

Response to Comments
Application No.TPB/A/SK-CWBS/52

Planning Department	Ms. Lisa CHAU Tel: [REDACTED]
Comments	Response
<p>i Please advise whether other alternative alignments/ approaches have been explored to minimise impacts of proposed utility installations to the surrounding areas, and provide justifications for the alignment/ approach adopted under the subject planning application;</p>	<p>We confirm that other alternative alignments / approaches had been explored and the proposed utility corridor is the most feasible and reliable scheme accepted by CLP.</p> <p>The electricity cable routing is shaped by the site’s terrain and is designed according to technical advice from CLP’s Engineers. Noting that the nearest CLP High Voltage (HV) Pillar is located at Clear Water Bay Road near Ha Yeung San Tsuen with level difference of approximate 8 metres above the concerned village houses, hence creating challenges in cable connection from the HV Pillar to each village house. Reference from Planning Application no. A/SK-CWBS/48 is attached. In consideration of the level difference, the laying of electric cables (overall diameter approximately 75mm) requires sufficient bending radius and gradient of not greater than 1:12 to prevent excessive tension due to gravity and cause damages to the cables. The utility corridor design provides straight path with smooth curvature, with draw pits placed at certain intervals to ensure safe installation works. The drawpits and ductings layout plan had been scrutinized and approved by CLP Engineers (CLP’s letter dated 11 April 2023 is attached for your information). Safety is significant to the design of the utility corridor not only for the cable laying works but also future maintenance of CLP equipment as required by CLP in Item 2 of aforementioned CLP’s letter). Maintenance, especially at draw pits, must be conducted on stable ground. The cable route follows the gentle slope to ensure safe working conditions and technical feasibility.</p>

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ii	<p>noting that about 34% of the Application Site (i.e. 347.3m²) are for the proposed utility corridor, please clarify the intended use of the remaining 66% of the Site area.</p>	<p>To protect the site's ecology, the area of the utility corridor is limited to 34% of the site area and the width is kept to minimum 3.1m to place the essential utility services such as CLP power cables, Telecom cables and water supply pipes. (Please refer to Section X-X of attached dwg. CSD-02 for demonstration). The remaining 66% is preserved as grassland and compensatory trees, in line with the tree compensation plan (Drawing No. CTP 01 in the TPRP proposal). This ensures minimal impact on the natural landscape.</p>
iii	<p>dimensions of the proposed utilities (i.e. electricity cable duct, water pipe and U Channel) as provided under the Application Form (i.e. item (iii) of Part 6 on page 6) does not tally with the dimensions as shown on revised Section Plan submitted on 9.1.2026. Please provide a table and drawings showing dimensions (i.e. length, width and height) of all proposed utilities. Noting that retaining wall and toe wall are also proposed, please also clarify their dimensions (width and height) and depth of excavation. In view of the above, please clarify the proposed total excavation area and depth of excavation; and</p>	<p>Dimension of the proposed utilities is provided in the attached Appendix 1 and is consistent with the attached combined services drawings (dwg. CSD-01A and CSD-02) showing the proposed utility installations routing and arrangement. Dimension of the proposed retaining wall and toe wall with excavation area are also shown on the attached Appendix 1.</p>
iv	<p>according to the planning statement, the proposed utility installations involve underground cable, water, telecommunication and other utilities ducting. However, the revised Section Plan only shows "中電井" and "水喉坑". Please clarify and provide alignments and dimensions of other proposed utilities, if any.</p>	<p>The alignments and dimensions of the proposed utility installations are shown on the attached combined services drawings (dwg. CSD-01A and CSD-02).</p>

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Transport Department		Mr. BOEDIHARDJO Johnathan, Ding Chian Tel: [REDACTED]
	Comments	Response
a	Please advise if the concerned NTEHs together with the semi-annual septic tank are accessible by existing local tracks;	The NTEHs in the context are surrounded fully by other private lots, with no vehicular access nor local tracks avails for reaching the septic tanks.
b	it is noted that a run-in/out is proposed in the RtC, please advise the land status of the proposed vehicular access and whether there is a proper vehicular access point in the lease condition;	The proposed run-in/out is primarily located within Private Lot 28 RP in DD 233, as shown on the attached Lot Index Plan at Appendix 2. The lot is held under Block Government Lease, the conditions of which do not impose any restrictions on the vehicular access point.
c	please advise the management and maintenance responsibility of the proposed access road;	The management and maintenance regarding the proposed utilities corridor is responsible by the applicant.

Response to Comments
Application No.TPB/A/SK-CWBS/52

d	<p>as stated in the RtC, access entry management control would be implemented with traffic controllers managing vehicle movements. Please advise how these measures could be enforced;</p>	<p>We refer to your query regarding the implementation of access entry management control as stated in the RtC.</p> <p>To ensure proper enforcement of the traffic management measures, the applicant will arrange traffic controllers to be stationed at the site entrance during the scheduled access periods. These controllers will be responsible for:</p> <ul style="list-style-type: none">- Managing vehicle movements by coordinating entry and exit in accordance with the approved routing plan.- Verifying access by checking with the village office staff prior to opening the gate, ensuring only authorized vehicles (vacuum trucks and associated maintenance vehicles) are permitted.- Monitoring compliance with the stipulated travel route, i.e. southbound along Clear Water Bay Road, U-turn at the Po Toi O roundabout, and northbound entry to the site, with the same procedure applied upon departure.- Maintaining records of vehicle entry and exit to provide accountability and facilitate review if required. <p>These measures will ensure that vehicle access is strictly controlled, movements are orderly, and the approved traffic management arrangements are fully observed.</p> <p>We trust the above clarifies how the access entry management control will be enforced. Please let us know if further details are required.</p>
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Response to Comments
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e	<p>as stated in the RtC, vehicles would be required to enter the proposed site via Clear Water Bay Road (northbound) and leave the site via Clear Water Bay Road (southbound). Please propose the traffic management measures, e.g. traffic signs and/or physical measures, to implement the access control from road safety point of view;</p>	<p>To ensure road safety and proper access control, the following traffic management measures are proposed:</p> <p>Traffic Signs: - "This Access – Authorized Vehicles Only 「此通道 — 僅限獲授權車輛」" sign will be installed at the entry gate. The signage will be placed in a prominent and clearly visible position. Attached at Appendix 2 are the drawings of the proposed traffic signs and street furniture.</p> <p>Physical Measures: - Provision of a controlled gate at the site entrance, operated by traffic controllers in coordination with the village office staff.</p> <p>Traffic Controllers: - Deployment of trained traffic controllers during vehicle access periods to manage entry/exit, and ensure compliance with safety requirements. - Controllers will also maintain records of vehicle movements for monitoring and review.</p> <p>These measures will ensure that vehicle access is strictly regulated, safe, and consistent with the approved routing plan, thereby minimizing potential conflicts with other road users.</p>
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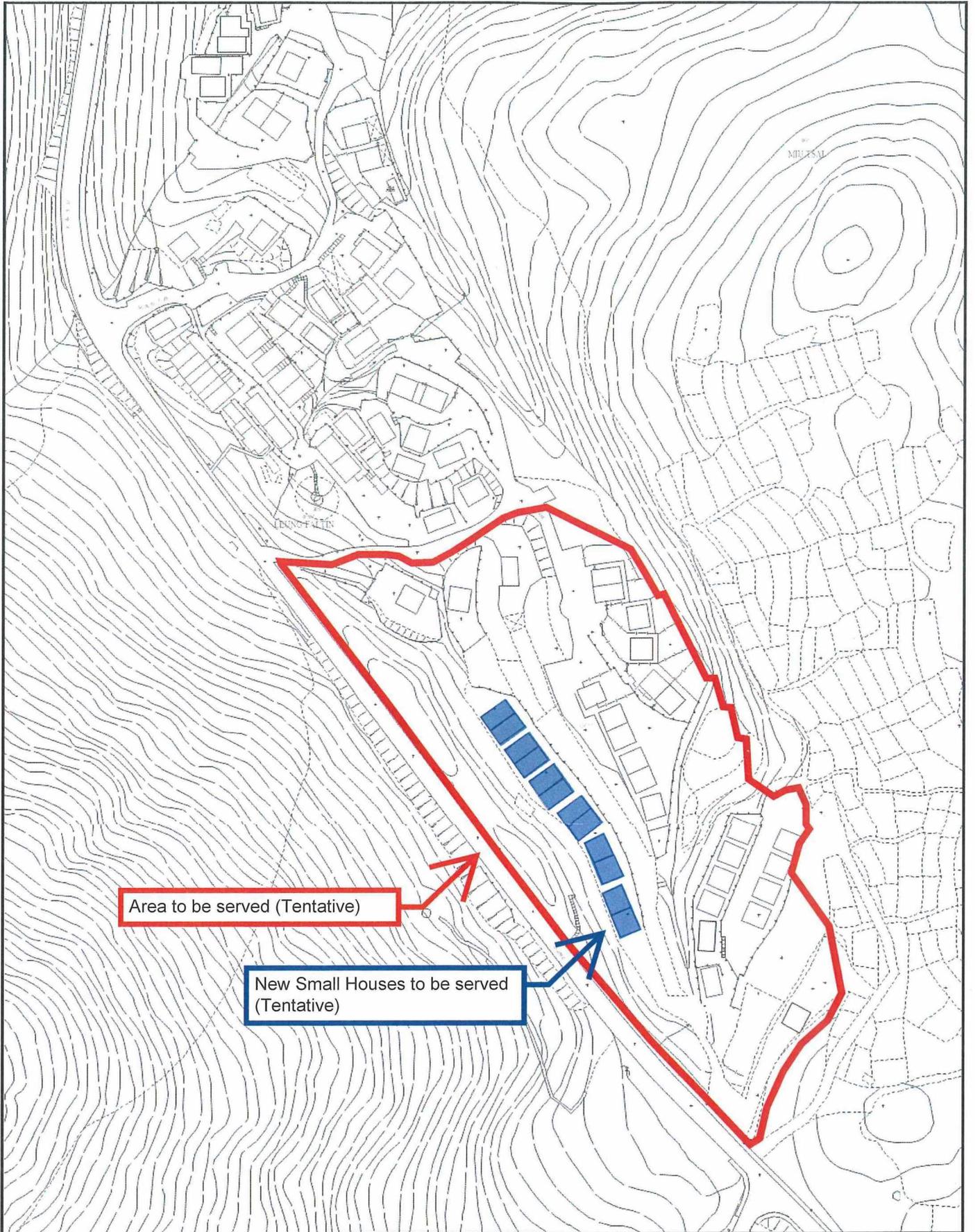
f	<p>it is noted that the utility corridor is being proposed to allow vehicular access, which serves the purpose of road. Please advise and justify if the utility corridor is designed and constructed for the safe access of vehicles;</p>	<p>The utility corridor has been designed and constructed to accommodate occasional vehicular movements associated with the maintenance. In particular:</p> <ul style="list-style-type: none"> - Design Standards: The corridor has been constructed with sufficient pavement width, gradient, structural strength, and surface treatment to safely support the weight and dimensions of the designated maintenance vehicles (e.g. vacuum truck.) - Safety Considerations: Appropriate sightlines, turning radii, and gradient controls have been incorporated to ensure safe maneuvering of vehicles. The corridor is intended for controlled access only, with traffic management measures in place to regulate entry and exit. - Usage Limitation: The corridor is not intended to function as a public road. Its usage is restricted to authorized service vehicles under access entry management control, thereby minimizing traffic volume and ensuring safety. - Compliance: The design complies with relevant standards for low-volume service access routes, and the applicant will ensure that only vehicles suitable for the corridor’s specifications are permitted. <p>We trust the above clarifies that the utility corridor has been designed and constructed to safely accommodate the intended vehicular access for maintenance purposes, while not serving as a general roadway. The relevant design will be submitted after the planning application approval.</p>
g	<p>it is noted there is level difference between Clear Water Bay Road and the application site, please advise if barrier would be provided for the safety of vehicles;</p>	<p>The tubular railings are proposed to install at the footpath (Please refer to FIGURE 3A at Appendix 2) and the highways standard drawing no.: H4103B (a copy is shown at Appendix 2).</p>

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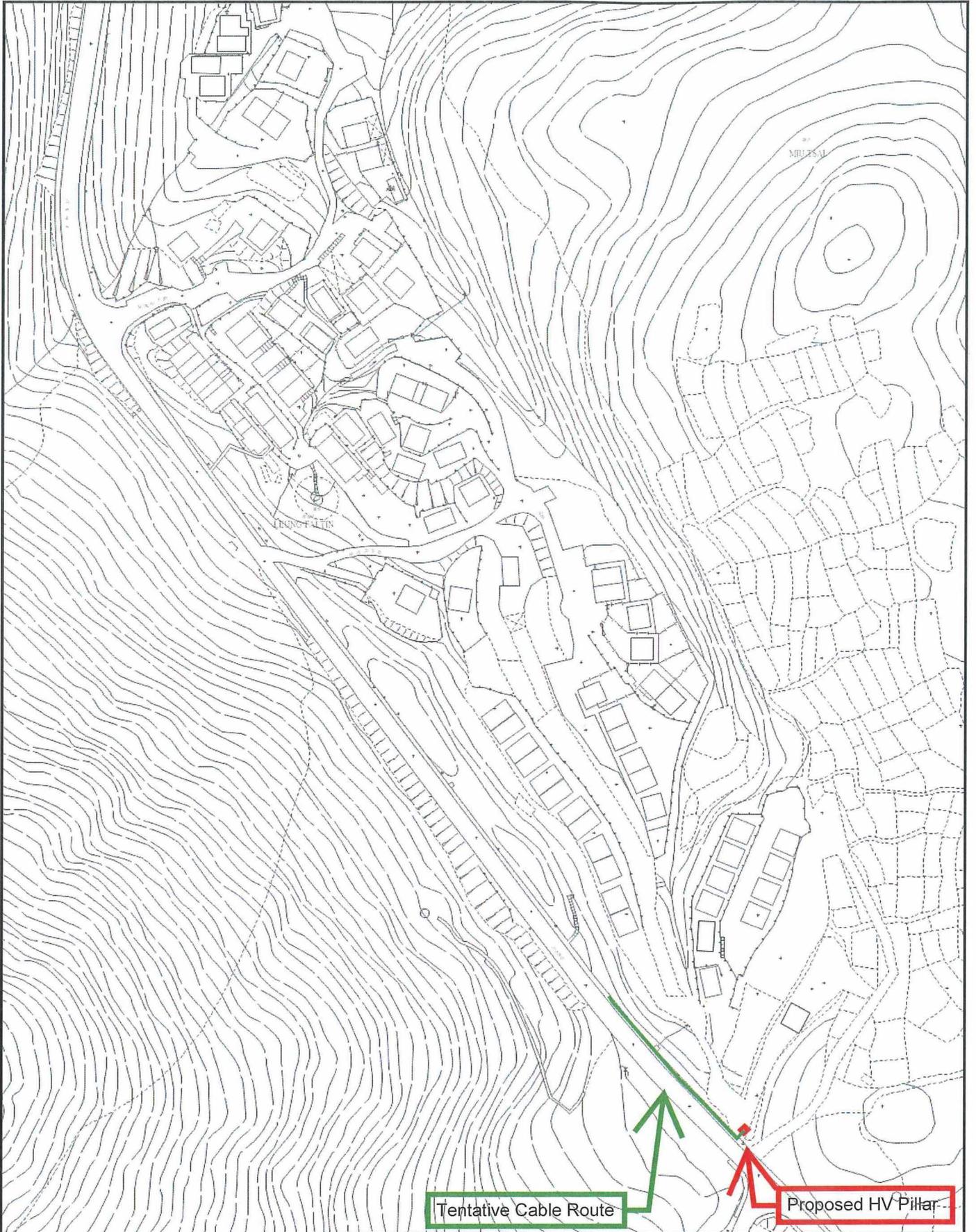
h	it is stated in the Planning Statement that the utility corridor would also provide vehicular access for vacuum trucks. Please clarify whether the vehicular access is only for the vacuum trucks, and advise relevant management measures to implement the access control; and	Vehicular access is limited to maintenance truck such as vacuum trucks for septic tank maintenance or utilities maintenance vehicular such as power cable wiring, telecom wiring and plumbing pipe maintenance. The traffic frequency of respective utilities is typically at annually or every 6 months. The management measures is stated in item D of this RtC.
i	Please provide the scale of the drawings submitted.	The drawings with the scale are attached at Appendix 2 for your review and approval.
Highways Department (Chief Highway Engineer/New Territories East)		Mr. Viggo CHAN Tel: [REDACTED]
Comments		Response
1	Regarding the proposed run-in/out, please advise the land status of the proposed vehicular access;	The proposed run-in/out is situated primarily within the applicant's private lot (Lot 28RP in DD 233), held under a Block Government Lease, with a small portion extending onto the existing pavement. To ensure its full functional integrity, the applicant will undertake the maintenance and management responsibility of the entire proposed run in/out.
2	please indicate the management and maintenance responsibilities of the proposed access road;	The management and maintenance responsibilities of the proposed utility corridor is on the land owner of the land piece.
3	it is noted that the proposed utility corridor will serve as a vehicular access, in particular for vacuum vehicles. In this regard, please advise the design and construction standards for this vehicular access; and	Vehicular access is limited to maintenance truck such as vacuum trucks for septic tank maintenance or utilities maintenance vehicular such as power cable wiring, telecom wiring and plumbing pipe maintenance. The management measures is stated in item d of this RtC.

Response to Comments
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4	a notable level difference between Clear Water Bay Road and the subject site is noted. Please advise whether any physical measures (e.g barrier) would be provided to safeguard the road users. Please seek TD's advice and agreement from traffic engineering point of view. engineering point of view.	The tubular railings are proposed to install at the footpath (Please refer to FIGURE 3A at Appendix 2) and the highways standard drawing no.: H4103B (a copy is shown at Appendix 2) .
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Title	Tentative Area and New Small Houses to be served by the Proposed HV Pillar near Ha Yeung San Tsuen	
Scale	1:2000	
Date	31/05/2024	



Tentative Cable Route

Proposed HV Pillar

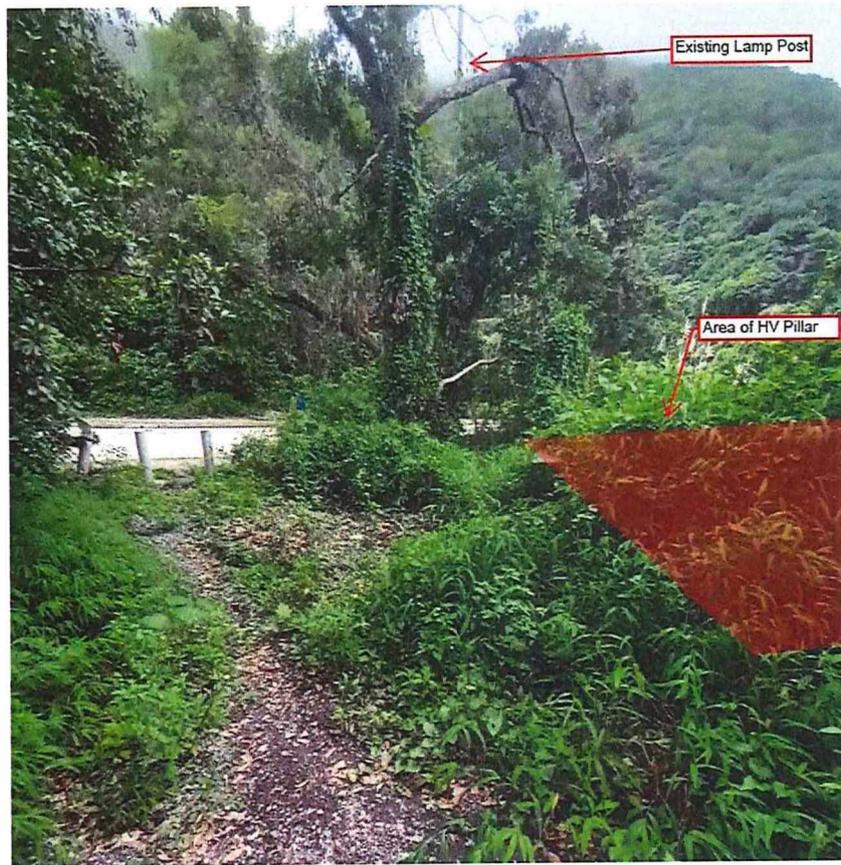
Title	Tentative Delivery Route from the Proposed HV Pillar near Ha Yeung San Tsuen to the Service Location	
Scale	1:2000	
Date	31/05/2024	

Site Photos taken on 31/05/2024. Area of the Proposed HV Pillar for Illustration Purposes Only.



Information Classification: Proprietary

Site Photos taken on 31/05/2024. Area of the Proposed HV Pillar for Illustration Purposes Only.



Appendix 5: Approval Letter from CLP



11 April 2023



Attention: Mr. M.F. Yung

中華電力有限公司
CLP Power Hong Kong Limited

東西區
East & West Region

香港九龍佐敦道華路一號百周年大樓
Centenary Building, 1 To Wah Road
Jordan, Kowloon, Hong Kong

電話 Tel (852) 2678 3838
傳真 Fax (852) 2678 3737
電郵 Email we@clp.com.hk
網址 Website www.clpgroup.com

Our ref.: WE/L/231962/23-04/MKL/YMT/KFC

Dear Mr. Yung

Proposed Small House Development on Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

Thank you for your letter dated 24 February 2023 regarding the electricity supply for the captioned project.

We are pleased to inform you that the proposed draw pits and ductings layout plan (dwg. DP-01E) is found acceptable. We shall carry out all necessary work to afford a low voltage three-phase four-wire 380/220 volt 50-hertz supply subject to our Supply Rules and the following conditions :

1. You are required to provide and install, at no cost to CLP, a typical concrete meter box and dual locks for each house, cable ducts and cable draw-pits (along the maintenance access) as shown on the enclosed Drawing DP-01E to maintain the same in good order and repair at no cost to CLP.
2. Unobstructed free access to any of our equipment including but not limited to the free access to the cable ducts and cable draw-pits must be maintained at all times.

Thank you for your kind attention.

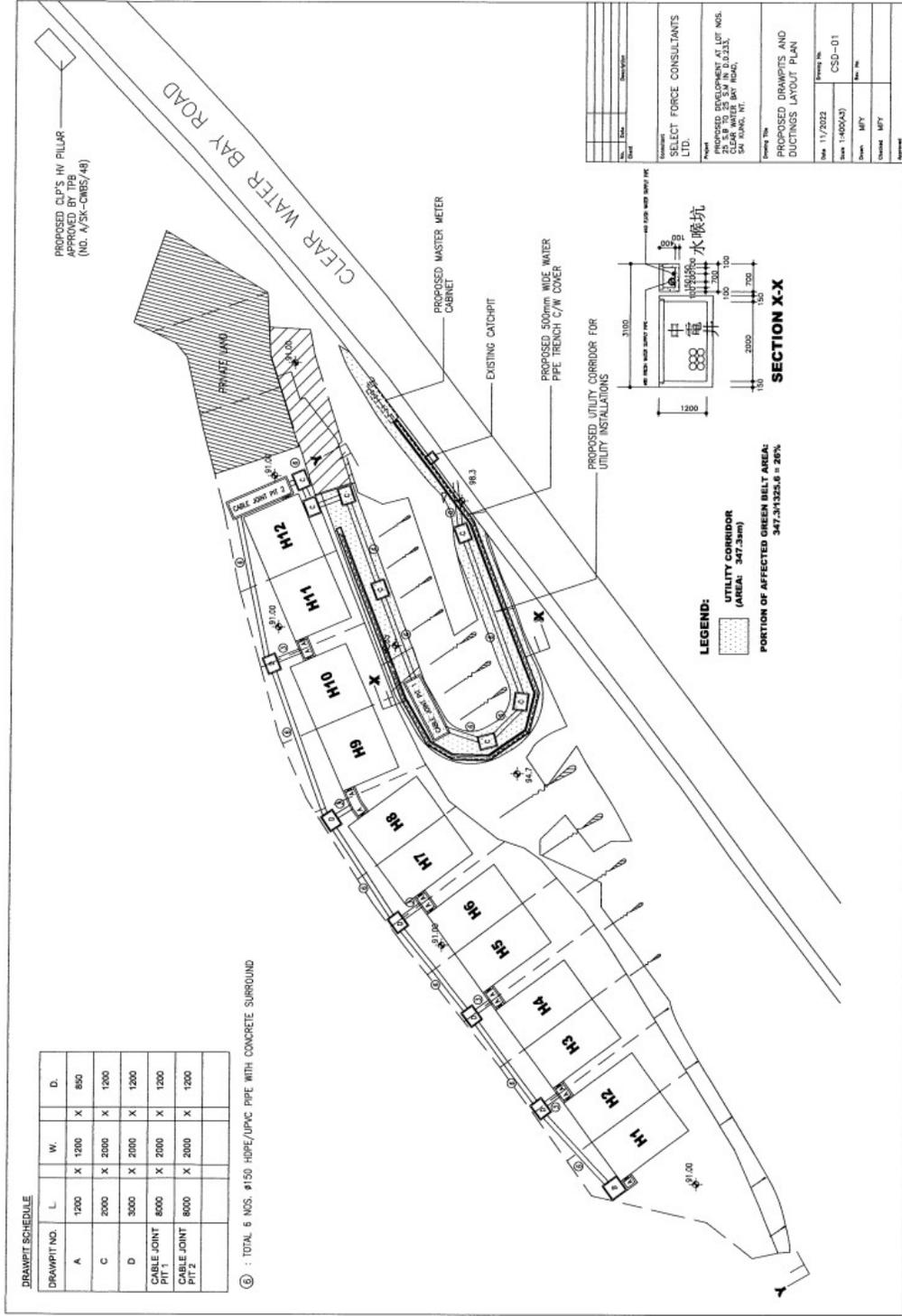
Yours sincerely
for and on behalf of
CLP Power Hong Kong Limited

M.K. Lam
Principal Manager - Planning & Design
(East & West Region)

Encl. as stated
mkl:ymt:kfm

Information Classification: PROPRIETARY





Updated Layout Plan of Utility Corridor After Incorporating CLP Approved Cable Alignment

DRAWPIT SCHEDULE

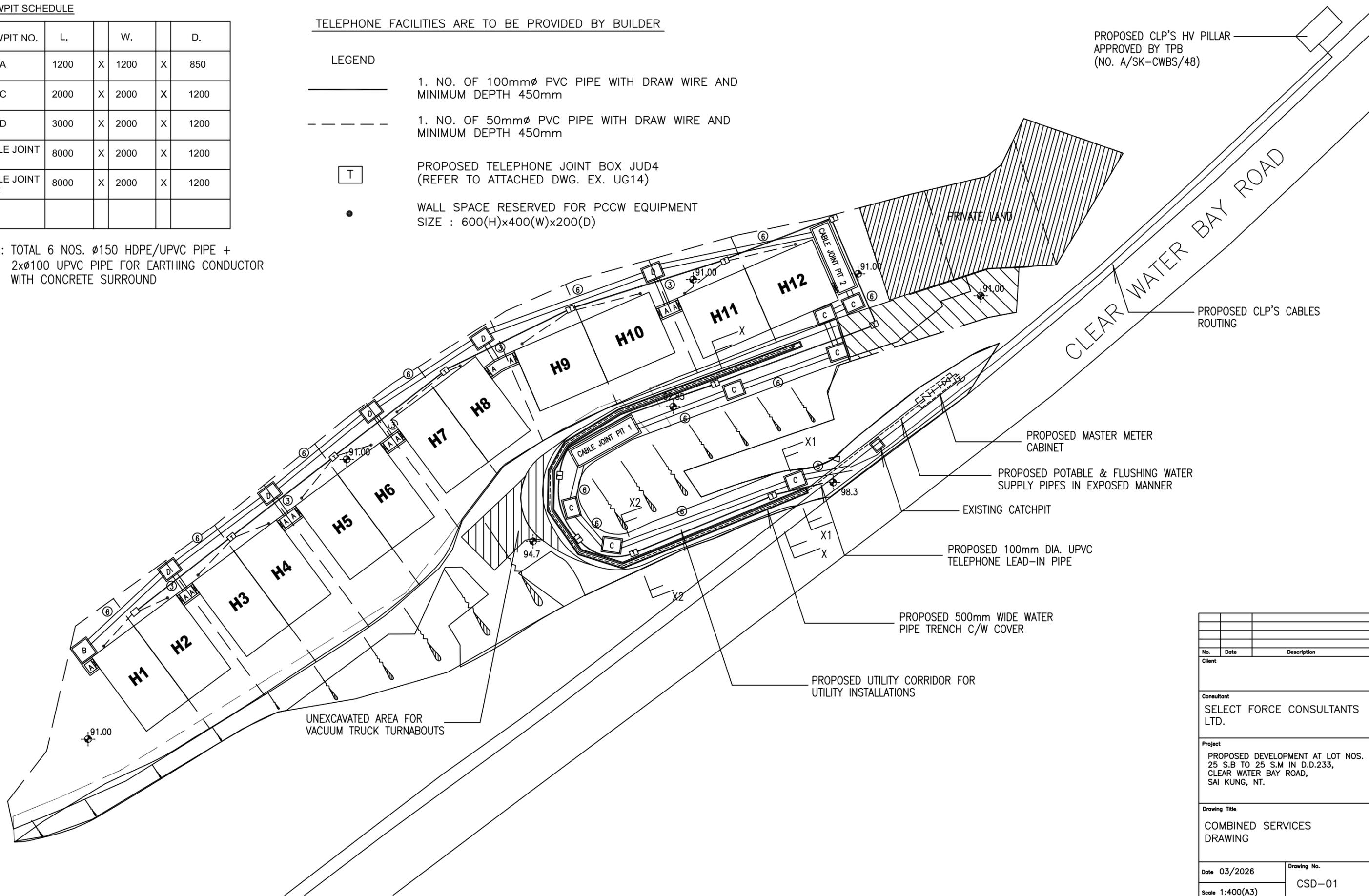
DRAWPIT NO.	L.		W.		D.
A	1200	X	1200	X	850
C	2000	X	2000	X	1200
D	3000	X	2000	X	1200
CABLE JOINT PIT 1	8000	X	2000	X	1200
CABLE JOINT PIT 2	8000	X	2000	X	1200

TELEPHONE FACILITIES ARE TO BE PROVIDED BY BUILDER

- LEGEND**
- 1. NO. OF 100mm ϕ PVC PIPE WITH DRAW WIRE AND MINIMUM DEPTH 450mm
 - - - - - 1. NO. OF 50mm ϕ PVC PIPE WITH DRAW WIRE AND MINIMUM DEPTH 450mm
 - [T] PROPOSED TELEPHONE JOINT BOX JUD4 (REFER TO ATTACHED DWG. EX. UG14)
 - WALL SPACE RESERVED FOR PCCW EQUIPMENT SIZE : 600(H)x400(W)x200(D)

PROPOSED CLP'S HV PILLAR
APPROVED BY TPB
(NO. A/SK-CWBS/48)

⑥ : TOTAL 6 NOS. ϕ 150 HDPE/UPVC PIPE + 2x ϕ 100 UPVC PIPE FOR EARTHING CONDUCTOR WITH CONCRETE SURROUND



No.	Date	Description
Client		
Consultant		
SELECT FORCE CONSULTANTS LTD.		
Project		
PROPOSED DEVELOPMENT AT LOT NOS. 25 S.B TO 25 S.M IN D.D.233, CLEAR WATER BAY ROAD, SAI KUNG, NT.		
Drawing Title		
COMBINED SERVICES DRAWING		
Date 03/2026	Drawing No.	
Scale 1:400(A3)	CSD-01	
Drawn MFY	Rev. No.	
Checked MFY	A	
Approved		

Utility Installation for Private Project

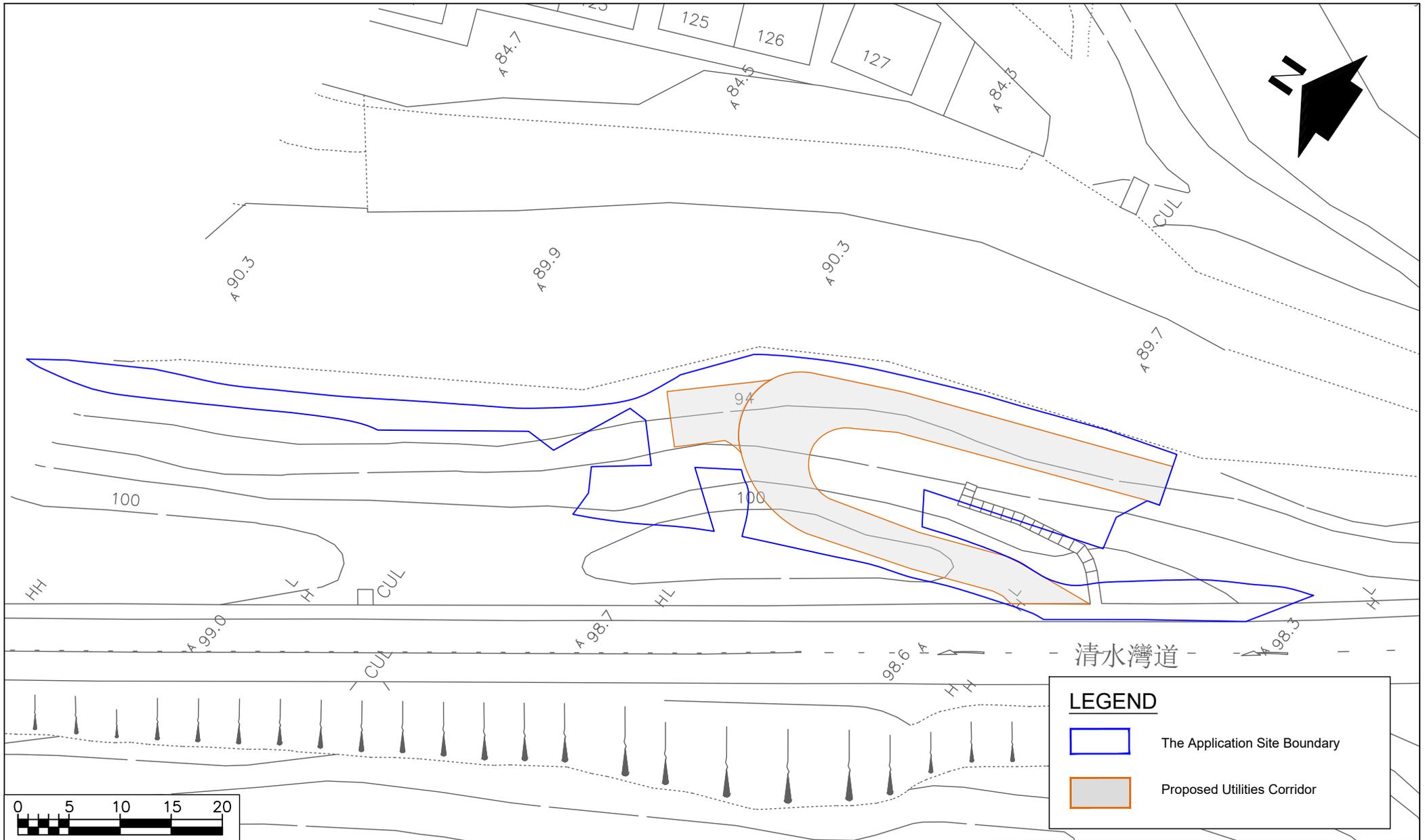
1. Table showing dimensions of all proposed utilities

Name/Type of Installation	Number of provision	Dimension of each installation/building/structure (m) (LxWxH)	Excavation area and depth of excavation (m ² x m)
Electrical Cable Drawpit & Ductings	6 x drawpits + 56m cable ducts	75 x 2.2 x 1.3	165 X 1.3 = 214.5
Water Supply Mains Pipe Trench	1 x 80mm dia. Potable water supply pipe + 1 x 50mm dia. flushing water supply pipe	73 x 0.7 x 0.5	51.1 x 0.5 = 25.55
Telecom Cable Drawpit & Ductings	6 x drawpits + 74m cable ducts	80 x 0.7 x 0.8	56 x 0.8 = 44.8
Proposed total volume of excavation (Not more than / m ³)			284.85

2. Table showing dimensions of the proposed retaining wall and toe wall

Name/Type of structure	Number of provision	Dimension of each installation/building/structure (m) (LxWxH)	Proposed Excavation and Backfill (m ³)
Toe wall	1	87 x 0.1 x 0.6	5.22
Retaining wall	1	87 x 0.8 x 1.5	104.4
Total (Not more than / m ³)			109.62

Appendix 2



PROJECT TITLE
Section 16 Planning Application for Utility Installation for Private Project (Underground Cable Water, Telecommunication and Other Utilities Ducting) and associated excavation of land and filling of land at Various Lots in DD 233, Clear Water Bay, Sai Kung, N.T., New Territories

FIGURE 1A

DATE
FEB 2026

SCALE
1:500

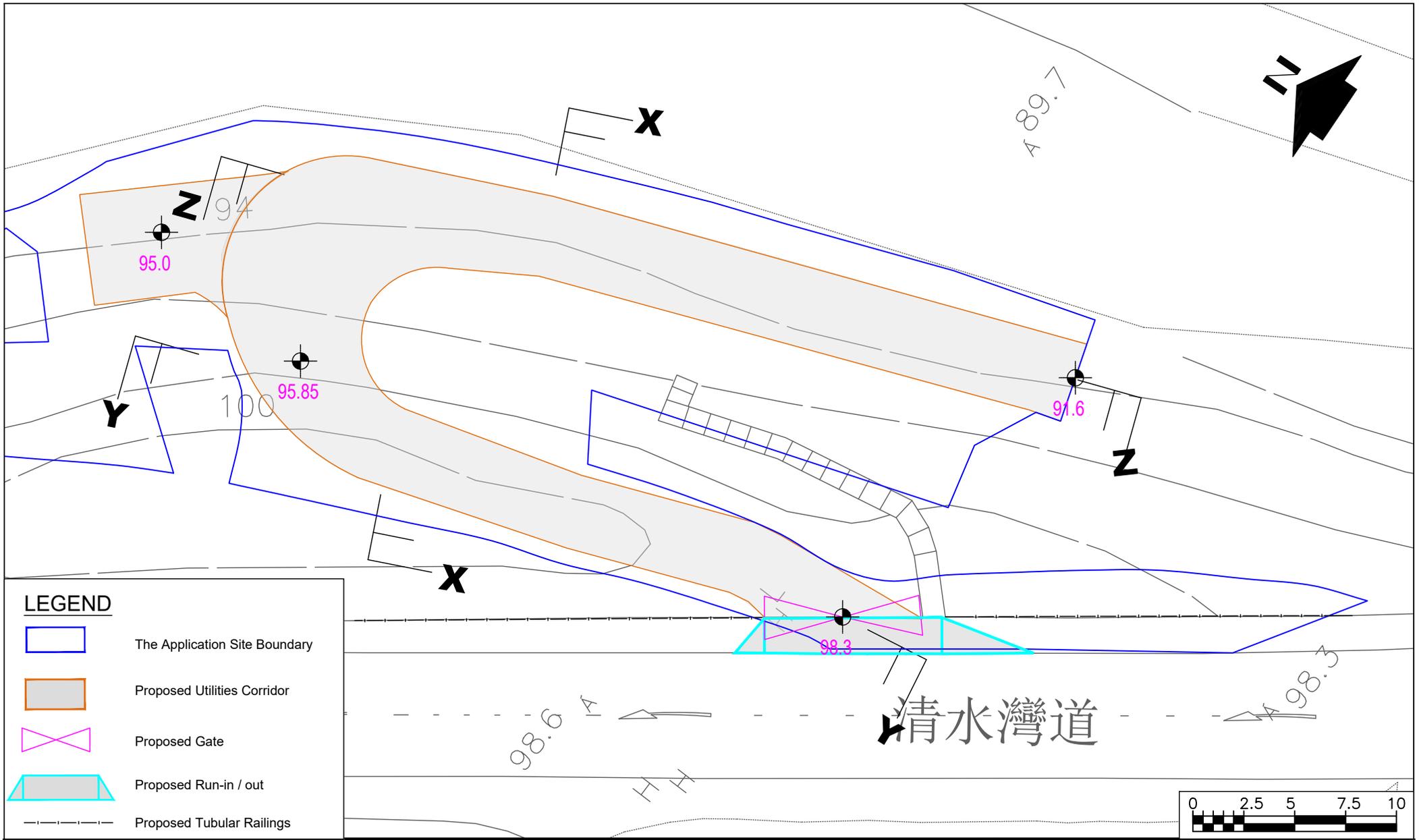
DRAWING TITLE
APPLICATION SITE LOCATION

DRAWN
SF

PROJECT NO.
J03017

GBE 創維建築工程
 顧問有限公司
 Glamorous Building & Engineering
 Consultancy Ltd.

AMG CONSULTANCY LIMITED



LEGEND

-  The Application Site Boundary
-  Proposed Utilities Corridor
-  Proposed Gate
-  Proposed Run-in / out
-  Proposed Tubular Railings

PROJECT TITLE
Section 16 Planning Application for Utility Installation for Private Project (Underground Cable Water, Telecommunication and Other Utilities Ducting) and associated excavation of land and filling of land at Various Lots in DD 233, Clear Water Bay, Sai Kung, N.T., New Territories

FIGURE 2A

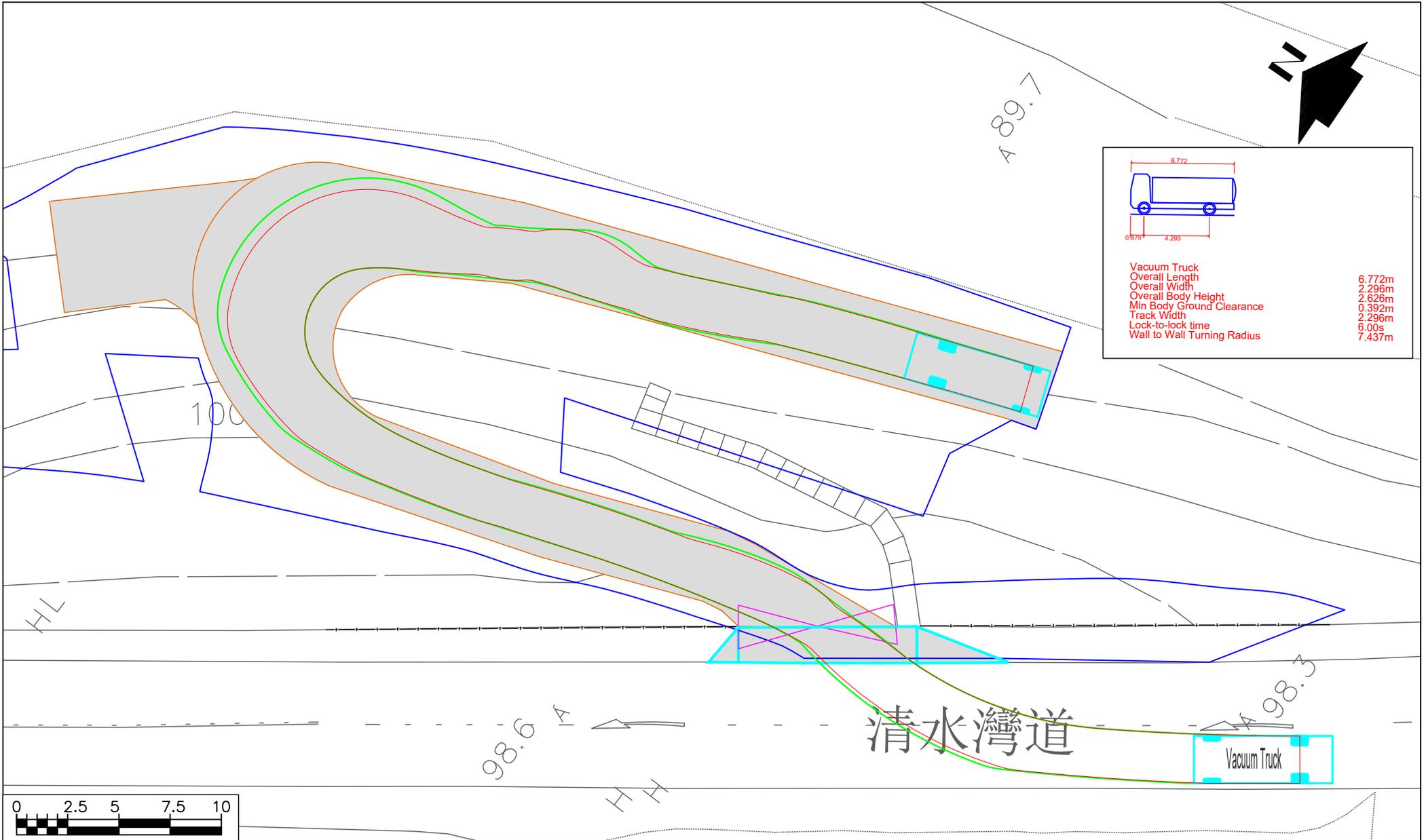
DATE FEB 2026	SCALE 1:250	DRAWING TITLE
DRAWN SF	PROJECT NO. J03017	

SITE LAYOUT

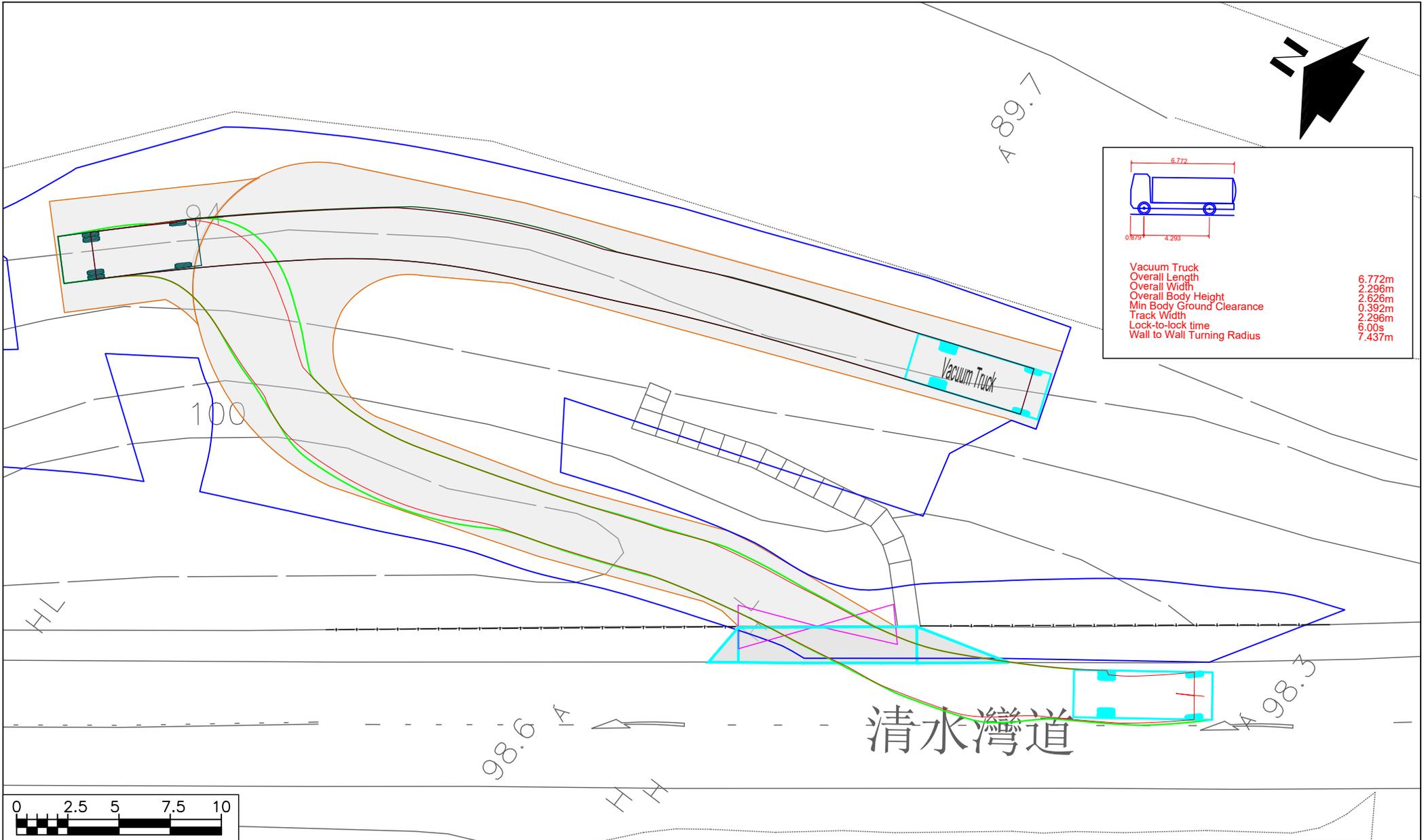
GBE 創維建築工程
顧問有限公司
Glamorous Building & Engineering
Consultancy Ltd.



AMG CONSULTANCY LIMITED

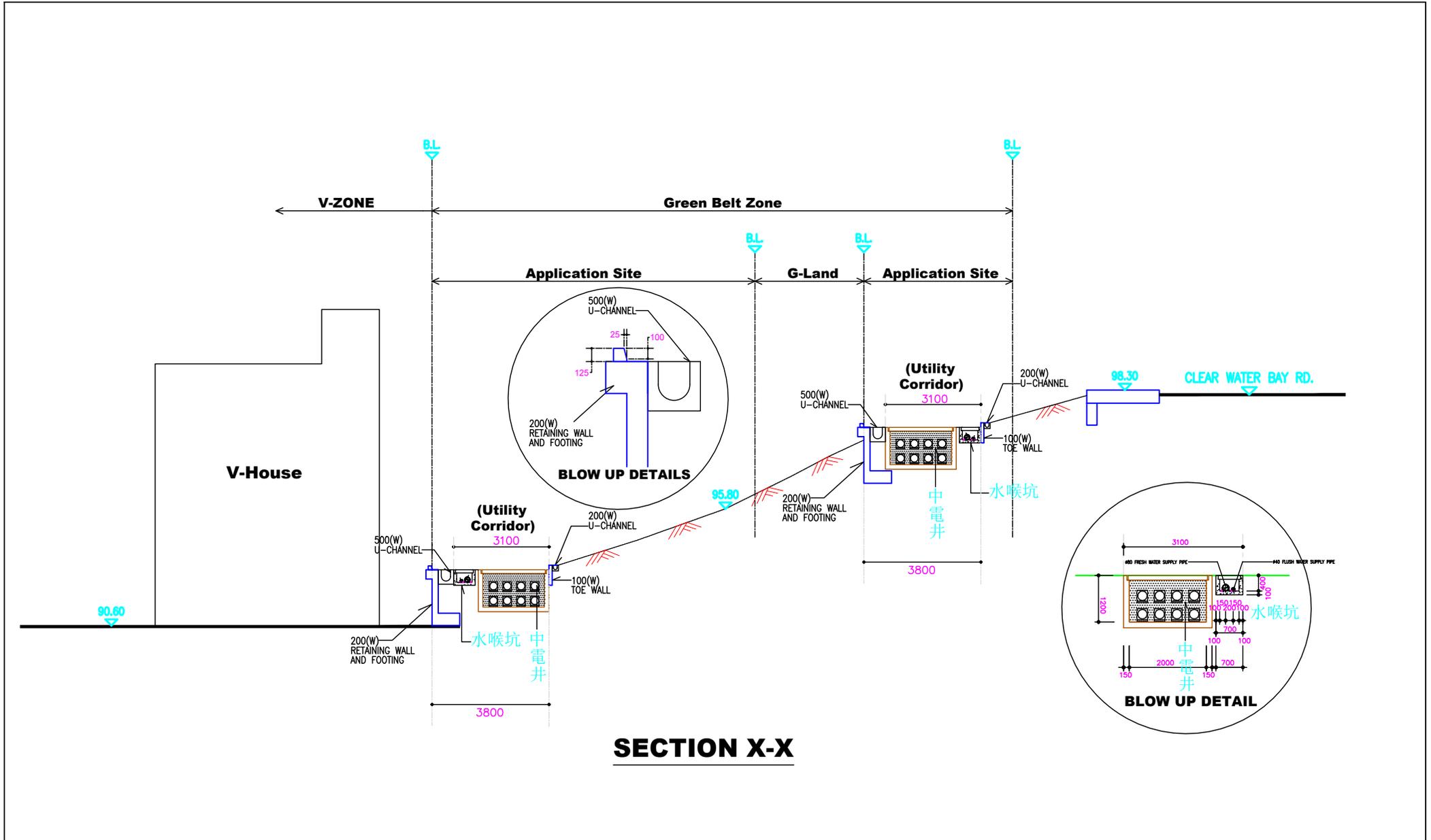


PROJECT TITLE Section 16 Planning Application for Utility Installation for Private Project (Underground Cable Water, Telecommunication and Other Utilities Ducting) and associated excavation of land and filling of land at Various Lots in DD 233, Clear Water Bay, Sai Kung, N.T., New Territories		FIGURE 2 - 1.1A	
DATE FEB 2026	SCALE 1:250	DRAWING TITLE SWEPT PATH ANALYSIS FOR VACUUM TRUCK (APPROX. 6.7M LONG)	
DRAWN SF	PROJECT NO. J03017	GBE 創維建築工程顧問有限公司 <small>Glamorous Building & Engineering Consultancy Ltd.</small>	
			



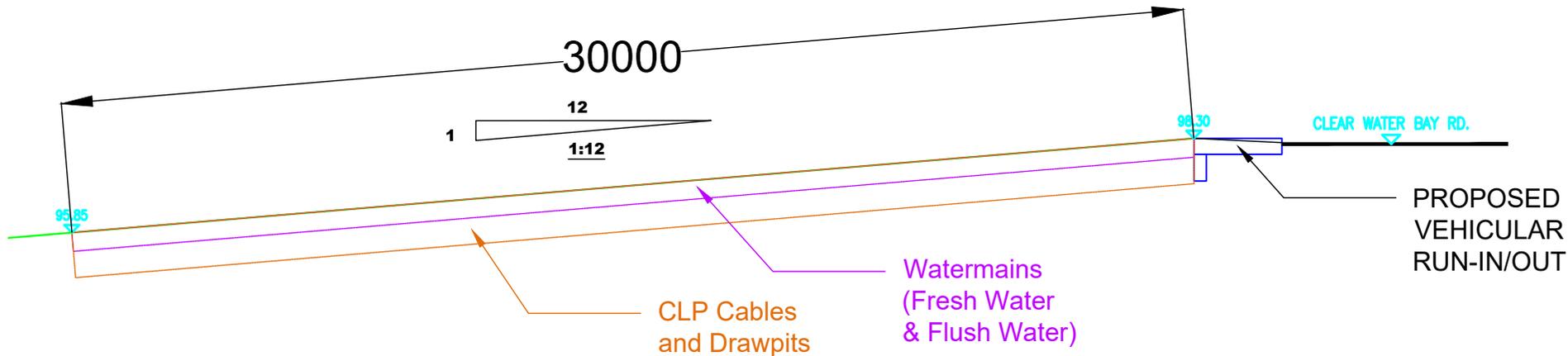
Vacuum Truck
 Overall Length 6.772m
 Overall Width 2.296m
 Overall Body Height 0.392m
 Min Body Ground Clearance 2.296m
 Track Width 6.00s
 Lock-to-lock time 6.00s
 Wall to Wall Turning Radius 7.437m

PROJECT TITLE Section 16 Planning Application for Utility Installation for Private Project (Underground Cable Water, Telecommunication and Other Utilities Ducting) and associated excavation of land and filling of land at Various Lots in DD 233, Clear Water Bay, Sai Kung, N.T., New Territories		FIGURE 2 - 1.2A	
DATE FEB 2026	SCALE 1:250	DRAWING TITLE SWEPT PATH ANALYSIS FOR VACUUM TRUCK (APPROX. 6.7M LONG)	
DRAWN SF	PROJECT NO. J03017		



SECTION X-X

PROJECT TITLE Section 16 Planning Application for Utility Installation for Private Project (Underground Cable Water, Telecommunication and Other Utilities Ducting) and associated excavation of land and filling of land at Various Lots in DD 233, Clear Water Bay, Sai Kung, N.T., New Territories		FIGURE 2.1A	
DATE JAN 2026	SCALE N.T.S	DRAWING TITLE SECTION OF THE PROPOSED UTILITIES CORRIDOR	
DRAWN SF	PROJECT NO. J03017		
		GBE 創維建築工程 顧問有限公司 <small>Glamorous Building & Engineering Consultancy Ltd.</small>	
			



SECTION Y-Y

PROJECT TITLE
Section 16 Planning Application for Utility Installation for Private Project (Underground Cable Water, Telecommunication and Other Utilities Ducting) and associated excavation of land and filling of land at Various Lots in DD 233, Clear Water Bay, Sai Kung, N.T., New Territories

FIGURE 2.2A

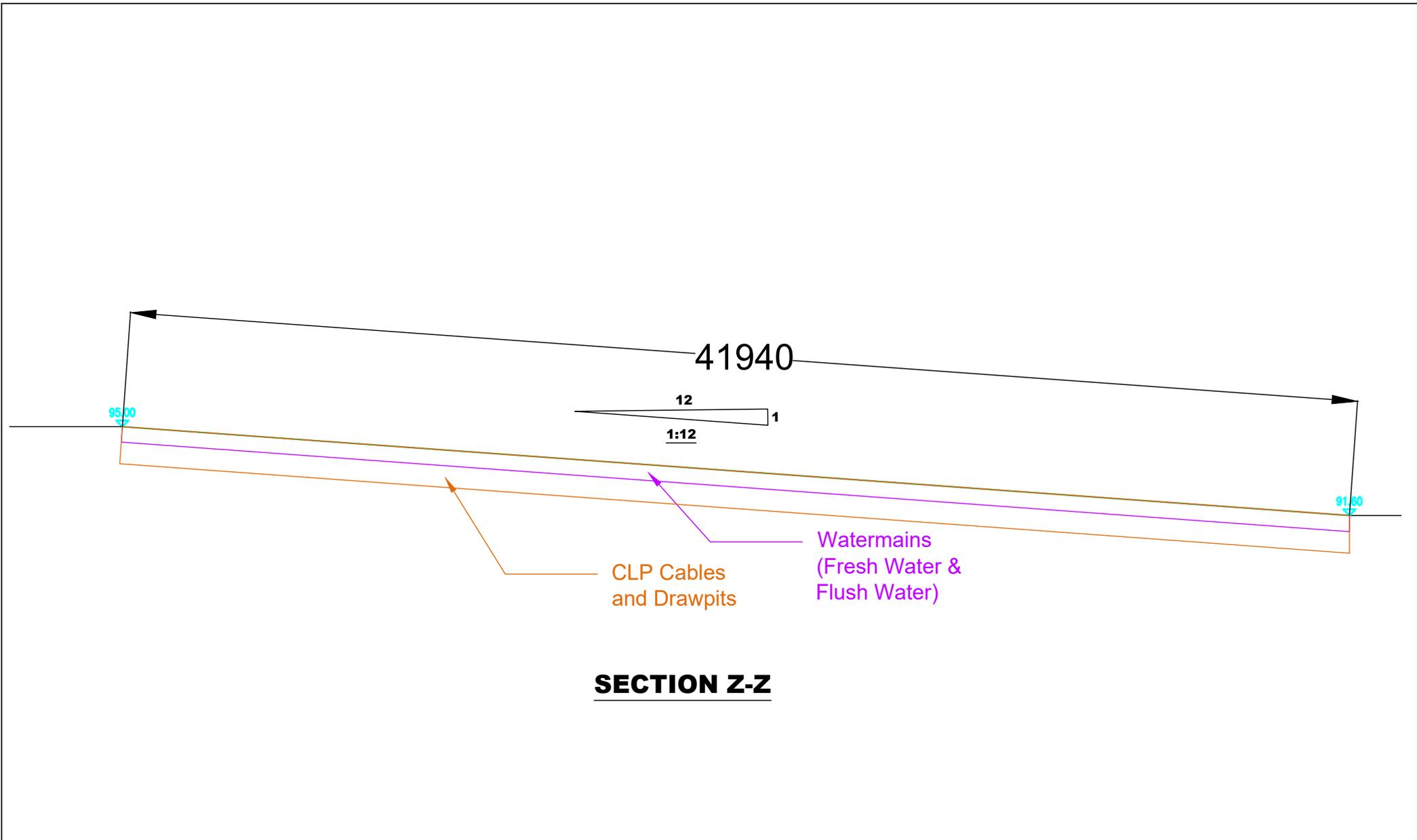
DATE
 JAN 2026

SCALE
 N.T.S

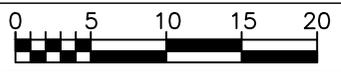
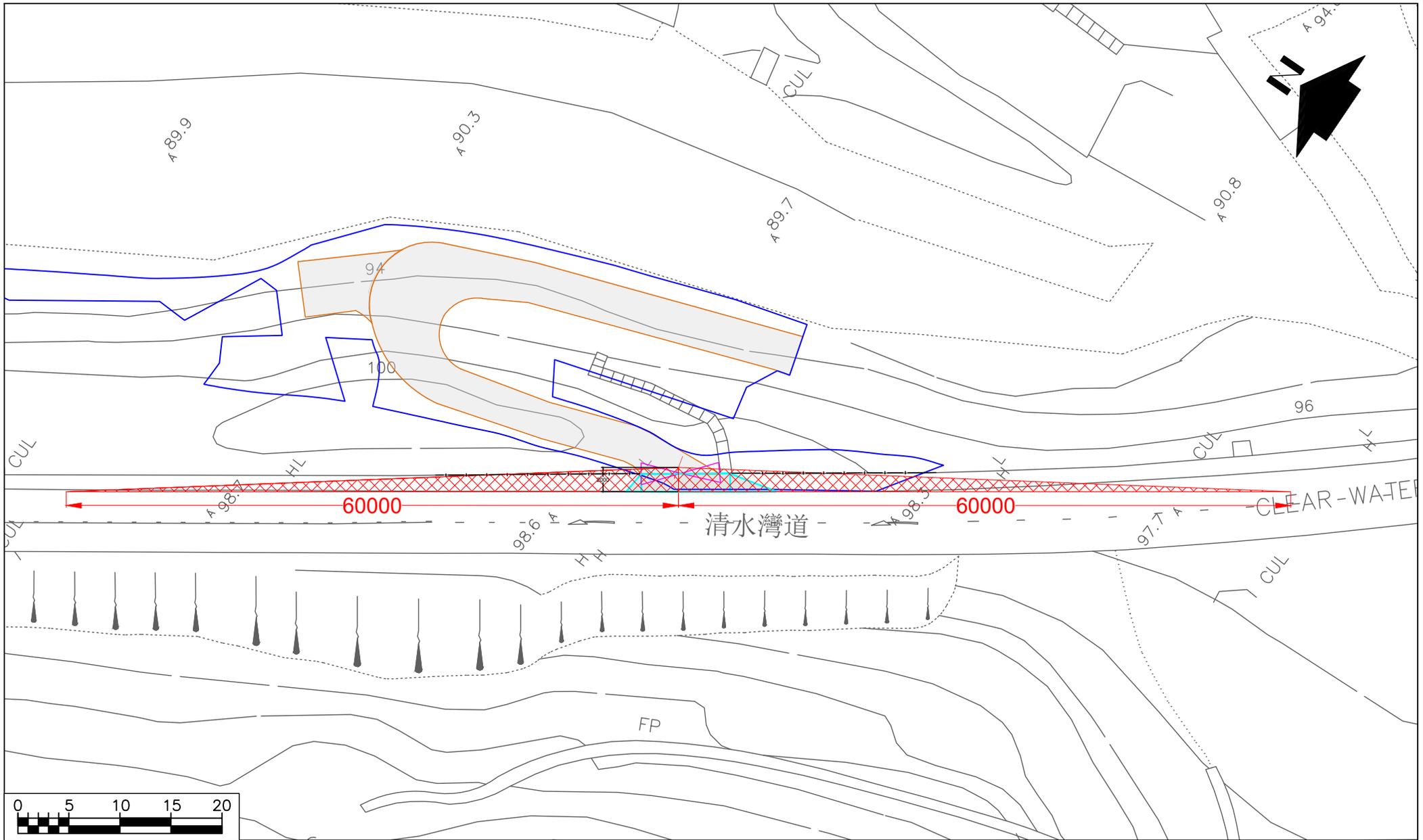
DRAWING TITLE
 SECTION OF THE LONGITUDINAL PROFILE OF THE PROPOSED UTILITIES CORRIDOR

DRAWN
 SF

PROJECT NO.
 J03017



<small>PROJECT TITLE</small> Section 16 Planning Application for Utility Installation for Private Project (Underground Cable Water, Telecommunication and Other Utilities Ducting) and associated excavation of land and filling of land at Various Lots in DD 233, Clear Water Bay, Sai Kung, N.T., New Territories		FIGURE 2.3A
<small>DATE</small> JAN 2026	<small>SCALE</small> N.T.S	<small>DRAWING TITLE</small> SECTION OF THE LONGITUDINAL PROFILE OF THE PROPOSED UTILITIES CORRIDOR
<small>DRAWN</small> SF	<small>PROJECT NO.</small> J03017	
<small>PROJECT TITLE</small> Section 16 Planning Application for Utility Installation for Private Project (Underground Cable Water, Telecommunication and Other Utilities Ducting) and associated excavation of land and filling of land at Various Lots in DD 233, Clear Water Bay, Sai Kung, N.T., New Territories		<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: left;"> GBE 創維建築工程 <small>顧問有限公司</small> <small>Glamorous Building & Engineering Consultancy Ltd.</small> </div> <div style="text-align: right;"> <small>AMG CONSULTANCY LIMITED</small> </div> </div>



PROJECT TITLE
Section 16 Planning Application for Utility Installation for Private Project (Underground Cable Water, Telecommunication and Other Utilities Ducting) and associated excavation of land and filling of land at Various Lots in DD 233, Clear Water Bay, Sai Kung, N.T., New Territories

FIGURE 2.4A

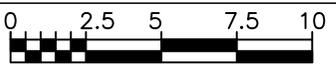
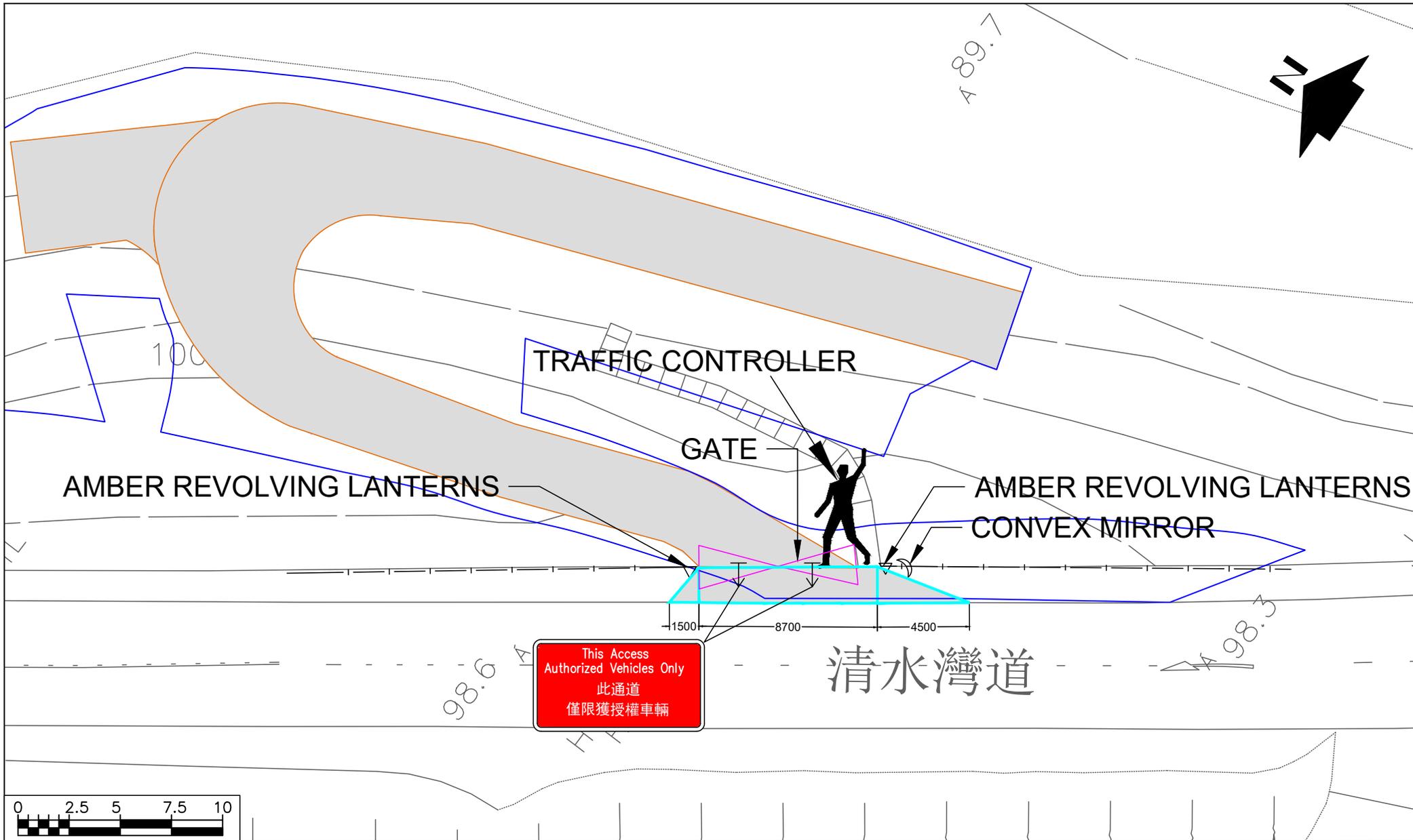
DATE FEB 2026	SCALE 1:500
DRAWN SF	PROJECT NO. J03017

DRAWING TITLE
ASSESSMENT OF THE VISIBILITY DISTANCE FROM THE SUBJECT SITE

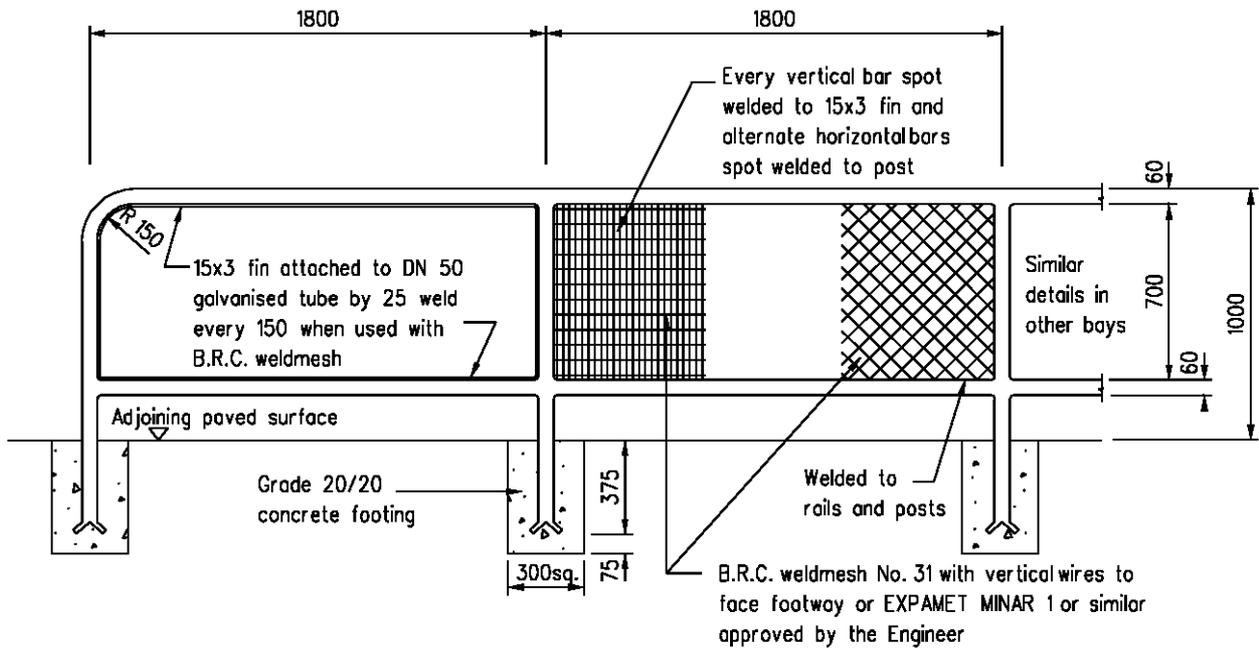
GBE 創維建築工程
 顧問有限公司
 Glamorous Building & Engineering
 Consultancy Ltd.



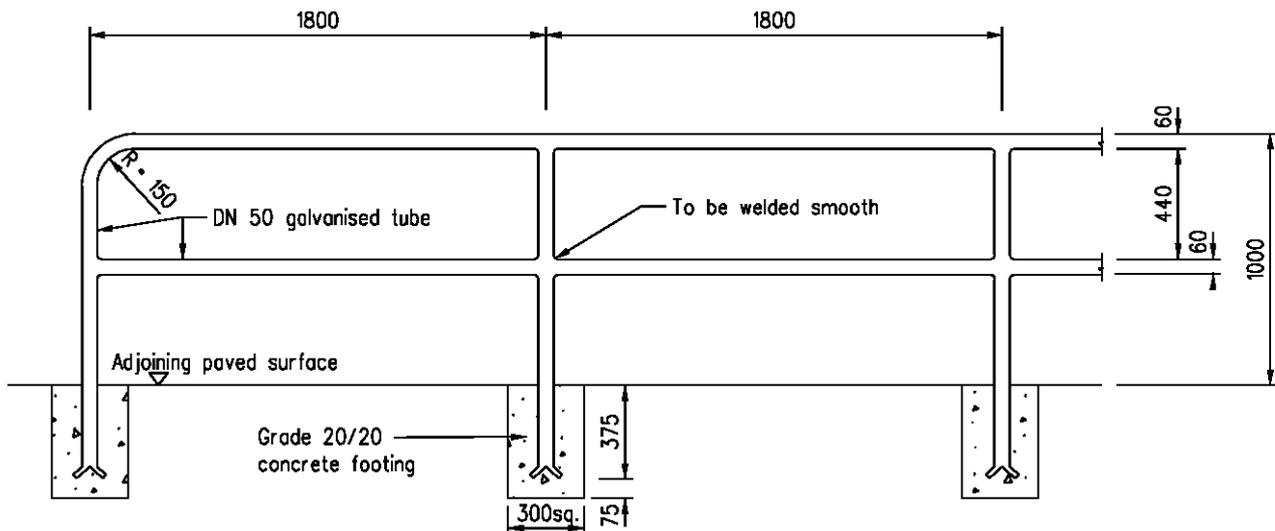
AMG CONSULTANCY LIMITED



PROJECT TITLE Section 16 Planning Application for Utility Installation for Private Project (Underground Cable Water, Telecommunication and Other Utilities Ducting) and associated excavation of land and filling of land at Various Lots in DD 233, Clear Water Bay, Sai Kung, N.T., New Territories		FIGURE 3A	
DATE FEB 2026	SCALE 1:250	DRAWING TITLE SAFETY MEASURES AT THE PROPOSED VEHICULAR RUN-IN/OUT	
DRAWN SF	PROJECT NO. J03017	GBE 創維建築工程顧問有限公司 <small>Glamorous Building & Engineering Consultancy Ltd.</small> 	



DETAILS OF TUBULAR RAILING WITH MESH INFILLING



DETAILS OF TUBULAR RAILING WITHOUT MESH INFILLING

Notes :

1. All dimensions are in millimetres
2. This drawing is to be used only when minor repairs to railings of the same type are required
3. Steel shall be grade 43 BS 4360 in accordance with Section 11 of the General Specification for Civil Engineering Works (GS)
4. Railings, posts and mesh in fillings shall be hot dip galvanised in accordance with Section 18 of the GS.
5. Where the concrete footing is located in block paved footpath, the footing should be lowered to allow for the paving blocks and the sand course.

B	General revision		Oct. 02
A	Note 6 added		Nov. 99
	Former Drg. No. H4003B with general revision		June 94
REF.	REVISION	SIGNATURE	DATE

DETAILS OF TUBULAR RAILINGS

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE

Diagrammatic

H 4103B

地段索引圖 LOT INDEX PLAN

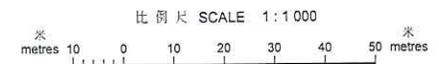
摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖樣界線。這些土地包括私人地段、政府撥地、短期租約的地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
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地政總署測繪處
Survey and Mapping Office
Lands Department

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