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主旨: Fw: Planning Application No. A/NE-TKP/3 - Submission of Further Information
附件: A_NE-TKP_3.pdf; Revised Application Form.pdf; Excavation Plan.pdf

From: pang hingyeun [REDACTED]
Sent: Monday, September 28, 2026 9:46 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Planning Application No. A/NE-TKP/3 - Submission of Further Information

Dear Sir/Madam,

We responded to the department's comments and submitted Further Information

1. Thank you for your reply. Please be informed that Catchpit 22 has been updated to a Backdrop Manhole directly on the drawing.
2. We revised the dimensions for filling of land and excavation of land. Please refer to the revised form and the Excavation Plan.
3. There are no large trees at the proposed application site. Since the area had been left unattended for a long time, small weeds and small bushes have grown.

Therefore, during the construction works, we only need to clear the small weeds and bushes.

At the same time, after the project is completed, we will plant some vegetation in the relevant areas to beautify the environment.

4. About the level 3.4mPD, this is the existing ground level and also the ground level after the completion of the works.
5. We will ensure that a minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively.

This email supersedes the one sent on 25 September 2026 at 11.28 am.

Thank You !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送

RESPONSE TO COMMENTS

Planning Application No. A/NE-TKP/3

Project: Proposed Village Housing

Location: D.D. 293 Lot Nos. 662 S.A, 664 S.B, 668 S.B, 669 RP & 664 S.A, 667 S.C, 668 S.A, 669 S.B, 671 S.B & 654 S.A RP, 658 RP, 659, 660 RP, 661 RP & 658 S.B, 658 S.C, 660 S.B, 660 S.C, 661 S.B, 662 S.B, 662 S.C, To Kwa Peng, Sai Kung North, New Territories

Reference submittal: Drainage Assessment Report dated 25 June 2026

1. Comments on Further Information received by TPB on 3 August 2026

DSD contact: Mr. Hugo DENG (Tel. 3965 8853)

ITEM	DESCRIPTION	RESPONSE
1	The supporting calculation should adopt the parameters stipulated in the latest Stormwater Drainage Manual Corrigendum. Please review the design calculation.	Noted. Appendix B is revised. The adopted parameters are updated to Stormwater Drainage Manual Corrigendum 1/2022 and 1/2024.
2	It is noted that the velocity in few drainage pipes is over 3 m/s. Please review.	Noted. Appendix B is revised. The maximum velocity is smaller than 3m/s.
3	The pipe material for stormwater drainage system should be concrete pipe rather than UPVC pipe. Please review.	Appendix A and B are revised. The pipe material for stormwater drainage system is concrete pipe.
4 a)	Part(s) of the proposed stormwater drainage system is/are within the Government Land near the application site(s). The applicant(s) shall seek Lands Department's permission for laying such newly proposed sewers/drains/channels and/or modifying/upgrading existing ones on Government Land outside the applicable site(s).	Part(s) of the proposed stormwater drainage system is/are within the Government Land near the application site(s). We will seek Lands Department's permission for laying such newly proposed sewers/drains/channels and/or modifying/upgrading existing ones on Government Land outside the applicable site(s).
4 b)	The proposed drainage works, whether within or outside the application site(s), should be constructed and maintained by the applicant(s) at his/their expense.	The proposed drainage work, whether within or outside the application site(s), should be constructed and maintained by our own expense.
4 c)	The applicant(s) should rectify/modify the existing drainage system if it is found to be inadequate or ineffective during operation. The applicant(s) shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system.	We will rectify/modify the existing drainage system if it is found to be inadequate or ineffective during operation. We will shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system.

ITEM	DESCRIPTION	RESPONSE
4 d)	DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through government land and/or other private lot(s). The applicant(s) shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented on site.	DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through government land and/or other private lot(s). We will ensure that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented on site.
4 e)	Please be reminded that the domestic wastewater, such as wastewater from washing machine, kitchen, bathroom, toilet and washbasin are prohibited to discharge into stormwater drainage system.	We will ensure that domestic wastewater, such as wastewater from washing machine, kitchen, bathroom, toilet and washbasin are prohibited to discharge into stormwater drainage system.
4 f)	The applicant(s) should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the application site(s). In the event of any damage to the existing drainage facilities, the applicant(s) would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom.	We will take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the application site(s). In the event of any damage to the existing drainage facilities, we will be held responsible for the cost of all necessary repair work, compensation and any other consequences arising therefrom.
4 g)	The applicant(s) should also be advised that the limited desk-top checking on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his/their obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from the application site(s).	We will ensure that the limited desk-top checking on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his/their obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from the application site(s).
5	Please advise the level of existing ground profile and indicate on relevant drawing(s) as appropriate.	Please refer to the Construction Proposal.
6	For the drawing of Construction Proposal as submitted under FI received by TPB on 8.7.2026, please indicate the top and bottom level (in mPD) of the proposed stormwater drain discharge point, the thickness of concrete cover, the top level of the sand and gravel layer, and the top level of footpath on the said drawing.	Please refer to the Construction Proposal.

ITEM	DESCRIPTION	RESPONSE
7	Please advise whether the proposal would involve clearance of vegetation and/or removal of tree(s).	There are no large trees at the proposed application site. Since the area had been left unattended for a long time, small weeds and small bushes have grown. Therefore, during the construction works, we only need to clear the small weeds and bushes. At the same time, after the project is completed, we will plant some vegetation in the relevant areas to beautify the environment.
8	Please advise the location and status (i.e. whether they are existing or proposed house(s)/development(s), and whether permission from LandsD has obtained) of house(s)/development(s) to be connected to the proposed stormwater drain.	There are currently two small houses that have been completed, but the rainwater drainage channels for these houses have not yet been finished. In addition, in this village we already have about 10 small houses that have been approved by the Lands Department. However, due to problems with the drainage outlets, we have been unable to obtain the commencement permit. For details, please refer to the attached proposed small house plan.

2. Preliminary comments on draft Further Information dated 29 June 2026.

ITEM	DESCRIPTION	RESPONSE
1	Section 2.1 (4) refers. The proposed stormwater drain will adopt concrete pipes with flexible joints. However, this is different with the drawings in Appendix A. Please clarify.	Appendix A is revised. The pipe material for stormwater drainage system is concrete pipe.
2	Part(s) of the proposed stormwater drainage system is/are within the private lot(s) near the application site. The applicant(s) shall resolve any conflict / disagreement with relevant lot owner(s) and seek Lands Department's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lot(s) or on Government land (where required) outside the application site(s).	Noted.
3	Warm reminder from PlanD: any response to departmental comments or further information should make reference to Town Planning Board Guidelines TPB PG-No. 32B and be submitted to TPB with a copy to the Planning Department by the stated deadline.	Noted.