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 835 S.B & 839 RP (Part) in DD 100, Hang Tau, Kwu Tung South, Sheung Shui, New Territories (Planning Application No. TPB/A/NE-KTS/585)**

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, Detailed Plan for Swimming Pool and Pump Room (Appendix II), Photo Record of the existing Drainage System (Photo No. 26-34) 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 839 S.A was approved under Planning Permission A/NE-KTS/190 on 19.11.2004. The Building Licence No.22/2008 and the Certificate of Compliance were issued by the LandsD on 16.6.2008 and 02.06.2011 respectively.

The application site is subject to 3 previous applications, namely:

2/……..

[redacted]

1. A/NE-KTS/307 -dated 15.04.2011 for Proposed Temporary Swimming Pool and Private Garden for a Permitted House (NTEH-Small House) for a period of 3 years;
2. A/NE-KTS/363- (Renewal) dated 04.04.2014 for Proposed Temporary Private Swimming Pool and Private Garden for a Permitted House (NTEH-Small House) for a Period of 3 Years; and
3. A/NEKTS/459- dated 21.12.2018 for Proposed Temporary Swimming Pool and Private Garden for a Permitted House (NTEH)-Small House) for a period of 3 years.

The area of the current application is slightly different from the previous application A/NE-KTS/459. The reason for this change is due the fact that the applicant would also like to regularize the existing as-built private garden and the size of the private swimming remains the same as our previous application.

Please also be advised that this the last F.I. that we would submit, I therefore should be very grateful if TPB would give favorable consideration to allow the subject application to be considered by the TPB as early as possible.

Yours sincerely

(LIT Ying-cheung Edward)

Encl.

c.c. District Planning Office, Fanling, Sheung Shui, and Tuen Long East (Attn: Ms. Connie Yu Jiang)

Man Chi Consultants And Construction Limited
敏志顧問及建築工程有限公司

[redacted]

Response-to-Departmental Comments

Proposed Temporary Private Swimming Pool and Private Garden for a Permitted House (New Territories Exempted House (NTEH) held under Building Licence No. 02/06/2011, Lot Nos. 835 S.B & 839 RP (Part) in DD 100. (Application No. TPB/A/NE-KTS/585)

Response to Lands Department's Comments	
1. The application site comprises Old Schedule Agricultural Lot Nos. 835 S.B and 839 RP in DD 100 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval from the Government. The proposed ingress and egress point requires to pass through Government land (G.L.) and some private lots. No right of access via GL is granted to the application site. Also, the applicant has to make his own arrangement for acquiring access on private lots as there is no such right granted to the application site.	Noted.
2. Unauthorized structures within Lot No. 839 RP in DD 100 covered by the planning application; There are unauthorized structures on Lot No. 839 RP in DD 100. The lot owner should immediately rectify the lease breaches and this office reserves the rights to take necessary enforcement action against the breaches without further notice.	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. Noted. The applicant is also willing to pay the waiver fee, rent and administrative fee as considered appropriate by LandsD.
3. Subject to the approval of the Town Plan Board (TPB) to the application which shall have reflected the rectification as aforesaid required, the lot owner shall apply to this office for a Short Term Waiver (STW) to permit the proposed structures. 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 on the whole lot basis and subject to such terms and conditions including payment of the waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered. 4. 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.
<u>Response to Drainage Services Department (DSD)'s Comments</u> 1. According to the applicant's submission, the existing drainage facilities which was implemented under an approved application no. A/NE-KTS/459 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. 2. Please remind the applicant that the required condition record should include colored photos showing the current condition of the drainage facilities and a	Noted. The current application site for same proposed use is subject to 3 previous planning approval via: 1. A/NE-KTS/307 dated 15.4.2011; 2. A/NE-KTS/363 (Renewal) dated 4.4.2014 and 3. A/NE-KTS/459 dated 21.12.2018. The existing drainage system and facilities are are all followed the previous approved drainage proposal and also well maintained. The condition of the existing drainage facilities is shown by Photos nos. 26-34 as per attached. An existing Drainage system Record taken point Plan is also enclosed herewith for your consideration.

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/459.	
Response to Fire Services Department (FSD) 's Comments	
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.	Noted.
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"	The current application site for same proposed use is subject to 3 previous planning approval via: 1. A/NE-KTS/307 dated 15.4.2011; 2. A/NE-KTS/363 (Renewal) dated 4.4.2014 and 3. A/NE-KTS/459 dated 21.12.2018.
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 be installed should be clearly marked on the layout plan.	The fire services installations on site are still followed the previous approved Fire Services Installations proposal and they are also well maintained.
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	Noted and undertook.

	and no backwash effluent will be produced since the filter will not be reused and replaced necessary.	
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 II Detailed Plan of Swimming Pool	S.16 Application for Temporary Private Swimming Pool and Private Garden for a Period of 3 Years at Lot 835 S.B & 839 RP in DD 100 , Hang Tau, Kwu Tung South, Sheung Shui, N. T.	Not To Scale (For indentification Only) Date :October,2026	Man Chi Consultants And Construction Limited

Photo Record of Lot 839



Photo No.26



Photo No.27



Photo No.28



Photo No.29



Photo No.30



Photo No.31



Photo No.32

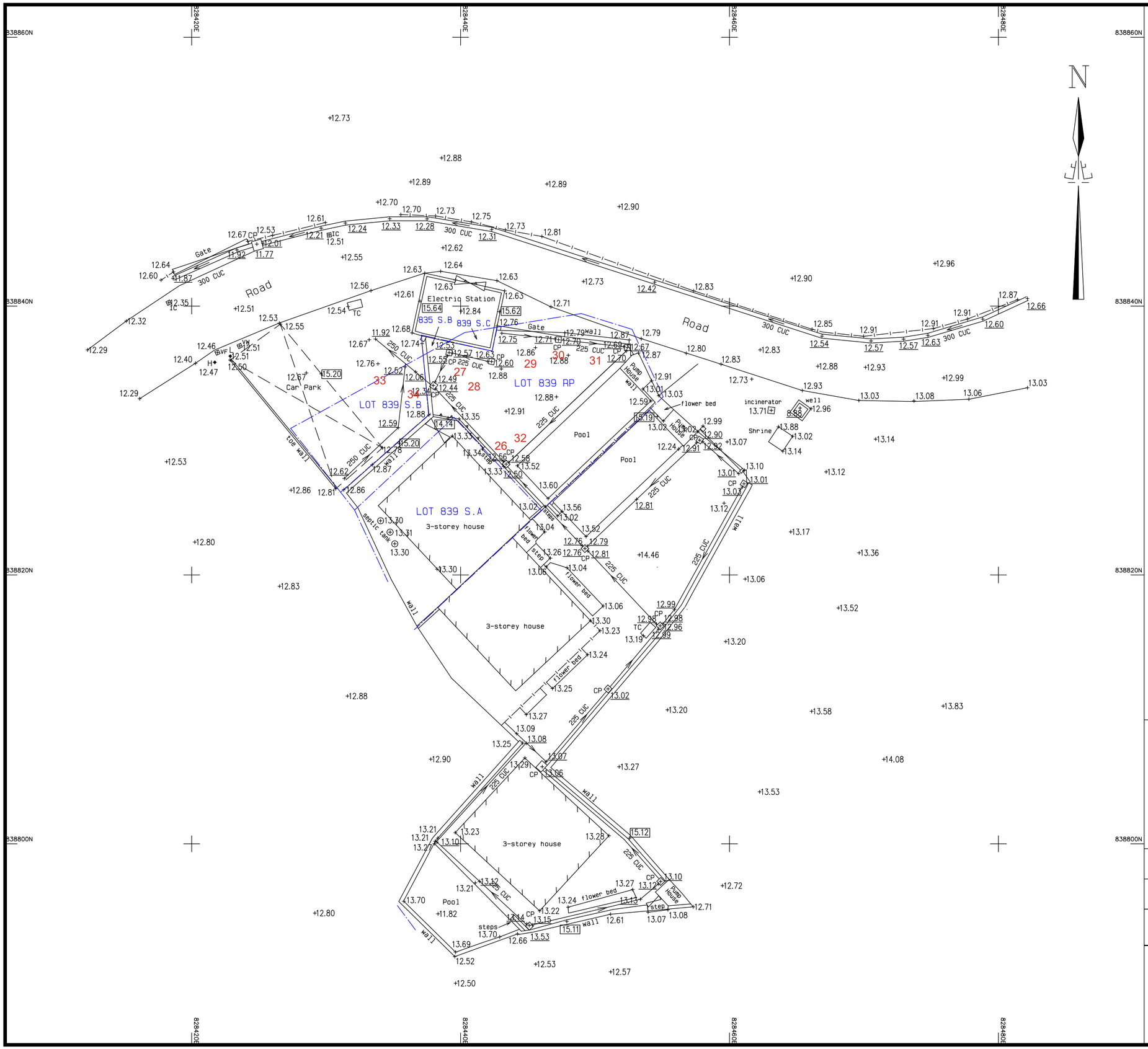
Photo No.



Photo No.33



Photo No.34



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. 26-34

Drawing Title:

EXISTING DRAINAGE SYSTEM RECORD
PHOTOS TAKEN POINTS PLAN
LOTS NOS. 839 S.A & 839 RP IN D.D. 100
HANG HAU, NORTH

Scale: 1 : 200 (A2)

Date of Survey : Feburary, 2026

Drawing No.: CF1085/DN/TOPO-839

Rocky Fung Surveying Company

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