

Your Ref: TPB/A/NE-KTS/541  
Our Ref: NE-KTS/PA/GCL/23-16  
Date: 9 September 2024

**By Hand and Email**

The Secretary,  
Town Planning Board,  
c/o Town Planning Board Section,  
Planning Department,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong.

Dear Sirs,

**Proposed ‘House (not elsewhere specified)’ Development and Proposed Minor Relaxation of Maximum Plot Ratio Restriction in “Residential (Group D)” Zone at Lot No. 1120 S.A in D.D.92, Lots Nos. 408 S.B ss.1 S.A and 408 S.B ss.1 S.B in D.D. 94, Hang Tau Tai Po, Kwu Tung South, New Territories (Application No.: A/NE-KTS/541) – Further Information**

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On behalf of the Applicant, we would like to submit herewith a total of 4 sets of the following materials to respond to comments raised by the District Lands Officer/North, Lands Department (“**DLO/N, LandsD**”) on the captioned planning application:

- i. Response-to-Comments (“**R-to-C**”) Table dated 9.9.2024;

Should you have any queries with regard to the above, please do not hesitate to contact our Ms. Sylvia LO at [REDACTED] or the undersigned at [REDACTED].

Thank you very much for your kind attention.

Yours faithfully,  
for and on behalf of  
**VISION PLANNING CONSULTANTS LTD.**



Kim On CHAN  
Managing Director

[NE-KTS/PA/GCL/23-16] [KC/sl]

**Proposed ‘House (not elsewhere specified)’ Development and Proposed Minor Relaxation of Maximum Plot Ratio Restriction in “Residential (Group D)” Zone at Lot No. 1120 S.A in D.D.92, Lots Nos. 408 S.B ss.1 S.A and 408 S.B ss.1 S.B in D.D. 94, Hang Tau Tai Po, Kwu Tung South, New Territories (S.16 Planning Application TPB Ref: A/NE-KTS/541)**

<b>Departmental Comments</b>		<b>Applicant’s Responses</b>
<b>A. Comments from District Lands Officer/North, Lands Department received on 6 September 2024</b>		
	<b><u>Septic Tank</u></b>	
1.	<p>According to <b>Figure 6</b> (Schematic Master Layout Plan) and <b>Figure 8</b> (Ground Floor Plan), it appears that the septic tank of Site B (House 2) falls within the set back area. The Applicant should review the design so as to ensure the septic tank (and any other private facilities) should be erected on private lot boundary and free from any surrender proposal submitted by the Applicant.</p>	<p>Please note that in paragraph 5.11 of the submitted Planning Statement, the Applicant has already explained that “the Applicant has no intention to surrender this set back area to Government.... Until and unless the Government is decided to take over the long-term maintenance and management (“M&amp;M”) responsibilities of this set back area, the Applicant is willing to undertake the M&amp;M responsibilities of this local access road section at its own expenses.”.</p> <p>The Applicant would like to clarify that the inner set back area for pedestrian circulation movement as shown in <b>Figure 6</b> (Schematic Master Layout Plan) will not be surrendered to the Government. This set back area will be maintained and managed by the Applicant itself.</p>