[redacted]

主旨: Fw: A/NE-TKP/3
附件: Response_to_Comments_A_NE-TKP_3.pdf; CW_TKP_LOP.pdf; CW_TKP_SH.pdf

From: pang hingyeun <[redacted]>
Sent: Wednesday, October 28, 2026 9:13 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; pang hingyeun <[redacted]>
Subject: A/NE-TKP/3

Dear Sir/Madam,

Please find the enclosed further information for response to the department's comments.
This email supersede the one sent on 27 October 2026 at 16:43 pm.
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

1. Comments from Agriculture, Fisheries and Conservation Department (AFCD)

ITEM	DESCRIPTION	RESPONSE
a & b	in view that majority of the proposed work is on the CPA zone which is well-vegetated and Pak Tam Road and a large part of the footpath connected to the Site are located within Sai Kung East Country Park (SKECP), the applicant should provide more information on the potential impact to local vegetation and on the means of transportation of the construction material to the Site for our future consideration; and as a reminder, the footpath concerned is narrow and the use of the footpath for transportation of construction materials / machineries is not advised. In view that the Site is assessable by marine access off a small pier nearer to the site, the applicant may explore the use of alternative routes in between the pier and the Site. Should there be a need to transport construction materials / machinery via SKECP, prior permission from relevant authorities including the Country and Marine Parks Authority, the Water Supplies Department and the Transport Department are required. Justifications for the use of Pak Tam Road and the footpath, if necessary, in SKECP as well as the type and photos of the vehicles/construction equipment involved shall be provided for consideration.	Due to the excessively long distance required to reach the construction site by traveling from Pak Tam Road through the pedestrian walkway, and because that section of road is extremely narrow, transporting materials is highly inefficient and not favorable for our operations. Therefore, we ensure that no building materials, machinery, or vehicles will use the pedestrian walkway along Pak Tam Road to reach the construction site. We will fully adopt marine access; all materials and equipment will be delivered by marine vessels to the existing small pier located near the Site. Materials unloaded at the pier will be directly and efficiently transferred over this short distance into the Site using manual labor or lightweight, low-impact tools (e.g., electric hand-trolleys). To further safeguard the well-vegetated CPA zone, temporary protective hoarding/fencing will be erected along the Site boundary prior to the commencement of any works. No stockpiling of materials will be allowed outside the Site or along the short path from the pier.

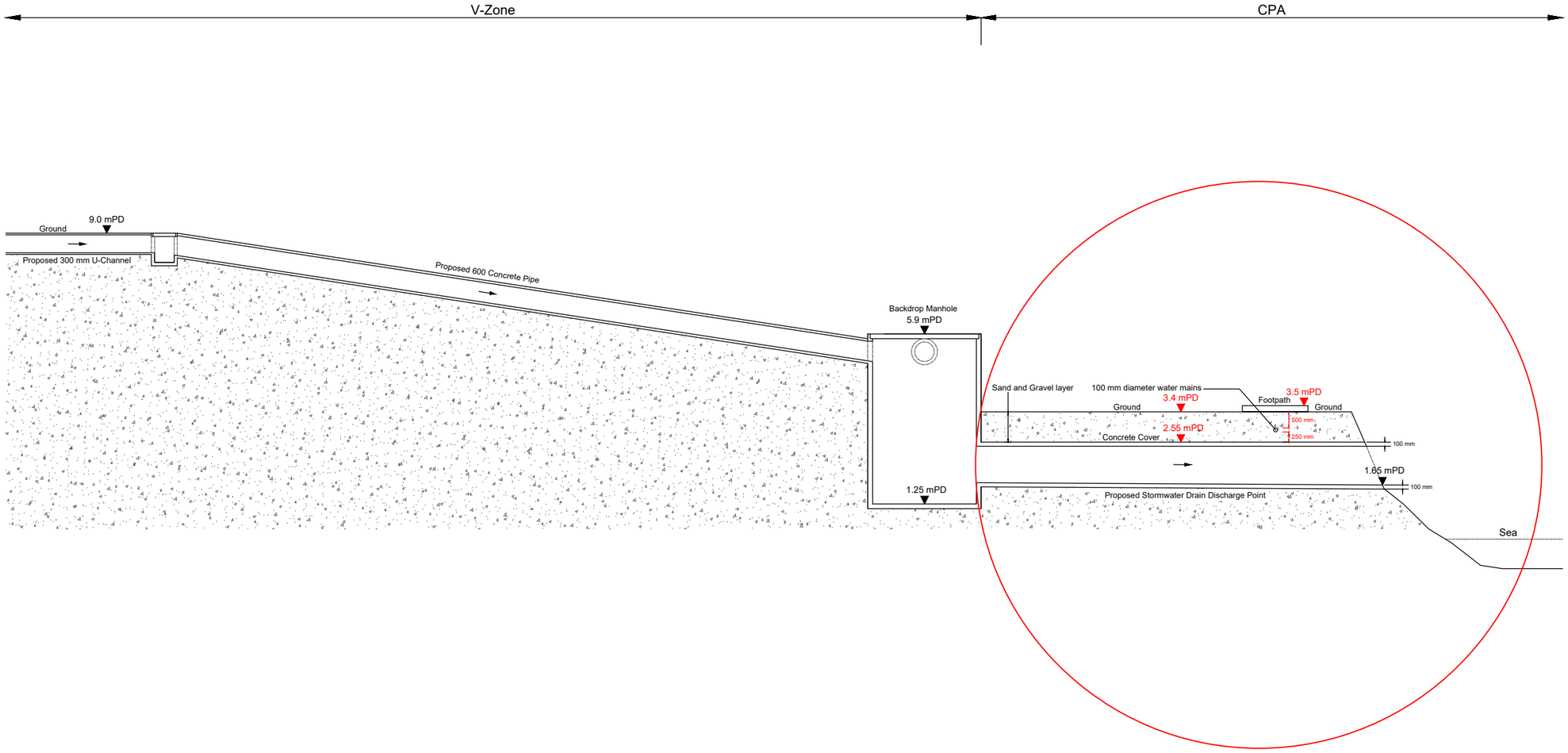
2. Comments from Water Supplies Department (WSD)

ITEM	DESCRIPTION	RESPONSE
i	The applicant shall provide layout/sectional view showing the permanent arrangement and the maintenance arrangement of the existing water main in future since a section of pipe may be cast in the U-channel's RC wall. As such, the applicant is required to provide drawings and/or site photos indicating the future arrangement for WSDF's consideration.	We clarify that the existing water main is located well above the proposed u-channel and will not be cast in or embedded into the RC wall. As shown in the attached Plan No. CW/TKP/LOP, the water main is situated 500mm below the road level, and a 250mm sand/soil backfill layer will be provided as a protective buffer between the bottom of the water main and the top of the u-channel. This arrangement ensures complete structural separation and provides sufficient space and soil cover for future maintenance or pipe replacement by WSDF.
ii	When carrying out emergency repair of the government water main, removal of part of the U-channel may be unavoidable. The applicant is required to undertake any necessary reinstatement under such circumstance.	The government's water main is located above our u-channel; the government can carry out emergency repairs to the water main without removing the u-channel. Should any damage occur, we will reinstate the affected area.

ITEM	DESCRIPTION	RESPONSE
iii	The applicant and his/her successors are required to either divert or protect the water mains found on site. Based on the drainage impact assessment provided, a 1200mm open channel is proposed to be constructed between Lot 758 and 730RP. However, based on the mains record plan (enclosed in their previous comments provided to you our email dated 24.4.2026), the proposed open channel will block the existing underground water main thereat. The applicant shall submit a proposal demonstrating proper interfacing with the existing water main including but not limited to diversion plan for WSD's agreement as deemed appropriate.	We would like to clarify that the proposed 1,200mm wide u-channel is not an open channel; it is a buried u-channel. It is clarified that no water main diversion is required, as the proposed u-channel will not block or conflict with the existing underground water main. While they appear to overlap the layout plan, they are vertically separated with sufficient clearance. As shown in the attached Sectional View (Plan No. CW/TKP/LOP, the existing water main is located well above the proposed u-channel. There is a 500mm soil cover from the road level to the water main, and a 250mm sand/soil backfill layer will be provided directly underneath the water main as a protective buffer before reaching the top of the u-channel. Therefore, the u-channel will not structurally interface with or block the water main. The water main will be fully protected on-site by the sand/soil bedding, and its maintenance accessibility will be fully maintained.

3. Comments from Planning Department (PlanD).

ITEM	DESCRIPTION	RESPONSE
1	According to the R to C received on 28.9.2026 for the captioned application, it is stated that two completed small houses and ten small houses (commencement permit to be obtained) to be connected to the proposed stormwater drain. However, the proposed small house plan and drainage assessment report only comprise ten small houses.	We would like to clarify that there are currently 10 Small Houses that need to connect their stormwater drainage to the application site. Construction of two of these Small Houses has been completed, but the drainage channels have yet to be built. Construction of the remaining eight has not yet commenced; they must await approval of the planning application before the Lands Department can issue the relevant Letters of Exemption. Please refer to the attached proposed small house plan (Plan No. CW/TKP/SH) for details.
2	Noting that the public footpath falls within the application site, please advise any alternative footpath/walking route is available and the time required for construction of the proposed utility installation.	We will carry out the work in phases. In Phase 1, we will work on the areas outside the pedestrian footpath. Once completed, these areas will be available for pedestrians to use. In Phase 2, we will carry out work on the pedestrian footpath. This phased approach will ensure that pedestrians can continue to always use the footpath. We will also install barriers and warning signs around the work areas to alert pedestrians and help ensure their safety.



Project Title : Proposed Stormwater Drain Discharge Point	Scale : 1 : 150	Plan No. : CW/TKP/LOP
	Date : 29-08-2026	Survey Sheet No. : 8-NE-16A
Drawing Title : Construction Proposal	CHUO WANG SURVEY SERVICES COMPANY 1/F, Block A, Wo Tai Building, No. 2-24, Wo Tai Street, Luen Wo Hui, Fanling, N.T. Telephone : 26831600 Mobile : 66862836 Fax : 26831380 E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com	

Remarks :

1. Construction of small houses no. 6 & 10, has been completed, but the drainage channels have yet to be built.
2. Construction of small houses no. 1-5 & 7-9 has not yet commenced; they must await approval of the planning application before the Lands Department can issue the relevant Letters of Exemption.



Project Title : Proposed Stormwater Drain Discharge Point	Scale : 1 : 500	Plan No. : CW/TKP/SH
	Date : 28-08-2026	Survey Sheet No. : 8-NE-16A
Drawing Title : Proposed Small House	卓弘測量服務公司 CHUO WANG SURVEY SERVICES COMPANY 1/F, Block A, Wo Tai Building, No. 2-24, Wo Tai Street, Luen Wo Hui, Fanling, N.T. Telephone : 26831600 Mobile : 66862836 Fax : 26831380 E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com	