

Application for Planning Permission Under Section 16 of the Town Planning Ordinance (Cap.131) for Proposed Minor Relaxation of Building Height Restriction for Permitted House Development at Lot 214 in D.D. 219 & the Extension thereto and Adjoining Government Land, Tin Shek Road, Sai Kung, New Territories  
(Planning Application No. A/SK-HC/364)  
Responses to Comments

**Comments from Related Departments****Page No.**

1. Environmental Protection Department, Environmental Assessment Division, Territory South Group, Sai Kung & Tseung Kwan O, dated 31 December 2024 .....	2
2. Transport Department, NT Regional Office, Traffic Engineering (NTE) Division, Housing & Planning Section, dated 14 January 2025 .....	2
3. Planning Department, District Planning Branch, New Territories District Planning Division, Sai Kung & Islands District Planning Office, dated 16 January 2025.....	3
4. Lands Department, Lands Administration Office, District Lands Office, Sai Kung, dated 16 January 2025 .	4
5. Planning Department, District Planning Branch, Special Duties Division, Urban Design & Landscape Section, Landscape Unit, dated 17 January 2025 .....	4

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## COMMENTS FROM RELATED DEPARTMENTS

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1.	<p><b>Environmental Protection Department, Environmental Assessment Division, Territory South Group, Sai Kung &amp; Tseung Kwan O, dated 31 December 2024</b></p> <p>1. Please advise on the proposed facilities and arrangement for collection, handling and disposal of the wastewater generated from the proposed development (e.g. sewage and backwash from swimming pool).</p>	<p>Please note that the subject of this planning application is for redevelopment of an existing house. The Proposed Scheme under application will be of the same nature (house) and GFA as the existing house. Therefore, there will be no increase in sewage generation to the surrounding area with the approval of Proposed Scheme.</p> <p>The sewage from the Proposed Scheme including the backwash from swimming pool filter will be discharged to the septic tank at the Application Site which is designed in accordance with the requirements as laid down under ProPECC PN 1/23. Water from the swimming pool after treatment will only be discharged to the public storm drain during dry weather, which will not affect the drainage capacity in use during wet weather.</p>
2.	<p><b>Transport Department, NT Regional Office, Traffic Engineering (NTE) Division, Housing &amp; Planning Section, dated 14 January 2025</b></p> <p>(a) The applicant shall provide the calculation of the parking spaces and loading/unloading area.</p> <p>(b) Re. Appendix A, the applicant shall provide the internal layout showing the internal transport facilities, including the parking space and loading/unloading area.</p> <p>(c) Re. Appendix A, the proposed vehicular access shall also be indicated. Swept path analysis for the vehicular access shall be provided.</p>	<p>Noted. Please refer the <b>Appendix E (Justifications for Internal Transport Facilities)</b> in the <b>Attachment 2 (Updated Supporting Planning Statement)</b> for calculation table and justifications for the proposed parking spaces and loading/unloading area.</p> <p>Noted. Please refer to <b>Figure 1</b> of the <b>Appendix E</b> in the <b>Attachment 2</b> for the internal transport facilities for the Proposed Scheme.</p> <p>Noted. Please refer to <b>Figure 2</b> of the <b>Appendix E</b> in the <b>Attachment 2</b> for the swept path analysis for the vehicular access for the Proposed Scheme .</p>

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	(d) Re. Figure GP-004, the applicant shall demonstrate that the headroom requirement of the parking space and loading/unloading area are fulfilled.	Noted. Please refer to <b>Figure GP-004</b> of the <b>Appendix A</b> in the <b>Attachment 2</b> for the headroom for the internal transport facilities.
3.	<p><b>Planning Department, District Planning Branch, New Territories District Planning Division, Sai Kung &amp; Islands District Planning Office, dated 16 January 2025</b></p> <p>Please find the comments from District Planning Officer/Sai Kung and Islands, Planning Department below for your necessary action regarding application No. A/SK-HC/364.</p> <ol style="list-style-type: none"> <li>1. Please elaborate on the design and location of the swimming pool, in particularly the rationale of being located above ground and the feasibility of ground level design by relocating the swimming pool elsewhere.</li> <li>2. Please update the G/F plan to incorporate on-site features (e.g. retaining wall) and indicate the proposed use at the south of the house and entrance/gate of the proposed development</li> <li>3. Please update the diagrammatic section to incorporate site feature, as well as indicate</li> </ol>	<p>According to the latest architectural scheme in <b>Appendix A</b> in <b>Attachment 2</b>, the proposed swimming pool is proposed to be located at the northwestern part of the Application Site to avoid encroachment to the vehicular ramp, existing slope, existing retaining wall and the proposed house redevelopment. Please refer to <b>Figure 2.5</b> in the <b>Attachment 2</b> for Site Constraints Plan for details.</p> <p>The proposed basement carpark (please refer to <b>GP-001</b> of <b>Attachment 2</b>) make it technically difficult to design a sunken swimming pool from the G/F. Therefore, the tank and the filtration system of the swimming pool will have to be designed aboveground.</p> <p>By preserving the existing trees along the western boundary of the Application Site, potential visual impact brought by the swimming pool would be screened off from public viewers along Tin Shek Road.</p> <p>Noted and please refer to <b>Appendix A (Architectural Drawings)</b> in the <b>Attachment 2</b> for the updated G/F Plan.</p> <p>Noted and please refer to <b>Appendix A</b> in the <b>Attachment 2</b> for the updated Diagrammatic Section. The area of proposed E&amp;M and lift</p>

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	<p>the proposed use at the R/F and proposed height of TR/F and swimming pool.</p> <p>4. Please elaborate on the approximate dimension of the proposed above ground swimming pool.</p> <p>5. Please elaborate on whether safety concern for vehicle pick up/drop off is one of the consideration in basement carpark provision.</p>	<p>shaft would be less than 50% of the roof area of the floor.</p> <p>The dimension of the proposed swimming pool is about 15.4m(w) x 34m(l) x 1.8m(h).</p> <p>The proposed swimming pool composed of the main pool and a filtration system at its bottom, which is with a height of about 1.8m.</p> <p>Please refer to <b>Section 4.1</b> in the <b>Attachment 2</b> for details.</p>
4.	<p><b>Lands Department, Lands Administration Office, District Lands Office, Sai Kung, dated 16 January 2025</b></p> <p>Lot 214 and the Extension (collectively “the Lot”) together with the adjoining Government land is the subject of a land exchange application. With reference to the relevant land grant documents and this office’s available record, the Lot has a site area of 558m<sup>2</sup> whereas the adjoining Government land of 123.4m<sup>2</sup>, totalling of 681.4m<sup>2</sup>. It is, however, noted that the site area of the application site as mentioned in the planning statement is 684.1m<sup>2</sup> involving 128.9m<sup>2</sup> of Government land. The applicant should clarify the inconsistency of the site area of Government land to be involved.</p>	<p>Noted. Please be verified that the total area of the Application Site is about 681.4m<sup>2</sup>, with private land of 558m<sup>2</sup> and Government land of 123.4m<sup>2</sup> according to correspondences from LandsD (Application for Land Exchange for Private Residential Use at Lot No. 214 &amp; the Extension thereto in D.D. 219, Hing Keng Shek, Sai Kung, New Territories) dated 19 October 2023 and 9 May 2024.</p>
5.	<p><b>Planning Department, District Planning Branch, Special Duties Division, Urban Design &amp; Landscape Section, Landscape Unit, dated 17 January 2025</b></p> <p><u>Landscape Aspect</u></p> <p>Having reviewed the application, please note below our comments from landscape planning perspective:</p> <p>a) It is observed that the existing trees location as shown in the ‘Tree Survey Plan’ (Appendix III in Appendix B) are in direct conflict with the proposed driveway and the basement as shown in the ‘Basement Floor Plan’ (Appendix A), but no information of proposed trees treatment are provided</p>	<p>Please note that the subject of this planning application is for redevelopment of an existing house. The retaining wall of the existing house will be retained. The proposed driveway and basement carpark will not be in conflict with the existing trees and will not affect the stability of the existing</p>

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	<p>except “2 nos. of trees (<i>Trees Nos. T2 &amp; T3</i>) will be transplanted”. The Applicant should supplement a holistic proposal with proposed landscape treatments/ mitigation measures including a planting proposal with the indicative locations, estimated number of trees to be felled/ transplanted/ preserved/ planted.</p> <p>b) ‘Tree Survey Plan’ (Appendix III in Appendix B):-</p> <p>(i) The boundary of “application site” demarcated on the drawing is found not tallied with other drawings throughout the application. Please review.</p> <p>(ii) Trees Nos. T18 and T19 are located outside the s.16 planning application boundary and should be removed from the application. Please revise relevant parts in the Supporting Planning Statement and the Tree Survey Report (Appendix B) accordingly.</p>	<p>trees at the western part of the Application Site. Please be clarified that the 23 nos. of existing trees on the retaining wall would be retained, while the 2 nos. of trees will be transplanted to the southern part of the Application Site.</p> <p>Please also refer to <b>Appendix C (Landscape Plan)</b> in the <b>Attachment 2</b> for details of proposed landscape treatment and planting proposal.</p> <p>Noted. The relevant Tree Survey Plan is updated and attached in <b>Appendix D (Tree Survey Report)</b> in the <b>Attachment 2</b>.</p> <p>Noted. Relevant parts of the Tree Survey Report and the Updated Supporting Planning Statement are updated accordingly. Please refer to <b>Appendix D</b> and <b>Attachment 2</b> for the revisions.</p>

(Last Updated: 10 Apr 2025)