible Officer: Mr. YAN Chi Ho; Tel: 2733 7735) Received on 14 January 2026	
12.1	No comment on the application.	Noted with thanks.
13	Comments from Home Affairs Department (Responsible Officer: Mr. LEUNG Ying Kit; Tel: 2814 5760) Received on 14 January 2026	
13.1	No comment on the application.	Noted with thanks.
14	Comments from Environmental Protection Department (Responsible Officer: Mr. YUE Ping To, Derek; Tel: 2231 5622) Received on 14 January 2026	
14.1	<u>Major Comments on the Application/Main Reasons of Objection</u> Nil	Noted with thanks.
14.2	<u>Other Detailed Comments</u> It is noted that some portion of the existing SIMAR Slope Feature No. 15NE-A/C668 and within the Green Hatched Black Area will be installed of drainage and sewerage facilities, gas main, watermains, power cable ducts and a maintenance staircase. After the said utility installation and the granting of SIT to the applicant, the applicant shall take up the future maintenance of the slope feature no. 15NE-A/C668. The relevant maintenance responsibility of affected slope feature should be updated in SIMAR;	Noted.
14.3	During the construction period, the applicant shall take up the role as responsible party and maintenance agent of slope feature nos. 15NE-A/C668 and 15NE-A/FR189. The updated SIMAR record for the slope features shall be submitted to HyD for record purpose. The applicant shall carry out routine maintenance inspection and routine maintenance works for the two features during the construction period;	Noted.
14.4	For modification to the existing slope feature, e.g. Feature No.15NE-	Noted.

Item	Comments	Responses
	<p>A/C688, the applicant/ his consultant shall submit to GEO for checking the geotechnical design of the proposed works and obtain GEO's approval prior to commencement of works, and the following document should be submitted to this Regional Office upon completion of the works and prior to handing-over of the modified feature to this Regional Office for future maintenance:</p> <ul style="list-style-type: none"> a. Two hardcopies of Maintenance Manual (MM), as-built records as well as the GEO's Checking Certificate; b. 3 set of disc, for each containing the softcopies of the design for slope upgrading/improvement works (including but not limited to the design report, design drawings, design calculations; and all the correspondences related to the approval of the design), and the documents stated in sub-item (a) above; and c. As-built plan in hard copy and soft copy in dgn format (scale 1: 1000) marked up with the area within which soil nails have been installed (the soil nail sensitive area); 	
14.5	<p>Since the proposed works will affect trees and vegetation on HyD's maintained slope feature, the applicant/ his consultant should seek comment from Landscape Division of HyD accordingly;</p>	Noted.
14.6	<p>Occupation of the works site/ works area should be approved by Lands Department;</p>	Noted.
14.7	<p>The applicant/ his contractor is required to obtain an Excavation Permit (XP) from this Regional Office for carrying out the any excavation works on HyD's maintained slope feature(s). To avoid damage to existing utility services, relevant information from respective utility undertakers should be obtained and attached in the XP application;</p>	Noted.
14.8	<p>If the existing slope drainage system, would be affected by the proposed works, the applicant should make good and repair all damages to the satisfaction of this Regional Office;</p>	Noted.
14.9	<p>No construction materials/waste are allowed to be stocked pile on the HyD's maintained slope feature(s);</p>	Noted.

Item	Comments	Responses
14.10	A set of record showing the "pre" and "post" work conditions of the concerned slope shall be submitted to this Regional Office;	Noted.
14.11	We reserve our right to provide further comments upon receipt of further details.	Noted.
15	Further Comments from Planning Department (Responsible Officer: Mr. AU Chi Yuen, Tommy; Tel: 2231 4943) Received on 14 January 2026	
15.1	Please clarify why this application is separately submitted from Application No. A/H19/87 for the proposed preservation-cum-residential development at 44 Stanley Village Road.	<p>This application is to seek approval from the TPB for the Proposed Utility Installation for Private Project, which is to support the preservation-cum-residential development approved on 18.7.2025.</p> <p>This application was separately submitted to the TPB due to the following reasons:</p> <ol style="list-style-type: none"> 1) The latest planning approval (under application No. A/H19/87) for the proposed preservation-cum-residential development follows the same site boundary as the previously approved planning applications (i.e. S16 Application No. A/H19/82 and S12A Application No. Y/H19/1). Application No. A/H19/87 mainly involved amendments to the development scheme that was approved in 2021; while these amendments were neither Class A nor Class B Amendments, a fresh planning application was therefore required. Since the nature of the 2 planning applications were very similar, which was to assess whether the preservation scheme is acceptable, the site boundary had been maintained. 2) The preservation-cum-residential development has proceeded from planning stage to detailed design stage after planning approvals have been obtained. The Applicant has engaged more consultants to critically review the capacity of the existing utilities and the capability to meet the latest regulations and standards requirements, including but not limited to the latest building ordinance, Code of Practice for Fire Safety in Buildings, ProPECC PN 1/23 and the requirements by Hong Kong Electric and Towngas. The relevant consultants have

Item	Comments	Responses
		<p>confirmed that the existing utilities are not sufficient to support the preservation-cum-residential development.</p> <p>3) After confirming the need for a new set of utility installations, the Applicant then tried to sort out the best option. Upgrading of the existing utilities that support the Maryknoll House would inevitably and significantly affect the daily lives of the residents living in Stanley Knoll. The upgrading works would have to take place both within Stanley Knoll private area (the ROW/driveway leading to Maryknoll House) and the winding access road between Stanley Knoll and Stanley Village Road. The Applicant anticipates a significantly longer construction period if we were to carry out the upgrading works in phases in order to minimise the nuisance to the neighbours. This comes to the current application.</p>
16	<p>Further Comments from Planning Department (Responsible Officer: Ms. WU Ho Kei, Maggie; Tel: 2231 4945) Received on 15 January 2026</p>	
16.1	<p>please note I have the following comments on the layout plan: Please clarify what is the ‘Green Hatched Black Area’.</p>	<p>Please find the revised layout plan in Annex B.</p> <p>The annotated ‘Green Hatched Black Area’ belongs to the adjoining STT No. SHX-1172. The area does not fall within the Application Site.</p>
16.2	<p>It is observed that the proposed utility pipes overlapping with portion of an existing pipe. The concerned portion is marked on the attached plan. Please clarify the proposed treatment for this portion.</p>	<p>The existing pipe will remain at its position and will not be affected by the Proposed Utility Installations due to the difference in level.</p>

Encl.

Annex A – Email Correspondence with Transport Department

Annex B – Revised Layout Plans and Sectional Plan for the Proposed Utility Installations

Annex C – Revised Tree Survey Report

Annex D – Utility Alignment Options

Annex E – Revised Supporting Planning Statement

Compiled by: KTA

Date: 16 January 2026

File Ref: 20260116_S3115a_FI(1)_R-to-C