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類別: Internet Email

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此郵件係取代上午 11:23 分發給貴會的電郵文滙

回應地政署的擬問

1. The application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site. Besides, according to the vehicular access plan, the vehicular access is required to pass through other private lots, the applicant shall make his own arrangement.

如獲批准我等會向北區地政處申請臨時通過有關政府土地，而私人地段我等已取得業權人的同意

- 2 The following irregularities covered by the subject planning application have been detected:
Unauthorised structure(s) within Lot 591 S.A (Part) in D.D. 76 covered by the planning application
There is an unauthorized structure on Lot 591 S.A (Part) in D.D. 76. The lot owner(s) should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.

我等明白在未得地政處批准設置貨櫃箱改裝的辦公室非常不合適，在是次申請如獲批准我等即時向北區地政處作出臨時豁免許可。

- 3 The following irregularities not covered by the subject planning application have been detected:
Unauthorised structure within Lots 591 S.A (Part) and 591 S.C in D.D. 76 not covered by the planning application
There is an unauthorized structure on Lot 591 S.A in D.D. 76 (Part) within the Site extended to Lots 591 S.A (Part) and 591 S.C in D.D. 76 which are not covered by the subject planning application.
The lot owner(s) should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.

有關構築物可能因界線問題令至我等產生錯誤放置，現已聘請測量師重定界線及已將貨櫃箱放回申請範圍內。

- 4 Unless and until the unauthorised structure(s) are duly rectified by the lot owner(s)/applicant or entirely included in the subject planning application, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.

有關構築物可能因界線問題令至我等產生錯誤放置，現已聘請測量師重定界線及已將貨櫃箱放回申請範圍內。

- 5 The lot owner(s)/applicant shall either (i) remove the unauthorised structure(s) not covered by the subject planning application immediately; or (ii) include the unauthorised structure(s) in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for Short Term Waivers (STW) to permit the structure(s) erected. The applications for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be in whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by the Lands Department (LandsD). In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future.

有關構築物可能因界線問題令至我等產生錯誤放置，現已聘請測量師重定界線及已將貨櫃箱放回申請範圍內。

同時如獲批准我等會即時向北區地政處作出申請臨時豁免許可 (STW)

回應 TD 的擬問

1. Please submit swept path analysis to demonstrate the satisfactory maneuvering of vehicles entering to and exiting onto the Site, maneuvering within the Site and into/out of the parking spaces.

連同此函將會附上車輛進出模擬圖給貴署審視。

2. It is noted that a gate is proposed to be installed at the Site entry. Please ensure such arrangement will not cause queuing of vehicles outside the Site.

有關閘門只用作防止其他車輛非法進入場地停泊車輛，在早上有專人開門給職員進入，因此不會有阻塞情況出現。

回應 DSD 的擬問

1. The applicant should be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to accommodate all discharge water collected from his lot and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary.

我等是次申請並不需要進行平整地盤工序，全部以現況及只安放二個貨櫃箱改裝的教學室及辦公室，再沒有其他設施，因此並不會改變承接雨水及徑流的走向，如有須要我等同意協助對下游排水系統進行后續升級。

2. The cover levels of proposed u-channels and catch pits should be flush with the adjoining ground level.

我等設計的雨水渠全部可以承接鄰近地塊的徑流及不會阻礙流水的通過我等建造兩雨水渠排至鄰近河道。

3. The applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned lot. He should also ensure that the flow from the Site will not overload the existing drainage system.

我等排水渠設計係經過工程師詳細計算有關我等場地及周邊土地的雨水承接量而作出有關渠道接載力而定出有關呎吋。

4. The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by the Drainage Services Department (DSD).

我等不會在地界線上設置圍牆，圍板或路緣石，及在界線內設置渠道承接我等場地及界線外的雨水，經由設置的排水渠流至鄰近的河道。而有關排水渠會先取得渠務署的許可才會建做。

5. The existing discharge location to which the applicant proposed to discharge the stormwater from the Site is not maintained by DSD. The applicant should identify the owner of the existing discharge location to which the proposed connection will be made and obtain agreement from the owner prior to commencement of proposed works.

在建造雨水渠之前，我等會先向有關業權人取得許可才會進行工程，而在政府土地我等會先向有關部門作出申請及取得同意後我等才會施工。

6. The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The

applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the Site anytime during or after the works.

在是次申請我等不需要進行平整地盤的工序，主要係建造雨水渠才會進行建造工程，但在工程其間我等會保證鄰近雨水的通行及不會阻礙徑流的流向使有關雨水能順利通過我等地塊流至鄰近的河道。

7. The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the applicant at his own expense.

有關雨水渠的建造工程費用全部由我等自行承擔包括日後維修保養的工作。

8. For works to be undertaken outside the lot boundary, the applicant should obtain prior agreement from the District Lands Officer/North, LandsD and/or relevant private lot owners.

如需在地界以外進行工程，我等必定先向有關部門或私人土地業權人同意下才會展開工程。

9. The applicant should make good all the adjacent affected areas upon the completion of the drainage works.

我等保證在渠道建造工程完成後，相鄰地塊如有損壞時我等必定將行修復的工作。

10. The applicant should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation.

我等會妥善建造和保養擬建的排水渠，並在運行過程中如發現系統不足或無效，會即時進行修改。

11. As usual, Government should be empowered to inspect conditions of the private drainage system and to enforce its cleansing by the owners, if necessity arises (e.g. upon receipt of complaints).

我等明白政府有權檢查我等的排水渠系統的狀況，在必要時強制業主進行清理。

12. The existing drainage facilities, watercourse, river, channel and the like should not be affected and obstructed by the construction materials, waste or debris from the proposed use.

我等保證不會令至現有排水設施，水道，河流，渠道等不會受到建築材料，廢物或碎片的影響和阻塞。

Specific Comments

13. The applicant should provide hydraulic calculation to demonstrate the sufficiency of the drainage system.

我等會連同此函一並附上水力計算，以證明排水有效性。

14. The applicant should provide sectional views of the Site in two different directions showing clearly any walls would be erected or kerbs would be laid along the boundary of the Site, the proposed and existing drainage facilities, flow direction, the existing ground level of the adjacent lands and the formation level of the Site for reference.

我等會提供一份橫切面圖給貴署參考。

15. The applicant should supplement details showing the connection between the proposed 400UC

and the existing streamcourse. The invert level of the existing streamcourse should be indicated in the details.

我等會在新一份排放建議圖內召入有關提議的說明。

16. Thickness of concrete cover/grating should be considered when determining the invert levels of catch pits and u-channels to ensure the depths of u-channels are adequate. For instance, the depths of UC at start point and CP1 are less than 300mm.

我等會連同此函一並附上雨水排大樣圖給貴署參考，。

17. Referring to the drainage plan submitted,

(a) The applicant should use different legends for the proposed 300UC and the 400UC for clarity.

(b) The applicant should indicate the formation levels and fall direction of the Site and the areas in the vicinity.

我等會在新一份排放建議圖內清晰劃分貴署的提議。

回應漁護署的擬問

From Agricultural Perspective

1. The Site falls within the “AGR” zone and is generally vacant. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.

我等是次申請只是臨時性質，同時我等不會進行填土或挖土工程，而無人機在草地上進行升降訓練非常適合我等訓練用途，及並不會破壞現有環境就算日後復耕不會影響現有土質，希望貴署能諒解我等的臨時申請。謝謝

From Nature Conservation Perspective

2. The Site is located adjacent to Section of Tan Shan River with Ecological Importance. The applicant should implement good site practices to avoid adverse impacts on the river and to avoid polluting it.

我等是次申請場地內不會設置洗手間，只需步行 3 分鐘必可到達鄰近的公廁。同時我等不會向水務署申請供水事宜，因此絕對不會產生污水而影響鄰近河道的水質，同時學員及職員不會在場內飲食。因此產生污水及廢物的機會非常輕微。我等會向所有學員及職員作出聲明大家應該一齊小心保養周邊環境。

回應消防署的擬問

1. In consideration of the design/nature of the proposal, the Fire Service Installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. In addition, the applicant should also be advised as follows:
 - (a) the layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy; and
 - (b) the location of the proposed FSIs to be installed should be clearly marked on the layout plans.
2. However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans.

有關 1 及 2 項的擬問，我等會提供一份消防裝置建議圖給貴署審議。