

寄件者: pak yeung Yung [REDACTED]
寄件日期: 2026年07月06日星期一 15:57
收件者: Leticia Ching Sze LEUNG/PLAND; tpbpd/PLAND
副本: Jason Sek Hei WONG/PLAND
主旨: Planning Application No. A/YL-SK/450 - Submission of Further Information
類別: Internet Email

Dear Leticia,

Regarding the captioned planning application, we have submitted the following further information (FI) via the link provided :

- (i) Responses to Departmental Comments; and
- (ii) Plan 4 (Revised) and Plan 6 (Please note that the proposed road alignment is shifted 2.5m southwards, with the site area remains the same).

Regards,

P.Y. Yung
for CTA Limited

寄件者: pak yeung Yung [REDACTED]
寄件日期: 2026年07月06日星期一 17:09
收件者: Leticia Ching Sze LEUNG/PLAND; tpbpd/PLAND
副本: Jason Sek Hei WONG/PLAND
主旨: Application No. A/YL-SK/450 - Submission of FI
附件: A_YL_SK_450_FI(1)_Plan 4(with previous alignment).pdf

類別: Internet Email

Dear Leticia,

I refer to my previous email today on the captioned subject.

Please note that Plan 4 is further revised with the previous road alignment marked thereon for further processing. We also undertake that no additional private lot would be involved due to the revised alignment.

Regards,

P.Y. Yung
for CTA Limited

寄件者: pak yeung Yung [REDACTED]
寄件日期: 2026年07月07日星期二 16:33
收件者: Leticia Ching Sze LEUNG/PLAND; tpbpd/PLAND
副本: Jason Sek Hei WONG/PLAND
主旨: Planning Application No. A/YL-SK/450 - Submission of FI
類別: Internet Email

Dear Leticia,

Please note that an updated Plan 4 has been submitted via the link provided. This is the latest road layout and this email supersedes my earlier one sent this afternoon.

Regards,

P.Y. Yung
for CTA Limited

R to C Table

	Departmental Comments	Applicant's Response
1. Comments of CE/MN, DSD		
(i)	The proposed discharge path for the adjacent developments as agreed under another planning application are different with this submission. Please note that the proposed works will affect the above discharge paths accordingly. In addition, please advise whether the concerned vehicle access with the vehicle bridge will be maintained by the applicant at his own cost. In general, no surface channel will be provided along the vehicle access. Please review the proposed drainage facilities along this access road accordingly. The applicant can make reference to the relevant road drain design and seek comments from relevant department(s) accordingly.	Noted. If this planning application is approved, the proposed drainage facilities under planning application no. SK/346 would be modified to tie in with the current application. The concerned vehicle access with the vehicle bridge will be maintained by the applicant at his own cost. Regarding the current comment that no surface channel should be provided, this contradicts with their previous comment on application no. SK/420 that u-channels should be provided along both sides of the road. As it is not uncommon to find surface channels along village access (see Plan 6), the applicant still intends to maintain the proposed surface drainage facilities.
(ii)	It is noted that the proposed vehicle bridge will be constructed over the existing 525mm u-channel at Ko Sheung Road. Please demonstrate with relevant assessment and approved by authorized person that the proposed works will not induce adverse drainage or structural impact to this surface channel during and after the construction works. Since this 525mm u-channel is not DSD's drainage facility, in the case that it is a local village access, DO(YL) should be consulted. Furthermore, the proposed works/development should not affect the existing overland flow from the adjacent land(s). Please provide cross section(s) or elevation to demonstrate the above for further assessments.	DPO has contacted DO(YL) regarding DSD's comments on the village drain separately. As advised by YLDO, the mentioned drainage channel was not constructed or maintained by his Office. In this regard, the applicant would undertake to maintain this 525mm u-channel at his own cost. Approval by AP would be submitted once the proposed drainage facilities have been agreed or through the stipulation of approval condition on drainage.
(iii)	For any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, please consider to require the applicant to submit relevant technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary.	Noted.

2. Comments of Director of Agriculture, Fisheries and Conservation (DAFC)		
(i)	It is noted that there would be minor encroachment on the mitigation landscape/planting area managed by AFCD and it is recommended to preserve the planting area as far as possible from nature conservation perspective.	The road alignment is shifted further south with insignificant encroachment on the mitigation woodland. As mentioned in our justifications, this area was disturbed and currently devoid of trees or significant vegetation. A planting strip is therefore proposed in the revised layout (Plan 4) to foster the provision of landscaping/planting.
3. Comments of Director of Water Supplies (DWS)		
(i)	Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.	Noted.
(ii)	In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works.	Noted.
(iii)	No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water mains shown on the plan.	Noted.
(iv)	Government shall not be liable to any damages whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.	Noted.
4. Comments of Director of Environmental Protection (DEP)		
(i)	It is noted that the subject site falls within an area zoned "V" under the Draft Shek Kong OZP No. S/YL-SK/10. In view of the small scale and nature of the proposed filling and excavation of land for vehicular access at the subject site, we consider that the application alone is unlikely to cause major pollution.	Noted.
(ii)	the applicant is advised:- i. to follow RPCC that is available at: https://www.epd.gov.hk/epd/english/environmentinhk/ea_planning/guide_ref/rpc.html to implement suitable mitigation measures and good site practice to minimise the potential environmental impact during construction; ii. to follow the relevant guidelines and requirements in relevant Professional Persons Environmental	Noted.

	Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/24 “Minimizing Noise from Construction Activities” and ProPECC PN 2/24 “Construction Site Drainage”; iii. to minimize the generation of construction and demolition (C&D) materials, reuse and recycle the C&D materials on-site as far as possible; and iv. to meet the statutory requirements under relevant environmental legislation.	
(iii)	while it is understood that the concerned mitigation landscape/planting area is managed by AFCD, we concur with AFCD's recommendation to preserve the planting area as far as possible.	Noted. A planting strip is proposed (Plan 4) to foster the provision of landscaping/planting.
5. Comments of District Lands Officer/Yuen Long (DLO/YL)		
(i)	From desktop checking, it is noted that the application site comprises Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government, and adjoining unleased and unallocated Government land. A small portion of the application site falls on Government land which is situated within Highway Polygons under the maintenance of the Highways department.	Noted.
(ii)	Should the planning application be approved, the applicant for excavation permit(s) in respect of the unleased and unallocated Government land before commencement of works. However, there is no guarantee at this stage that the excavation permit(s) will be approved. Such application will be dealt with by this department acting in the capacity of the landlord at their discretion, the approval would be subject to such terms and conditions including amongst others, the payment of administrative fee as may be imposed by this department.	Noted.
(iii)	Should the planning application be approved, the applicant has to apply to the HyD for excavation permit(s) in respect of the public roads before commencement of works.	Noted.