

Appendix A

Responses-to-Comments Table

Comments from Related Departments

Page No.

COMMENTS FROM RELATED DEPARTMENTS	2
1. Civil Engineering and Development Department, Geotechnical Engineering Office, Planning and Development Division, Engineering Geology Section, dated 10 October 2025.....	2
2. Drainage Services Department, Operations & Maintenance Branch, Mainland South Division, Mainland South 6(Tseung Kwan O, Sai Kung and Yau Tong), dated 4 November 2025	2
3. Lands Department, Lands Administration Office, District Lands Office, Sai Kung, dated 4 November 2025	3

COMMENTS FROM RELATED DEPARTMENTS

No.	Comments	Responses
1.	Civil Engineering and Development Department, Geotechnical Engineering Office, Planning and Development Division, Engineering Geology Section, dated 10 October 2025 <u>Comments on the Geotechnical Planning Review Report (GPRR)</u> 1. Section 6.3: A screening in respect of natural terrain hazards related to the developments, shall be carried out in accordance with GEO Report No. 138, as part of the GPRR. The extent of natural terrains affecting the site that will be studied shall also be demarcated on a plan and included in GPRR. <u>Reminders to the applicant</u> 2. It is noted that Feature Nos. 7SE-D/C154 and 7SE-D/F46 are located within and in the vicinity of the site. Please remind the applicant(s) to make necessary submissions to the District Land Office and/or the Building Authority for approval if the geotechnical feature(s) could affect or be affected by the proposed development (if any) in accordance with the provisions of the Buildings Ordinance at the development stage.	Noted. The screening in respect of natural terrain hazards related to the developments is provided in Sections 6.3.1 to 6.3.5 in the Revised Geotechnical Planning Review Report (Appendix B refers). The extent of natural terrain to be studied is demarcated in Figure 8 of the Report. Noted.
2.	Drainage Services Department, Operations & Maintenance Branch, Mainland South Division, Mainland South 6(Tseung Kwan O, Sai Kung and Yau Tong), dated 4 November 2025 <u>Drainage Impact Assessment</u> 1. Section 4.3 - Design Assumption - Please justify the ratio of concrete and grass land.	Noted. The areas of paved and grass land are reviewed and adopted as those shown in the new Figure D5 of the Revised Drainage Impact Assessment (DIA) (Appendix C refers).

No.	Comments	Responses
	2. Section 4.3 - Please verify whether the shape of existing watercourse match with your design assumption. Please request the applicant to select few critical sections to conduct assessment of capacity of the watercourse. Also, please present in elevation to prove there is sufficient freeboard of the river along your site. 3. Section 4.3 - It is observed the topography of the site will be altered due to your development and it may affect the drainage path adjacent to the site(s). Please evaluate whether there is any impact to the adjacent site(s) due to your development. 4. Section 4.3 - It is noted that a sewerage treatment plant is proposed within the site and the treated water will be discharged to existing box culvert. Please take it into account in the hydraulic calculation. <u>Sewerage Impact Assessment</u> 5. The subject planning application needs to meet the full satisfaction of Environmental Protection Department (EPD), the planning authority of sewerage infrastructure. DSD's comments on the application are subject to views and agreement of EPD.	Please note that the selected critical section of the existing watercourse is the narrowest section at the discharge point of the subject site and in front of the inlet of an existing twin 2500x2500mm box culvert (refer to Figure D4 and Plates 4, 5 and 6 under Section 3.4 of the Revised DIA). It is considered conservative to adopt a 5m (wide) x 2m (deep) section, i.e. smaller than the total cross-sectional area of the existing twin box culvert, in assessing capacity of the concerned watercourse. Since the existing box culvert is 2500mm deep, the adopted narrowest section of the existing watercourse is 2000mm deep and the section is capable to convey the design peak flow, the freeboard of the existing watercourse would be not less than 2500mm – 2000mm = 500mm (the proposed ground level of the subject site is higher than the top of the existing box culvert). There would not be material change in the drainage paths of the concerned area. Peripheral channel is proposed to collect overland flow running across the subject site boundary and to convey the collected flow to the terminal manhole for discharge. Noted. Peak dry weather flow of 0.051111 m³/s of the proposed sewage treatment plant (adopted in the Revised Sewage Treatment and Disposal Proposal Report under the Application) has been added into the hydraulic calculation under Section 4.3 of the Revised DIA. Noted.
3.	Lands Department, Lands Administration Office, District Lands Office, Sai Kung, dated 4 November 2025 <u>Area of Application Site</u>	

No.	Comments	Responses
	1. As only portions of some private lots (i.e. Lot Nos. 13, 14, 15, 16, 19, 31, 40, 51 RP, 52 all in D.D. 210) and the adjoining Government land are involved under the captioned planning application, this office cannot verify the area of the application site at this stage. The applicant should ensure the areas stated in the submission are correct. <u>Existing Structures</u> 2. The concerned private lots are old schedule agricultural lots held under Block Government Lease which contains the restriction that no structure is allowed to be erected without the prior approval of the Government. It is noted that the existing structure erected on one of the concerned private lots namely Lot No. 53 RP in D.D. 210 is not covered by any short term waivers and Squatter Survey numbers, and lease enforcement actions against such structure would be taken by this office according to case priority. 3. For the remaining existing structures within the application site, although they bear Squatter Survey numbers, they might not tally with the Squatter Survey records. Whether such existing structures are inconsistent with the Squatter Survey records would be subject to site inspection and survey. This office would take appropriate follow-up actions if irregularities are detected. 4. According to desktop checking, within the application site, there are no existing structures found on the sites of (i) 9 structures covered by the Modification of Tenancy (“MoT”) No. S1479 and Letter of Approval (“LoA”) No. SAS 603 bearing with Squatter Survey numbers, and (ii) 10 Squatter Survey numbers. In the connection, the concerned MoT, LoA and Squatter Survey numbers would be cancelled, if required, according to case priority. <u>Reprovision of Existing Footpath</u>	Noted. Noted. Noted. Noted.

No.	Comments	Responses
	5. It is observed that the location of the proposed footpath to be reprovisioned involves Government land. Please be advised that whether such Government land would be granted to the applicant would be subject to the subsequent land exchange application if the planning permission is approved by the Town Planning Board. <u>Proposed Widening of Hing Keng Shek Road and Provision of Vehicular Access</u> 6. According to the TIA and Supporting Flaming Statement, it is proposed to widen Hing Keng Shek Road and provide a vehicular access connecting the application site and Hing Keng Shek Road to be widen (as shown in figure no.5.1 of the TIA) outside the application site. 7. The applicant should (i) advise the land status of the proposed widening of Hing Keng Shek Road as well as the proposed vehicular access (collectively referred to as “the Proposed Road Works”); (ii) clarify if any private lot(s) would be affected by the Proposed Road Works; (iii) and identify and confirm with the appropriate government departments to take up the future management and maintenance of the Proposed Road Works. If no appropriate government department(s) can be identified, the applicant would be required to take up the future management and maintenance of the Proposed Road Works. <u>Others</u> 8. If the subject application is approved by the Town Planning Board, the applicant will need to submit to this office a land exchange application with necessary information to effect the proposal. The applicant is reminded that every application submitted to LandsD will be considered on its own merit by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that such application including the inclusion of government land will be approved by the Government. Such	Noted. Please be advised that the project proponent would make a land exchange application and liaise closely with relevant departments on the matter upon the agreement of this planning application by the Town Planning Board. Noted. Please be advised that the land status of the Proposed Road Works is entirely Government land and no private lots would be affected. The project proponent would take up the management and maintenance responsibility for the road section within the site boundary. For the road section and proposed widening outside the site boundary, the applicant would clarify the future management and maintenance responsibility with the Lands Department during the lease modification stage. Noted. The project proponent would make a land exchange application and liaise closely with the department on the matter should this planning application be agreed by the Town Planning Board.

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from “Green Belt” and Area Shown as “Road” to “Residential (Group C)3” for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung
(Planning Application No. Y/SK-HC/8)
Responses to Comments – Departmental Comments

No.	Comments	Responses
	application, if eventually approved, would be subject to such terms and conditions including payment of premium and administrative fee as the Government considers appropriate	

(Last updated 13 November 2025)