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**Charlotte Tsz Wing WUN/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年02月13日星期五 16:46  
收件者: Charlotte Tsz Wing WUN/PLAND  
副本: Shing Fung CHAIR/PLAND  
主旨: RE: Application No. A/NE-TKP/2 - Departmental Comments  
類別: Internet Email

Dear Ms. WUN

That is correct. The further information submitted today on 13 February supersedes what I submitted on 11 February for application No. A/NE-TKP/2.  
for application No. A/NE-TKP/2.

Best Regards

James Stewart.

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**From:** Charlotte Tsz Wing WUN/PLAND <ctwwun@pland.gov.hk>  
**Sent:** Friday, February 13, 2026 8:41 AM  
**To:** [REDACTED]  
**Cc:** Shing Fung CHAIR/PLAND <sfchair@pland.gov.hk>  
**Subject:** Re: Application No. A/NE-TKP/2 - Departmental Comments

Dear Sir/Madam,

Please advise whether the further information submitted via your email dated 13.2.2026 supersedes the further information submitted via your email dated 11.2.2026 for application No. A/NE-TKP/2.

Thank you.

Regards,  
Charlotte WUN  
TP/TP5  
Sha Tin, Tai Po and North District Planning Office  
Planning Department  
Tel: 2158 6018

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**From:** [REDACTED]  
**Sent:** Friday, February 13, 2026 3:15 PM  
**To:** Charlotte Tsz Wing WUN/PLAND <[ctwwun@pland.gov.hk](mailto:ctwwun@pland.gov.hk)>

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**Cc:** Iris Tsoi Ying YIK/PLAND <[ityyik@pland.gov.hk](mailto:ityyik@pland.gov.hk)>; Shing Fung CHAIR/PLAND <[sfchair@pland.gov.hk](mailto:sfchair@pland.gov.hk)>

**Subject:** RE: Application No. A/NE-TKP/2 - Departmental Comments

**Importance:** High

**Subject:** A/NE-TKP/2 – Revised Format of Response to WSD Comments

Dear Ms. WUN,

Further to my submission dated 11 February 2026, I have reformatted the Applicant's response to the Water Supplies Department comments into an indented, point-by-point structure for ease of reference and clarity.

The content of the response remains unchanged. The revised version is intended only to improve readability.

If acceptable, I would be grateful if this reformatted version could be treated as the Applicant's response to the WSD comments and shared with the Water Supplies Department accordingly. I have also attached the unchanged 'No Material Increase Environmental Confirmation Statement' for ease of reference.

Thank you for your assistance.

Best regards,

James Stewart

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**From:** [REDACTED]

**Sent:** Wednesday, February 11, 2026 7:46 PM

**To:** 'Charlotte Tsz Wing WUN/PLAND' <[ctwwun@pland.gov.hk](mailto:ctwwun@pland.gov.hk)>

**Cc:** 'Iris Tsoi Ying YIK/PLAND' <[ityyik@pland.gov.hk](mailto:ityyik@pland.gov.hk)>; 'Shing Fung CHAIR/PLAND' <[sfchair@pland.gov.hk](mailto:sfchair@pland.gov.hk)>

**Subject:** RE: Application No. A/NE-TKP/2 - Departmental Comments

**Subject:** A/NE-TKP/2 – Further Information in Response to WSD Comments (TPB PG-No. 32B)

Dear Ms WUN,

I refer to Application No. A/NE-TKP/2 concerning the proposed temporary private garden at Government Land in D.D. 255, Pak Tam Au.

Further to your email forwarding the comments of the Water Supplies Department, please find attached the Applicant's detailed responses prepared in a side-by-side format addressing each comment.

This submission is made pursuant to TPB PG-No. 32B as further information in response to departmental comments. The enclosed responses provide clarification of the formation, operation and management

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of the proposed temporary private garden and confirm that there is no material increase in pollution effect within the Upper Indirect Water Gathering Grounds.

For the avoidance of doubt, the further information does not involve any:

- Change to the site boundary;
- Change to GFA, building height or development parameters;
- Intensification of use; or,
- Material change to the nature of the application.

A concise 'No Material Increase Environmental Confirmation Statement' is also enclosed for ease of reference in relation to the matter of material increase in pollution effect.

Please let me know if any further clarification is required.

Kind regards,

James Stewart

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**From:** Charlotte Tsz Wing WUN/PLAND <[ctwwun@pland.gov.hk](mailto:ctwwun@pland.gov.hk)>

**Sent:** Wednesday, February 4, 2026 7:05 AM

**To:** [REDACTED]

**Cc:** Iris Tsoi Ying YIK/PLAND <[ityyik@pland.gov.hk](mailto:ityyik@pland.gov.hk)>; Shing Fung CHAIR/PLAND <[sfchair@pland.gov.hk](mailto:sfchair@pland.gov.hk)>

**Subject:** Application No. A/NE-TKP/2 - Departmental Comments

Dear Sir/Madam,

I refer to the planning application No. A/NE-TKP/2 for proposed temporary private garden for a period of three years at Government Land in D.D. 255, Pak Tam Au, Sai Kung North.

Please find the comments from the Water Supplies Department (contact person: Ms. Maye NG; tel: 2152 5759) below for your consideration.

*[See attachment "WSD\_comments\_to\_applicant.pdf"]*

If you intend to make responses to the comments or provide further information to supplement your application, please make reference to the relevant Town Planning Board Guidelines (TPB PG-No. 32B) which is available on the website of the Town Planning Board ([https://www.tpb.gov.hk/en/forms/Guidelines/TPB\\_PG\\_32B.pdf](https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG_32B.pdf)).

Should you have any questions related to the comments above, please feel free to contact the relevant officer or the undersigned.

Thank you.

Regards,  
Charlotte WUN  
TP/TP5

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Sha Tin, Tai Po and North District Planning Office  
Planning Department  
Tel: 2158 6018

# RESPONSE TO WATER SUPPLIES DEPARTMENT (WSD)

## Application No.: A/NE-TKP/2

Proposed Temporary Private Garden (3 years)

Government Land in D.D. 255, Pak Tam Au

OZP: To Kwa Peng and Pak Tam Au Outline Zoning Plan

WSD Comment	Applicant's Response
<p>1. The application site for the proposed temporary private garden falls within the Upper Indirect Water Gathering Grounds (WGG). The site area is about 177 sq. metres, and the garden is located at a distance of more than 30 metres to the nearest watercourse. The Applicant proposes two single-storey structures for storage sheds. However, details on the operation and management of the garden have not been mentioned in the submission.</p>	<p><b>The Applicant confirms:</b></p> <p><b>Location</b></p> <ul style="list-style-type: none"> <li>• The site is within the Upper Indirect WGG.</li> <li>• The site is located more than 30 metres from the nearest watercourse.</li> </ul> <p><b>Nature of Proposal</b></p> <ul style="list-style-type: none"> <li>• The proposal is for temporary private garden use only.</li> <li>• There is no new residential development.</li> <li>• There is no intensification of use.</li> <li>• The current application excludes any vehicle parking spaces within the proposed garden site.</li> </ul> <p><b>Formation</b></p> <ul style="list-style-type: none"> <li>• No excavation is proposed.</li> <li>• No land filling is proposed.</li> <li>• No alteration to ground levels is proposed.</li> <li>• No modification to existing drainage is proposed.</li> <li>• The two prefabricated storage sheds will sit on existing concrete hardstanding.</li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>• The garden will be used solely as ancillary residential garden space.</li> <li>• No commercial use.</li> <li>• No additional sanitary facilities.</li> <li>• No increase in sewage generation.</li> </ul> <p><b>Maintenance</b></p> <ul style="list-style-type: none"> <li>• No fertilizers, pesticides or chemicals will be used.</li> <li>• Garden waste will be removed via municipal collection outside WGG.</li> </ul> <p>The proposal does not alter the environmental baseline condition of the site.</p>

2. Based on the submission, there are risks of contamination to the WGG due to the formation, operation and management of the garden with ancillary facilities. In order to safeguard the raw water quality in WGG, the applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of the WSD that there is no material increase in pollution effect resulting from the proposed development. In particular, the applicant shall provide evidences and/or control measures to ensure that the following conditions are met:

**The Applicant respectfully clarifies:**

**No Proposed Development**

- There is no proposed development involving additional dwelling units.
- No plumbing.
- No sewage discharge.
- No land formation works.
- No drainage modification.
- No chemical storage.
- No vehicle parking within the proposed garden site.

**Existing Septic System**

- The existing house (constructed circa 1988) shares a septic tank system located at Lot 367 in D.D. 255.
- The system has remained unchanged since construction of the three nearby houses in 1988.
- No alteration to this system is proposed.

**Accordingly:**

- There is no increase in sewage load.
- No increase in effluent discharge.
- No pollution pathway.
- There is no material change in the pollution risk profile of the site.

A concise “No Material Increase Environmental Confirmation Statement” is enclosed in lieu of a full risk assessment report.

(1) No discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside WGG.

**Confirmed.**

- The garden generates no wastewater.
- No new effluent discharge is proposed.
- The existing shared septic tank system at Lot 367 in D.D. 255 remains unchanged.

<p><b>(2)</b> All solid waste and sludge arising from the proposed development shall be disposed of properly outside WGG.</p>	<p><b>Confirmed.</b></p> <ul style="list-style-type: none"> <li>• There is no construction generating waste.</li> <li>• Only minor grass clippings and garden trimmings will arise.</li> <li>• These will be removed via municipal collection outside WGG.</li> <li>• No sludge or hazardous waste will arise.</li> </ul>
<p><b>(3)</b> The use and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG.</p>	<p><b>Confirmed.</b></p> <ul style="list-style-type: none"> <li>• None of the above substances will be used or stored on site.</li> </ul>
<p><b>(4)</b> No chemicals including fertilizers and detergents shall be used/stored without the prior approval from the Water Authority.</p>	<p><b>Confirmed.</b></p> <ul style="list-style-type: none"> <li>• No fertilizers or chemicals will be used or stored.</li> </ul>
<p><b>(5)</b> Oil leakage and spillage are not allowed within WGG at all times. Oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any possible oil leakage or spillage. Control measures including not allowing oil tanker to park inside the vehicle parking spaces shall be implemented to avoid oil leakage or spillage in the WGG.</p>	<p>The current application does not include any vehicle parking spaces within the proposed garden site.</p> <ul style="list-style-type: none"> <li>• No oil tanker access is proposed.</li> <li>• No fuel storage is proposed.</li> <li>• No lubricants or mechanical works are proposed.</li> </ul> <p>Accordingly, oil leakage or spillage does not arise under the current scheme.</p>

<p>(6) The garden, car park, storage sheds and their associated activities shall be located away from any water courses as far as possible. All garden structures shall be water-tight and properly maintained. Signage for alerting not to pollute WGG should be displayed.</p>	<p>The current application excludes any car park within the proposed garden site.</p> <ul style="list-style-type: none"> <li>• The site is more than 30 metres from the nearest watercourse.</li> <li>• The prefabricated sheds are water-tight.</li> <li>• They sit on existing concrete hardstanding.</li> <li>• The Applicant has no objection to displaying signage reminding occupants not to pollute WGG.</li> </ul>
<p>(7) During the formation of the garden and erection of the structures, no earth and other construction materials which may cause contamination to WGG are allowed to be stockpiled or stored on site. Furthermore, all excavated or filled surfaces shall be protected from erosion and siltation to any water courses shall be prevented within WGG. All construction spoils shall be contained and protected; and effluent containing spoils shall be disposed of after desiltation.</p>	<p>There will be no construction works involving earthworks.</p> <ul style="list-style-type: none"> <li>• No excavation.</li> <li>• No filling.</li> <li>• No spoil generation.</li> <li>• No stockpiling.</li> <li>• No construction materials will be generated or stored on site.</li> </ul> <p>The prefabricated sheds will be assembled above ground on existing concrete hardstanding only.</p> <p>Accordingly, erosion, siltation and spoil management issues do not arise.</p>
<p>3. In addition to the above requirements, the applicant please observe and follow the Conditions for Working within WGG during the formation of the garden in accordance with para. 15 of Appendix VI in D.I. No. 810 as appropriate.</p>	<p><b>Confirmed.</b></p> <ul style="list-style-type: none"> <li>• The Applicant will comply with D.I. No. 810 as applicable.</li> <li>• As no earthworks are proposed, the conditions relating to excavation, silt traps and spoil removal are not triggered.</li> </ul>

## **No Material Increase Environmental Confirmation Statement**

Application No. A/NE-TKP/2

Government Land in D.D. 255, Pak Tam Au

### **1. Introduction**

This statement confirms that the proposed temporary private garden will not result in any material increase in pollution effect within the Upper Indirect Water Gathering Grounds (WGG).

### **2. Existing Conditions**

- Site previously used as a private garden under a Short Term Tenancy and remains physically formed.
- Land already formed.
- No ongoing earthworks.
- Existing drainage unchanged.
- Existing shared septic tank system located at Lot 367 in D.D. 255 (in operation since 1988).

### **3. Proposed Use**

- Temporary private garden only.
- Two small prefabricated storage sheds on existing concrete hardstanding.
- No excavation or filling.
- No drainage alteration.
- No additional sanitary facilities.
- No vehicle parking within proposed garden site.
- No fertilizer, pesticide or chemical use.

#### **4. Pollution Pathway Assessment**

<b>Potential Pathway</b>	<b>Change Proposed</b>	<b>Pollution Increase</b>
Sewage Load	None	None
Effluent Discharge	None	None
Surface Runoff	None	None
Chemical Storage	None	None
Oil Storage	None	None
Soil Disturbance	None	None

#### **5. Conclusion**

The proposal does not introduce any new pollution source, discharge pathway, soil disturbance or intensification of use. Accordingly, it does not result in any material increase in pollution effect within the Upper Indirect WGG. Whether the planning application is approved or refused, the physical and environmental condition of the site remains unchanged.