

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.) Part II.

I. Second round of comments from concerned Departments

I have discussed again with Applicant Ms. LAM Yeuk Yin after receiving the second round of departmental comments. She totally agrees to the responses provided below.

II. Comments from Construction Division, WSD

1. Three photos showing the concerned portion and the adjacent area within the lower indirect Water Gathering Ground are enclosed for reference.
2. We shall follow and strictly adhere to the following directive:

‘No structures shall be built or materials stored within 3 metres from the centre-line of the water mains shown on the attached plan. Any unauthorized structures or materials located within the WWR obstructing operation and maintenance of the water mains shall be removed’.

3. The Applicant undertakes to vacate and clear the affected areas upon notification if such areas are required for development of a public purpose.

III. Comments from Environmental Protection Department (EPD)

We note that there is no objection from EPD to the revised proposal of a simple private garden.

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

IV. Comments from DLO/SK, Lands D

DLO/SK's latest comment and advice are noted. It is the intention of the Applicant to apply for a simple private garden.

The green house would be taken away, and growing of vegetables would be stopped. All other unauthorized structures within the garden area other than the fencing wall, and flower bed outside the gate area would be cleared within 6 months from the date of approval of the S.16 Application.

Applicant is willing to pay any Short Term Tenancy and Waiver fees as required according to DLO/SK's practice if application for the two are being processed and approved.

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 must point out that 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 around the application site.

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.

In reality, there are a total of 15 houses in and around the application area. The rehabilitation of farming activities so close to the houses could only bring about uneasiness amongst the residents, create undesirable sanitary conditions (such as nasty smell, mosquitoes, flies and insects) and might even disturb local harmony.

As such we feel that it is more suitable for human habitation in and around the area of the houses rather than farming activities being carried out in the area.

Moreover, 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.

Strictly speaking, the revised proposal of a simple private garden with a lawn-which beautifies the local landscape, is best for the community in and around House No.450 Ho Chung New Village, Sai Kung.