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Dear Sir/Madam,

This email serves to supersede our submission to the Town Planning Board dated 2.12.2024.

We refer to the comments from various government department on the captioned application and submit herewith our response for your consideration.

Should you have any queries, please feel free to call me at [redacted]. Thank you.

Best Regards,

Cannis Lee

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By Email and Post

Date : 3 December 2024
Your Ref.: TPB/A/SK-HH/83
Our Ref. : LDS/PLAN/7075

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong


Dear Sir/Madam,

**Temporary Private Swimming Pool for a Period of 3 Years at
Lots 49 S.A ss.3 (Part) and 49 S.A RP (Part) in D.D. 212, Che Keng Tuk, Sai Kung, N.T.
(Application No. A/SK-HH/83)**

We refer to the comments from various government departments on the captioned application and submit herewith our response in **Table 1** for your consideration.

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited




Encl.

c.c. DPO/SK&I (Attn.: Ms. Sylvia Lam) – By Email
Client

Your Assets for Growth

Table 1: Responses to Comments from Government Departments on Planning Application No. A/SK-HH/83 (3 December, 2024)

COMMENTS	RESPONSES
1. Lands Department	
<p>(a) The Site falls within portion of Lot Nos. 49 SA ss.3 and 49 SA RP both in DD. 212 (“the Lots”) which are old schedule agricultural lots held under Block Government Lease, containing the restriction that no structure is allowed to be erected without prior approval of the Government.</p> <p>A short term waiver (“STW”) No. SW479 is granted to the registered owner of the Lots to permit a private swimming pool with an ancillary filtration plant and an underground surge tank (“the Swimming Pool”), commencing from 1.10.2016 to 12.9.2017 and thereafter quarterly. The wavier letter was executed on 10.8.2018. It is noted that the total area of the Swimming Pool under STW shall not exceed 118 m², which is different from the one of 151.1 m² as stated in the planning statement of the subject application and thus, the applicant should clarify in this respect.</p> <p>(b) Please note that if the subject planning application is not approved by the Town Planning Board, the said STW may be terminated by this office.</p>	<p>(a) Please note that the application for Short Tem Waiver (STW) made by the Applicant in 2017 was based on the approved building plan of the subject swimming pool. According to the Waiver Plan No. SKM9025a of STW No. SW479 (see Annex 1), the STW area (about 118m²) has only covered the swimming pool structure and excluded the underground surge tank and the platform for pool filtration plant. It also excluded the SCUM channel (about 10m²) along the southern side of the swimming pool.</p> <p>The Application Area (151.1 m²) of the subject application is in accordance to the approved building plan (As-built record) dated 23.5.2017 and covers the swimming pool structure (including the SCUM channel along the southern side of the swimming pool) (about 118m² + 10m²), the underground surge tank (about 13.5m²) and the platform for pool filtration (about 9.6m²). There has been no change in the Application Area, applied use and layout of the current application from the previous planning approvals (Application Nos.: A/SK-HH/62, 72 and 76).</p> <p>(b) Noted.</p>
2. Environmental Protection Department	
<p>(a) The wastewater (backwash) from the filtration plant of the swimming pool should be discharged into existing septic</p>	<p>(a) It is noted that the wastewater (backwash) from the filtration plant of the swimming pool should be discharged into the existing septic tank and</p>

COMMENTS	RESPONSES
<p>tank and soakaway system as there is no public sewer in the area. There is no information about handling of the backwash from the filtration plant in this submission. The applicant should provide such information for his further checking.</p>	<p>soakaway pits as there are no public sewers in the area according to ProPECC Note PN 1/23 “Drainage Plans subject to Comment by EPD”. Arrangement will be made by the Applicant to discharge the wastewater (backwash) from the filtration plant of the swimming pool into the septic tank and soakaway system when rebuilding of the small house at Lot 335 in D.D.212.</p>
3. Drainage Services Department	
<p>(a) No in-principle objection to the subject application from drainage viewpoint provided that adequate stormwater drainage measures should be implemented to deal with the surface runoff of the captioned site or the same flowing on to the site from the adjacent areas without causing any adverse drainage impact to the areas or nuisance to the adjoining areas.</p>	<p>(a) Noted. The Applicant will adhere to the requirements of the Drainage Services Department and provide adequate stormwater drainage measures to avoid any adverse drainage impacts to the areas or nuisance to the adjoining areas.</p>
4. Planning Department	
<p>(a) It is noted from the planning statement that the swimming pool has already been constructed in accordance to the approved building plan, whereas the house at Lot No. 335 in D.D. 212 which the swimming pool intends to serve is under re-building. In this regard, please clarify the development progress of the concerned house and its tentative completion year.</p>	<p>(a) While the Applicant had demolished and planned to rebuild the former small house at Lot 335 in D.D.212 during the last planning approval period, the Applicant has encountered significant financial difficulties to commence the redevelopment due to the COVID-19 pandemic. Due to the gradual recovery of the economy, the Applicant has therefore submitted the current application and intended to commence the rebuilding works of the concerned house in 2025.</p>

DISTRICT LANDS OFFICE

SAI KUNG

LANDS DEPARTMENT



Execution by



Witness to the Execution by



Signed for and on behalf of



District Lands Officer / Sai Kung

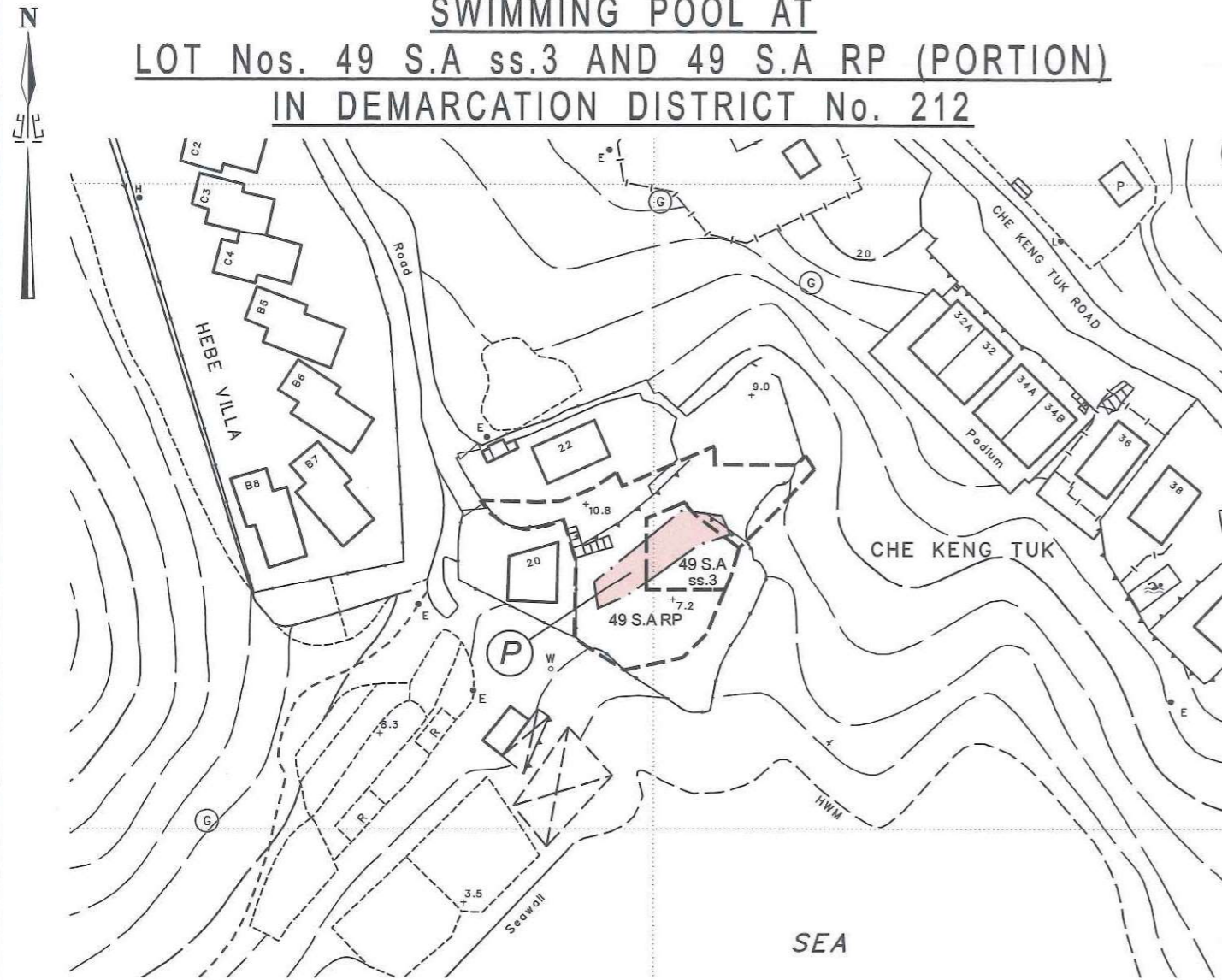
Date

SHORT TERM WAIVER No. SW479

SWIMMING POOL AT

LOT Nos. 49 S.A ss.3 AND 49 S.A RP (PORTION)

IN DEMARCATION DISTRICT No. 212

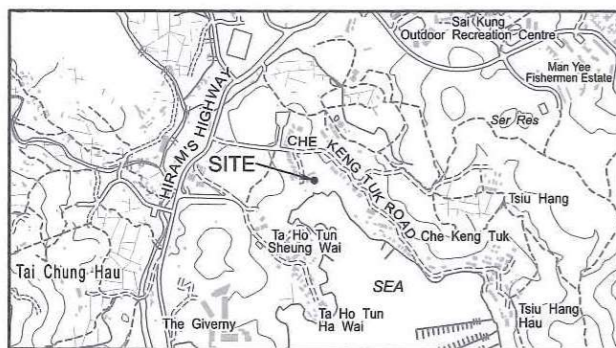


COLOURED PINK AREA 118 SQUARE METRES (ABOUT)

SCALE 1:1 000



LOCATION



SCALE 1:20 000

FOR IDENTIFICATION PURPOSES ONLY



District Lands Office, Sai Kung
Lands Department

Plan Prepared by District Survey Office, Sai Kung

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File No. L/M(1) TO DLO/SK SW479

Survey Sheet No. 8-SW-16A

Layout Plan No. -----

Reference Plan No. 4474/01

PLAN No. SKM9025a

Date : 22/03/2017