MAN CHI CONSULTANTS AND CONSTRUCTION LIMITED

The Secretary,
Town Planning Board,
15/F., North Point Government Office,
333, Java Road, North Point, Hong Kong.
(TO Whom It May Concern)

By Email
Date:17.11.2026

Dear Sir/Madam,

Re: S.16 Planning Application for the Temporary Private Swimming Pool and Private Garden for a Period of 3 Years Lot 842 (Part) in DD 100, Hang Tau, Kwu Tung South, Sheung Shui, New Territories (Planning Application No. TPB/A/NE-KTS/582)

We refer to our submission and comments received from the various Government Departments regarding the subject application. We would like to submit a Response to Comment Table, Plan showing the Access to the Application Site (Appendix V), Photo Record of the existing Drainage System (Photo No. 17-25) and its Photo taken Point Plan to facilitate consideration by the relevant departments and the Town Planning Board (TPB).

Please also be advised that according to our record, the swimming pool and garden in question were built/developed in 2013. Moreover, the existing drainage system, fire services installations, trees and plants are all the same under the previous approval conditions and also well maintained.

As regards the swimming pool maintenance, the swimming pool maintenance contract had clearly stipulated that from June to September, the maintenance works will be carried out 4 times per month and from October to May, the maintenance works will be carried out 2 times per month.

The NTEH (Small House) adjoining the swimming pool at lot no 842 was approved under Planning Permission A/NE-KTS/114 on 19.5.2000. The Building Licence No.47/2001 and the Certificate of Compliance were issued by the LandsD on 30.07.2001 and 02.04.2004 respectively.

The application site is subject to 5 previous applications, namely:

2/….



1. A/NE-KTS/40- Proposed NTEH (Small House) approved on 14.6.1996;
2. A/NE-KTS/114 -Proposed NTEH (Small House) approved on 19.5.2000;
3. A/NE-KTS/ 319 -Proposed Temporary Swimming Pool and Private Garden for a Permitted House (NTEH-Small House) for a period of 3 years;
4. A/NE-KTS/391-Renewal of Planning Approval for Temporary Private Swimming Pool and Private Garden for a Permitted House (NTEH-Small House) for a Period of 3 Years; and
5. A/NEKTS/463- Proposed Temporary Swimming Pool and Private Garden for a Permitted House (NTEH)-Small House) for a period of 3 years.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at [redacted]

Yours sincerely

(LIT Ying-cheung Edward)
Encl.

[redacted]

Response-to-the Departmental Comments

Proposed Temporary Private Swimming Pool and Private Garden for a Permitted House (New Territories Exempted House (NTEH) held under Building Licence No. 47/2001, Lot No. 842 (Part) in DD 100. (Application No. TPB/A/NE-KTS/582)

Response to Lands Department's Comments	
Unauthorized structures within the said private lot covered by the planning application: There are unauthorized structure(s) on the private lot. The lot owner should immediately rectify/regularize the lease breaches and this office reserves the right to take necessary lease enforcement action against the breaches without further notice. If planning application is approved, the lot owner shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered Unless and until the unauthorized structures are duly rectify by the lot owner, please take it as this office's adverse comment to the application which must be brought to the attention of the Town Planning Borad when they consider the application.	Noted. I assure you that the applicant will apply to LandsD for regularizing the unauthorized structures on the private lots by way of STW as soon as the S.16 Planning Permission is approved by the TPB. The applicant is also willing to pay the waiver fee, rent and administrative fee as considered appropriate by LandsD. Noted.
Response to Drainage Services Department (DSD)'s Comments	
1. According to the applicant's submission, the existing drainage facilities which was implemented under an approved	Noted.

application no. A/NE-KTS/463 will be maintained for the subject development. I have no objection in principle to the proposed development from a drainage point of view. Should the Town Planning Board consider that the application is acceptable from the Planning point of view. I would suggest that a condition should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of this Division or the Town Planning Board.	The current application site for same proposed use is subject to 3 previous planning approval via: 1. A/NE-KTS/319 dated 30.3.2012; 2. A/NE-KTS/391(Renewal)dated 27.03.2015 and 3. A/NE-KTS/463 dated 04.01.2019 The existing drainage system and facilities are are all followed the previous approved drainage proposal and well maintained.
2. Please remind the applicant that the required condition record should include colored photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover drainage facilities, including but not limit to surface channels, catchpits, sand traps and discharge path as indicated on the drainage plan approved under application no. A/NE-KTS/463.	The condition of the existing drainage facilities is shown by Photos nos. 17 -25 as per attached. An existing Drainage system Record Plan is also enclosed herewith for your consideration. Noted.
<u>Response to Fire Services Department (FSD) 's Comments</u> 1. Please be informed that I have no objection in principle to the proposal subject to fire service installations (FSI) and water supplies for firefighting being provided to the satisfaction of the Director of Fire Services. 2. In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised on the following points" i) The layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy; and ii) The location of the proposed FSIs to	Noted. The current application site for same proposed use is subject to 3 previous planning approval via: 1. A/NE-KTS/319 dated 30.3.2012; 2. A/NE-KTS/391(Renewal)dated 27.03.2015 and 3.A/NE-KTS/463 dated 04.01.2019 The fire services installations on site are still followed the previous approved Fire Services Installations proposal and they are also well maintained.

be installed should be clearly marked on the layout plan.	
3. However, the applicant is reminded that if the proposed structures are required to comply with the Building Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of the formal submission of the general building plans.	Noted.
Response to Environmental Protection Department 's Comments	
1. It is noted that from the previous RNTPC Paper that applicant should have confirm us the followings:	Noted and confirmed.
i) There will be no back wash process and no backwash effluent will be produced since the filter will not be reused and replaced necessary.	Noted and undertook.
ii) The applicant is committed to comply with requirement stipulated in Water Pollution Control Ordinance for any discharge arising from the operation of the swimming pool.	Noted. Will strictly be complied with.
iii) The applicant is committed to follow the on "Code of Practice on Handling of Environmental Aspects of Temporary Uses and Open Storage Sites".	Noted. Will be strictly followed.
Public Comments	I ensure you that the proposed private swimming pool and the private garden will only be used by the residents of the adjoining NTEH (Small House). Its operation will also follow the Environmental Protection Ordinance.

Appendix V

Plan Showing the Access to and from the Application Site (Lot 842 (Part) in DD 100

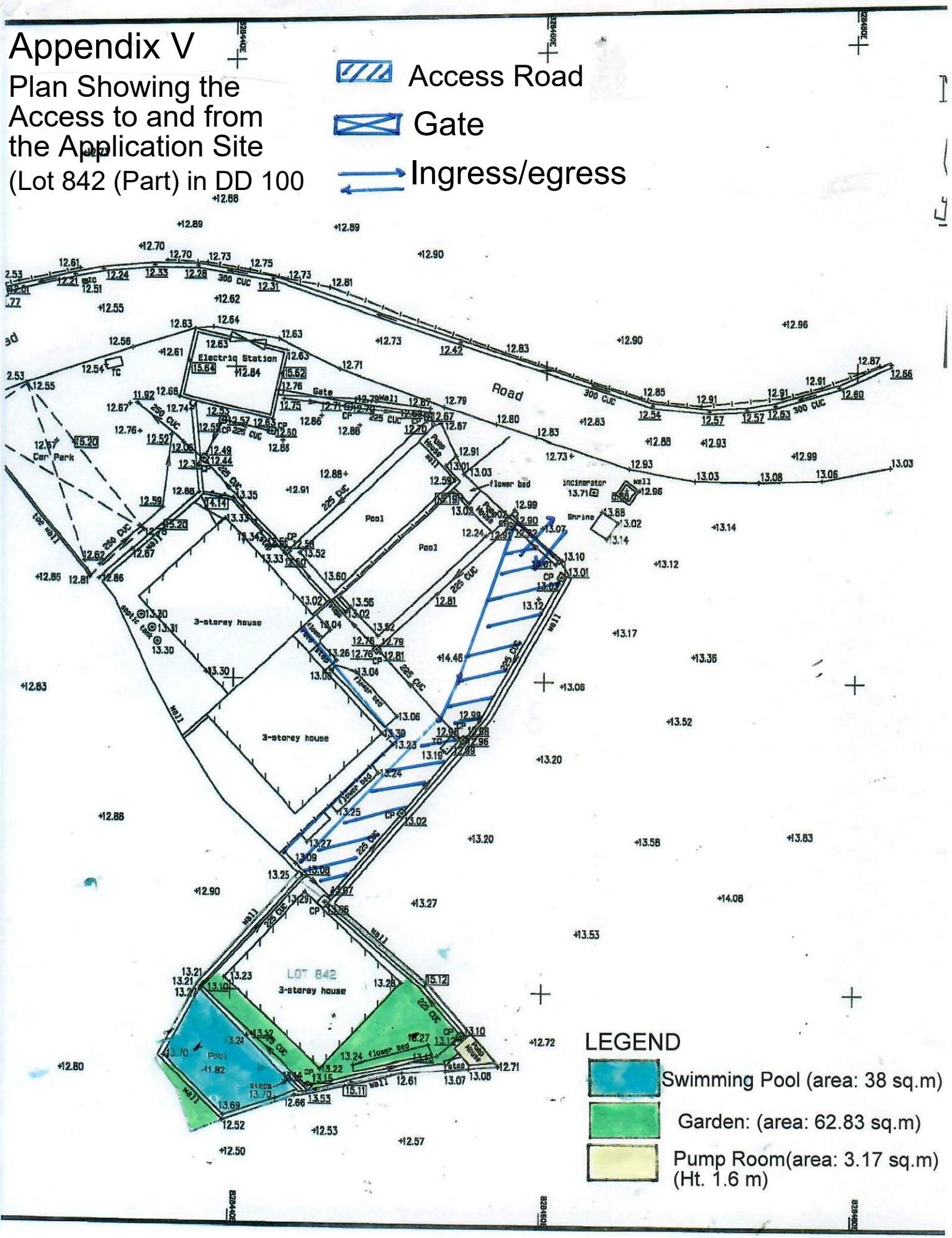


Photo Record of Lot 842



Photo No.17

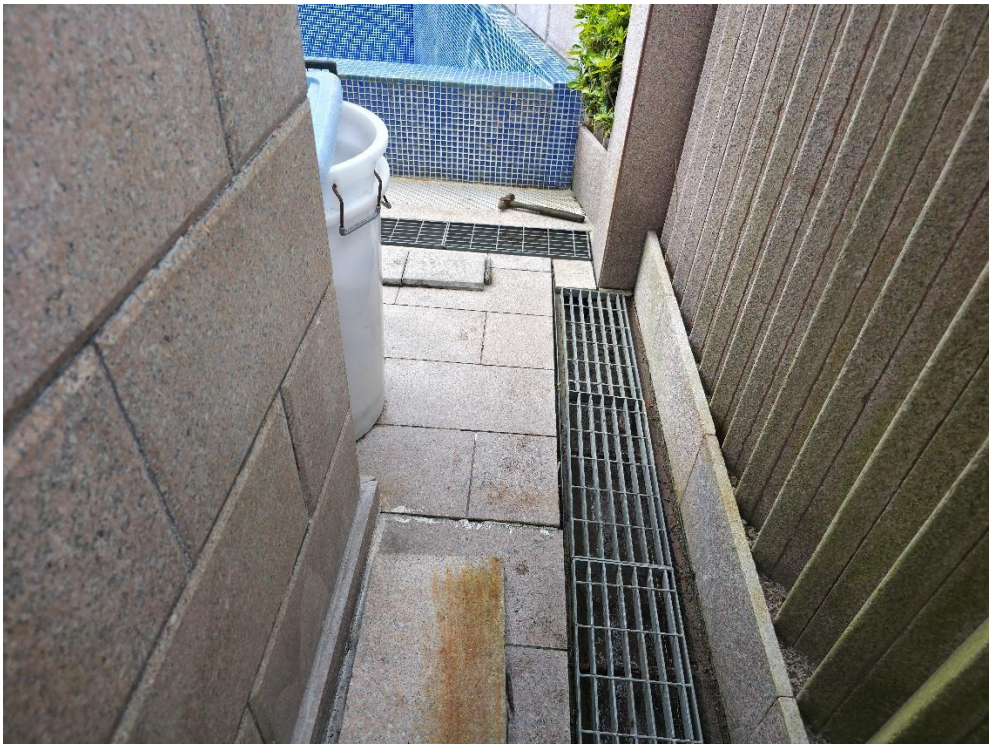


Photo No.18



Photo No,19



Photo No.20



Photo No.21



Photo No.22



Photo No,23

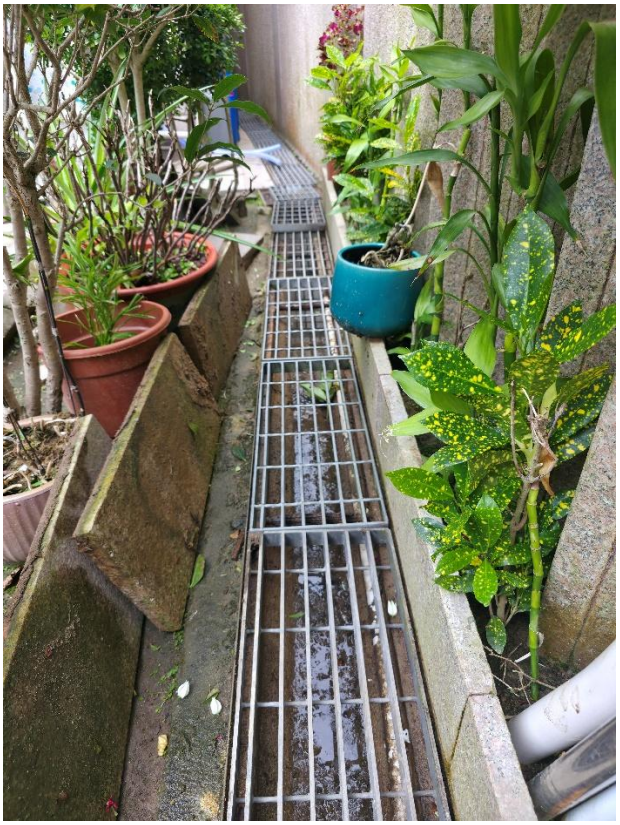
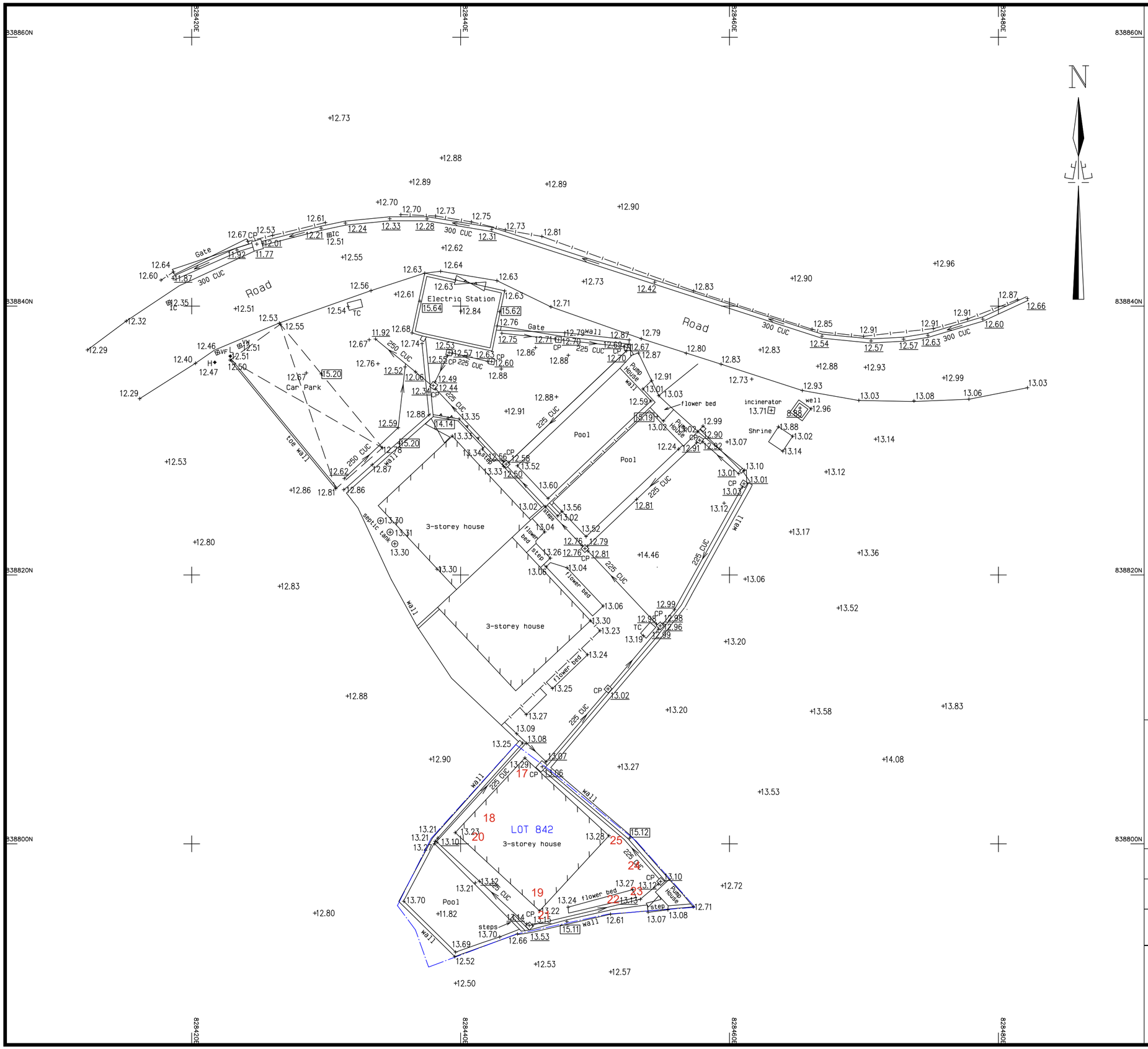


Photo No.24



Photo No.25



Notes:

1. Co-ordinates are in Hong Kong Metric Grid (1980).
2. All Levels are in metres above Hong Kong Principal Datum (HKPD).
3. Levels of kerb are referred to bottom of kerb.
4. Dimensions are in metres unless otherwise shown.

Legends:

- 300mm UC — 300mm U-Channel with grating
- 300mm CUC — 300mm U-Channel with Cover
- Fence / Railing
- Vertical Cutting
- Lot Boundary
- Subject Lot Boundary
- Building
- +12.82 — Spot Level
- 13.62 — Invert Level
- [15.12] — Top Level
- Photos Taken Point Photo No. 17-25

Drawing Title:

EXISTING DRAINAGE SYSTEM RECORD
PHOTOS TAKEN POINTS PLAN
LOTS NO. 842 (PART) IN D.D. 100
HANG HAU, NORTH

Scale: 1 : 200 (A2)

Date of Survey : Feburary, 2026

Drawing No.: CF1085/DN/TOPO-842

Rocky Fung Surveying Company

[redacted]