
Table | 1
Response-to-Comments

Section 16 Planning Application for Proposed House (Redevelopment Only) at Lot 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New Territories

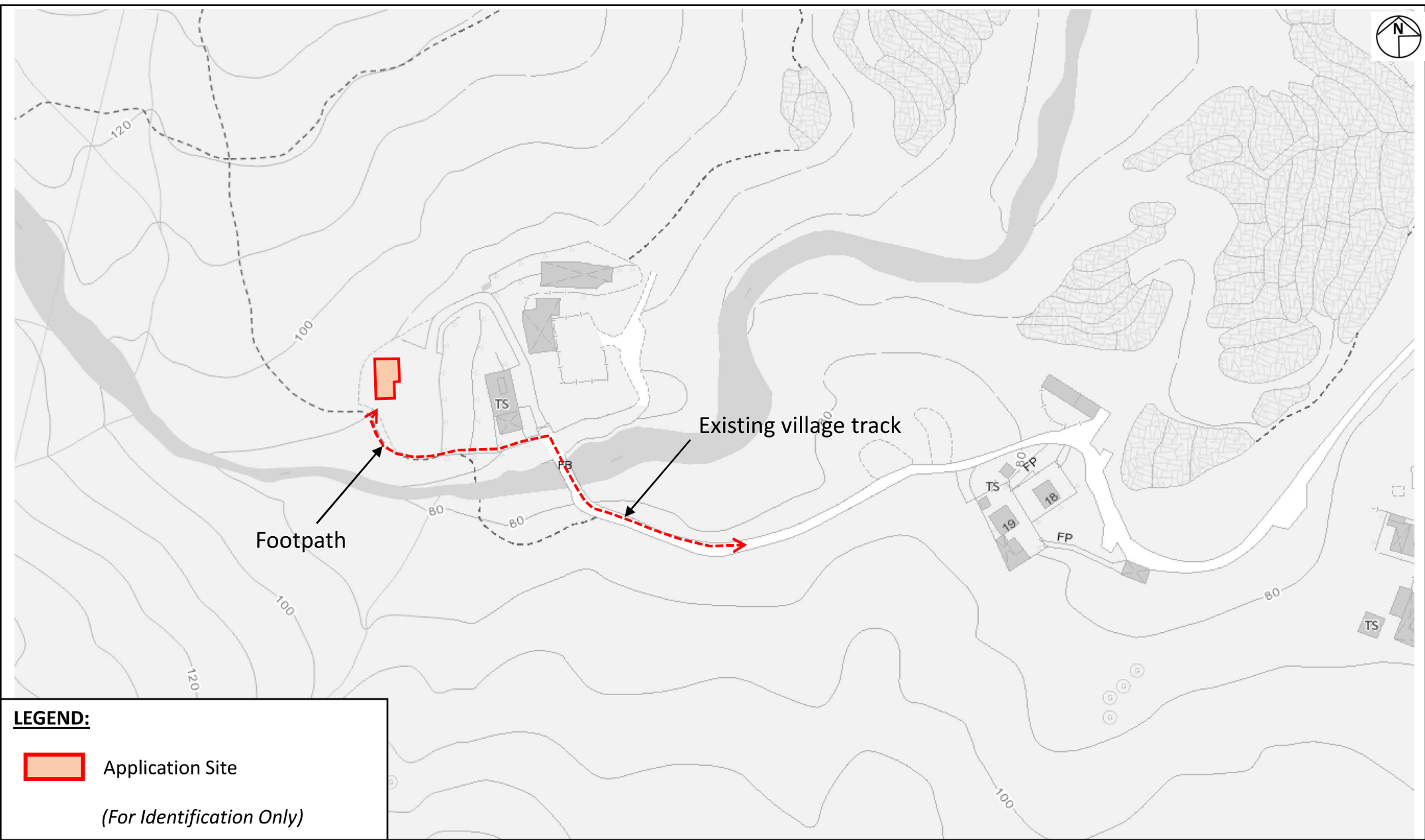
Department	Date	Comments	Responses to Departmental Comments
Agriculture, Fisheries and Conservation Department (AFCD)	3.7.2024	(a) the proposed redevelopment is entirely within the private lot. However, the proposed drainage layout in Appendix IV of the planning statement encroached onto nearby unallocated and unleased government land zoned as "CA", i.e. east side of Lot 110 in D.D. 219. The applicant should provide more information, e.g. site photos or preliminary vegetation survey report, on the potential impact of the drainage layout to nearby vegetation; and	While the proposed redevelopment is entirely within the private lot, a tree survey has been conducted. The tree survey report (Appendix 1 refers) provides information of the nearby vegetation. There are no trees within the proposed house boundary and a total of 18 nos. individual trees with 6 tree species, were identified nearby the proposed work area of channel. There are no trees within the survey site that are listed in Hong Kong's Forestry Regulations (Cap. 96) and no trees are protected under the 'Protection of Endangered Species of Animals and Plants Ordinance (Cap.586)' or the Rare and Precious Plants of Hong Kong and the China Plant Red Data Book. A majority of the identified trees are in poor form. Nevertheless, no trees would be fell/transplanted due to the proposed development, or its associated drainage works and the existing vegetation would not be affected (Appendix 2 refers).
		(b) in addition, "Footpath A" in Figure 2 of the planning statement was observed to be blocked by a gate of nearby private lot, i.e. Lot 111 in D.D. 219, and the route of "Footpath B" will pass through a nearby watercourse. The applicant should provide more details on the expected method of access, e.g. site photos, and how construction materials and machinery will be delivered to the site with due consideration in preserving the nearby vegetation or environment.	While Lot No. 111 is owned by the same applicant, Footpath A will only be considered as an alternative or secondary means of access. Please refer to revised Figure 2, Figure 2-I, Figure 2-II, Figure 2-III for the expected method of access. The application site is accessible via an existing footpath that passes through a footbridge over the watercourse. While the proposed house to be built is a small house of 48m ² in area with 1 storey (not more than 4.115m), no large machinery will be used for construction. The construction works will adopt a labour-intensive building method. Manpower will be used for transportation of the building materials on the site by trolley or wheelbarrow etc for fixing of steel rebars and placing of concrete. The proposed house redevelopment would adopt best on-site practice, and relevant guidelines, where applicable, would be strictly followed during construction phase. All construction works will be confined within the application site and there would be no disturbance to the surrounding areas. No vegetation nor the environment would be obstructed during construction and occupation phase of the proposed development.

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Department	Date	Comments	Responses to Departmental Comments
Drainage Services Department (DSD)	3.7.2024	<p>(a) peripheral drainage channels should be provided to intercept the surface runoff from the uphill catchment so as to avoid the application site form overland flow influence;</p> <p>(b) the applicant should demonstrate with the support of hydraulic calculation, that the proposed drainage system has adequate capacity to accommodate the surface runoff collected from its catchment, the application site and its upstream catchments;</p> <p>(c) the applicant should critically review the proposed drainage system and propose drainage mitigation measures to prevent the potential flooding risk arising from surface runoff running from the hillside areas to the proposed site during the inclement weather;</p> <p>(d) a sand trap/catchpit should be provided and regularly desilted by the applicant or the successive owners of the proposed development to prevent sand and silt from being washed into the existing drainage system/channel at is downstream;</p> <p>(e) there is no existing DSD foul sewer in the vicinity of the subject site;</p> <p>(f) the applicant shall be responsible for the maintenance of his completed drainage works and, if required in future by DLO/SK, relocation of such works;</p> <p>(g) the applicant shall allow all time free access for the Government and its agent to conduct audit on his completed drainage works;</p> <p>(h) the applicant shall allow connections by others to his external drainage works when required by the Government; and</p> <p>(i) the applicant is reminded that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design. The applicant shall ensure that his proposed drainage works will not cause any adverse drainage of environmental impact in the vicinity. The applicant shall check and</p>	<p>Noted. Please refer to Appendix 2.</p> <p>Noted. Please refer to Appendix 2.</p> <p>Noted. Please refer to Appendix 2.</p> <p>Noted. Please refer to Appendix 2.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

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Department	Date	Comments	Responses to Departmental Comments
		<p>ensure that the proposed drainage works and the downstream drainage systems have adequate capacity and are in good condition to accommodate all discharge water collected from his lot and all upstream catchments. The applicant shall be responsible to effect any subsequent upgrading of these proposed works and the downstream drainage systems in respect of design, construction and maintenance, as may be required by DLO/SK.</p>	
<p>Planning Department</p>	<p>11.7.2024</p>	<p>(a) according to para. 1.2.4 and Appendix I, existing structures or ruins of the original house was identified on the application site. Please provide a plan showing the location(s) of the ruins identified;</p>	<p>The location of the existing structures of the original house is presented in Figure 6.</p>
		<p>(b) according to para. 4.1.1, the proposed house will have a GFA/built-over area of 48m² and building height of 4.115m. Please advise rationale for the proposed development parameters, if any; and</p>	<p>The land lot of the application site has long been subjected to a housing entitlement under the 1905 Crown Lease. According to the 1905 block crown lease dated 27.3.1905, the registered area of the original House Lot was 0.02 acre or 80.93m². According to the information provided by the Applicant, the Applicant has reviewed the application site and survey plan together with the appointed surveyor. During this review, existing structure or ruin of the original house was identified on the application site. It is found that ruin of the original house is with an estimated footprint of 48m² (see Appendix 1 of the planning statement).</p> <p>While the Applicant’s lot to which the proposed use relates was governed by Block Crown Lease with a total registered area of 0.02 acres and general description for “house” purpose with no development restriction stipulated therein, the proposed building height under the current application is 4.115m, of not more than 1 storey, in order to minimise the environmental impacts of the development within “CA” zone. The gross floor area and plot ratio restrictions do not exceed those of the original house or 65.04m² (3 storeys) as usual NTEH permitted.</p>
		<p>(c) according to para. 4.2.1 and Figure 2, the application site can be accessed via two footpaths. However, Footpath A will pass through Lot 111 in D.D. 219 which is fenced off, and Footpath B will pass through a watercourse without any bridges/connections. Please clarify the accessibility of the application site in this regard.</p>	<p>Please refer to revised Figure 2, Figure 2-I, Figure 2-II, Figure 2-III for the expected method of access. The application site is accessible via an existing footpath that passes through a footbridge over the watercourse.</p>



LEGEND:

 Application Site

(For Identification Only)

Project:
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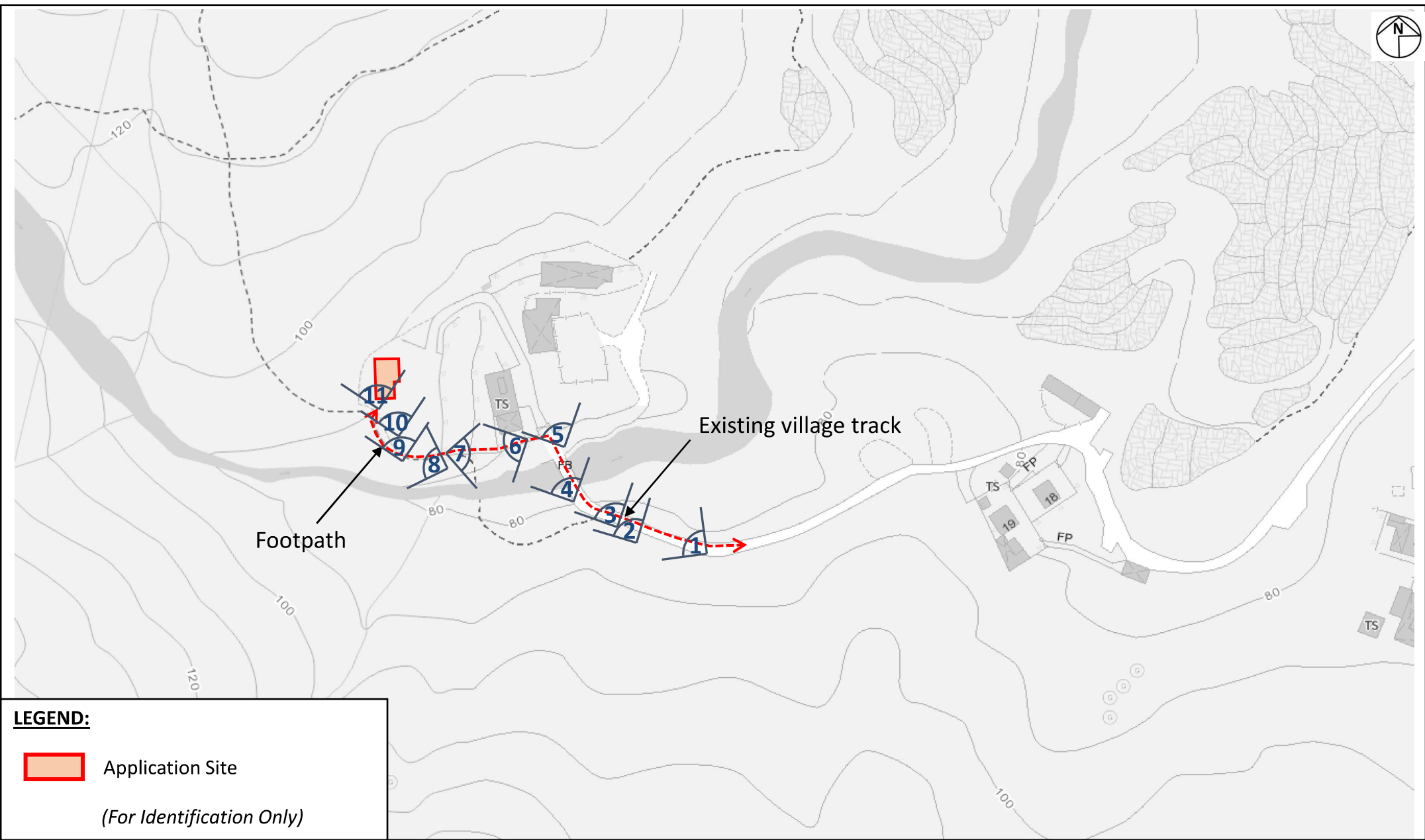
Title:
Access of the Application Site

Figure:
2

Scale:
N/A

Date:
Nov 2024

 **Man Chi**
Consultants And Construction Limited



LEGEND:

 Application Site

(For Identification Only)

Project:
Section 16 Planning Application for Proposed House (Redevelopment) at Lot 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New Territories

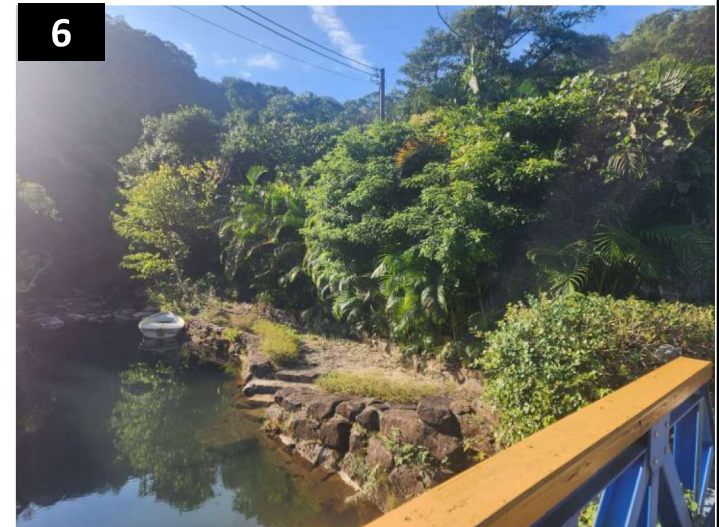
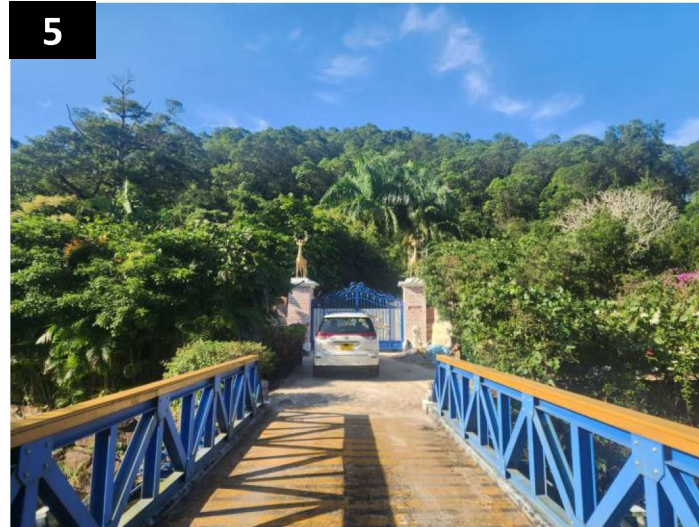
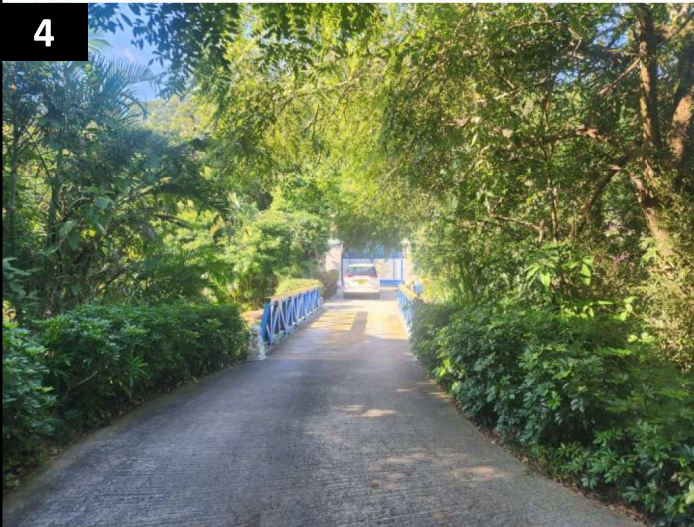
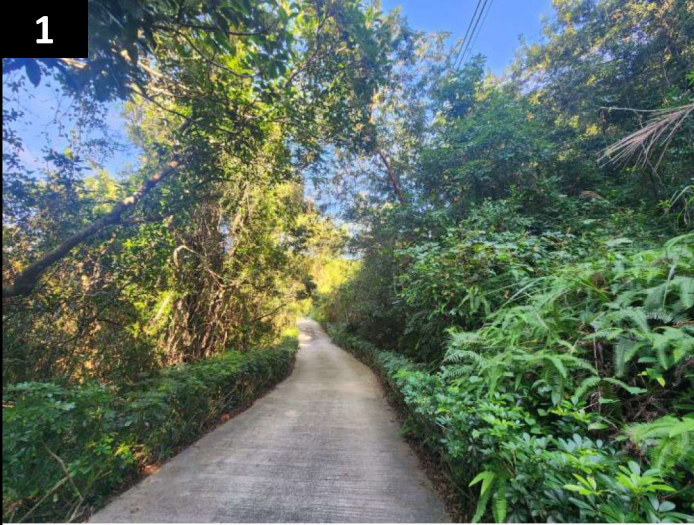
Title:
Access of the Application Site

Figure:
2-1

Scale:
N/A

Date:
Nov 2024





Project:
 Section 16 Planning Application for Proposed House (Redevelopment) at Lot 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New Territories

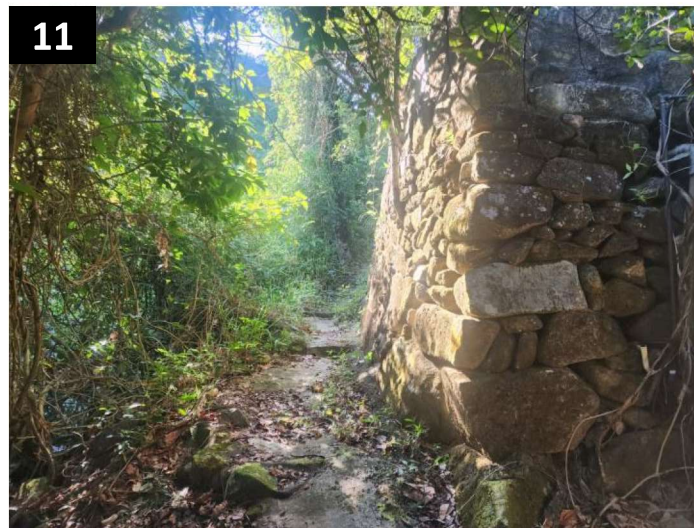
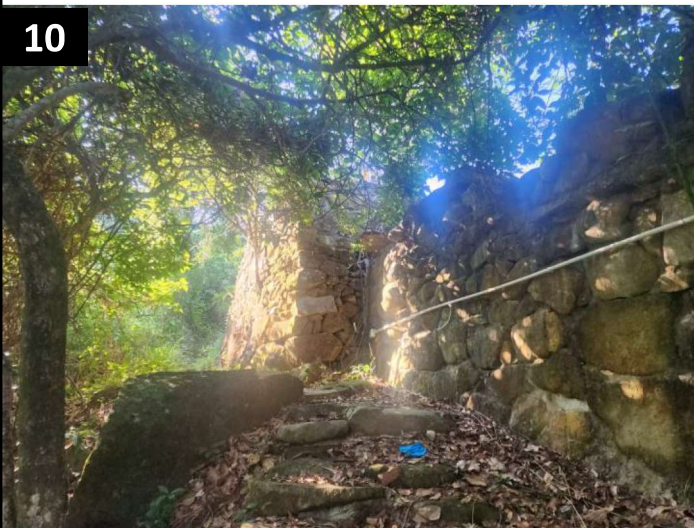
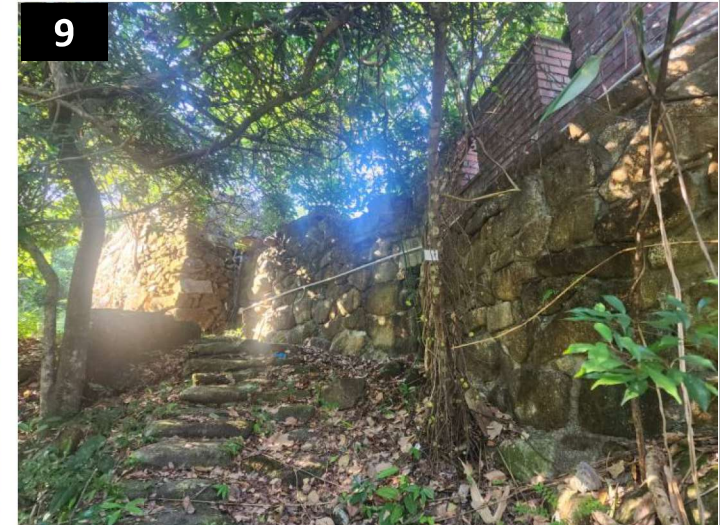
Title:
 Access of the Application Site

Figure:
 2-II

Scale:
 N/A

Date:
 Nov 2024

MC Man Chi
 Consultants And Construction Limited



Project:
Section 16 Planning Application for Proposed House (Redevelopment) at Lot 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New Territories

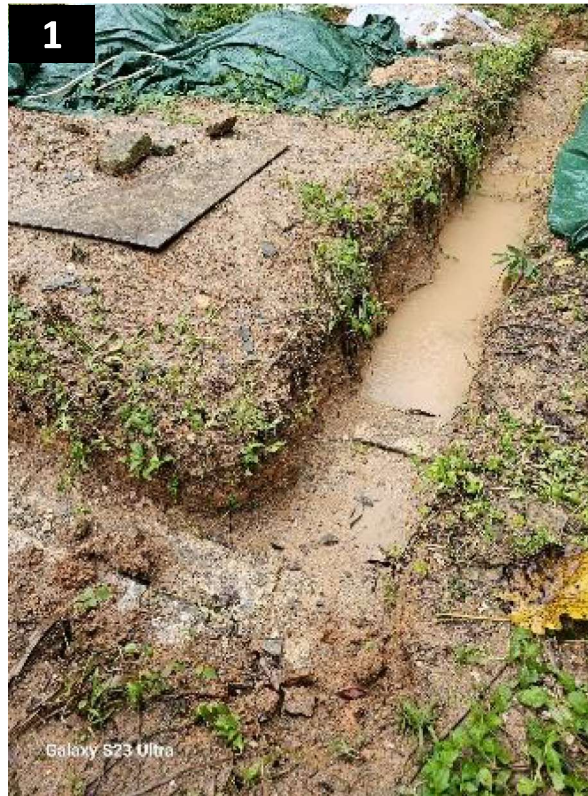
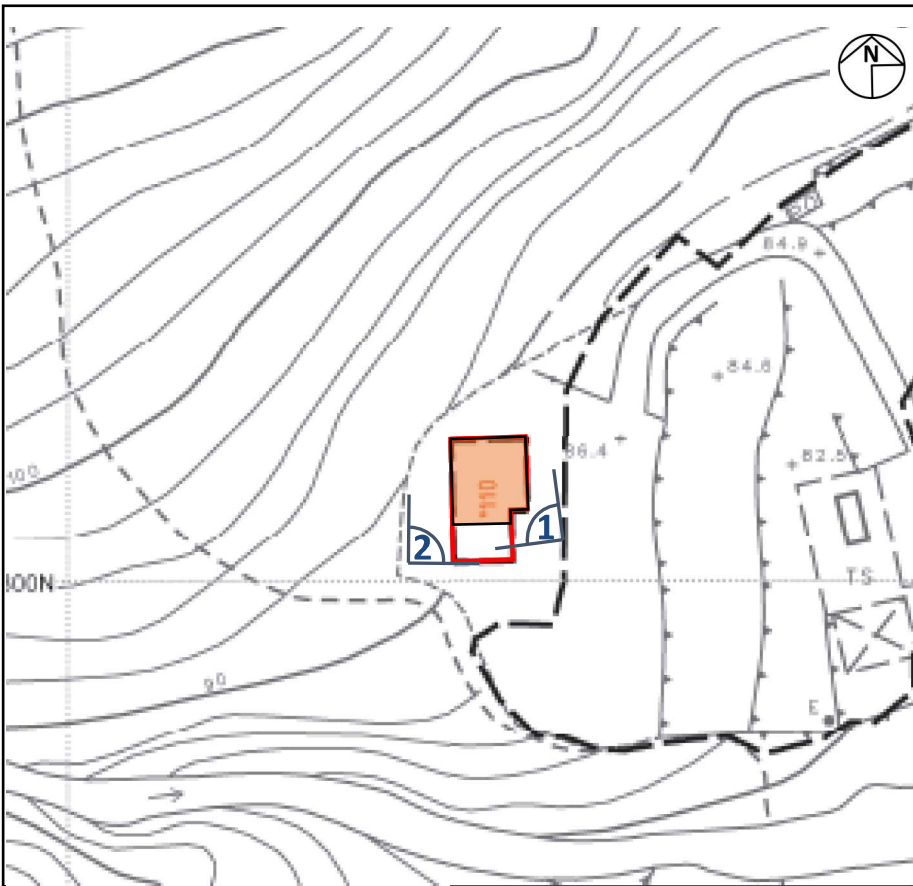
Title:
Access of the Application Site

Figure:
2-III




Scale:
N/A

Date:
Nov 2024

MC Man Chi
Consultants And Construction Limited



LEGEND:

-  Application Site
 -  Proposed House (Redevelopment)
 -  Viewpoint)
- (For Identification Only)*

Project:
Section 16 Planning Application for Proposed House (Redevelopment) at Lot 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New Territories

Title:
Existing Structures of the Original House

Figure:
6

Scale:
N/A

Date:
Nov 2024

