

## **Planning Application No. A/SK-HC/354**

Response to Departmental Comments in respect of the Application for a Temporary Private Garden on Lot 429 S. B in DD 244 and the adjoining Government land (House No. 450 Ho Chung New Village, Sai Kung, N.T.)

### I. Revised proposal of a simple private garden

I have discussed thoroughly with Applicant Ms. LAM Yeuk Yin after receiving the Departmental comments.

Ms LAM remarked that in view of comments given particularly by Water Supplies Department (WSD) and the District Lands Office/Sai Kung (DLO/SK), and the fact that there is no public sewer at the present location and in the vicinity around the area, she now desires a simple lawn inside the proposed private garden. The green house would be taken away, and growing of vegetables would be stopped. Part of the garden immediately in front of the house would be paved and the remainder would be used as a lawn which would only involve daily spraying of water. As such, she does not think that there would be any creation of wastewater from the revised proposal.

The revised proposal is at App. I.

### II. Comments from Construction Division, WSD

The concerns of WSD are addressed by Mr PAU Wah Lung - a Registered Architect, Fellow Member of HKIA & an Authorised Person – Architect.

Mr PAU has provided A Risk Assessment Report. He is of the view that the revised proposal of a simple lawn within the private garden, and with the setting up of the sand trap plus the septic tank immediately beneath part of the paved area and part of the lawn at Lot 429 S. B in DD244 will not cause any contamination to the Water Gathering Ground (WGG), and will not pose any threat to water quality in and around the area.

A Risk Assessment Report by Mr PAU is attached.

### III. Comments from Environmental Protection Department (EPD)

The Applicant will fully comply with the advice of EPD in observing the Water Pollution Control Ordinance (WPCO) ‘in handling and discharging the waste water arising from the proposed temporary use’.

### IV. Comments from DLO/SK

After studying also DLO/SK’s comment and advice, Applicant now decides to have a simple lawn inside the private garden.

The green house would be taken away, and growing of vegetables would be stopped. All other unauthorized structures within the garden area would be cleared. Details of the revised proposal are described at Paragraph I.

Moreover, Applicant is willing to pay any outstanding Short Term Tenancy and Waiver fees as required according to DLO/SK’s practice.

As part of the wall stands on Lots Nos. 426 S. B RP & 426 S. C RP in DD244, owner’s consent is being sought. The Applicant is confident that consent could be obtained.

V. Comments from Director of Agriculture Fisheries and Conservation (DAFC)

We are familiar with the surroundings of the area. Other than 3 houses in the southwest of House No. 450 Ho Chung new Village, and the cluster of houses across the track, there are no active farming activities as mentioned by DAFC.

Between the houses and the stream course in the north there is a mud track and wild bushes are grown on both sides of the track. We are of the opinion that it is more suitable for human habitation in and around the area of the houses rather than farming activities as the latter would bring about unsanitary conditions (such as nasty smell, mosquitoes, flies and insects) if farming is carried out.

We are of the view that open-field cultivation, greenhouses, and plant nurseries, etc. may require chemical fertilizers in vegetable growing and flower plant culture. Such activities would certainly have a harmful effect to the WGG in the vicinity if wastewater is directly run into mud and eventually go to the stream course.

The revised proposal of a simple garden with a lawn, and the set up of the septic tank plus a sand trap for treating wastewater if any thus created would have very little effect, if not none at all on the WGG.

We are of the view that we may need to consider more than the 'agricultural perspective' in this Application as well.

In reality, there are a total of 15 houses and also WGG in and around the area. The rehabilitation of farming activities so close to

the houses could only bring about uneasiness amongst the residents, create undesirable sanitary conditions and might even disturb local harmony.

Strictly speaking, the revised proposal of a simple private garden with a lawn, is also the result of good agricultural work which beautifies the landscape.

As such, we sincerely wish DAFC would be more considerate in assessing the revised proposal of a simple garden in this location.