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Aileen Ka Yan CHENG/PLAND

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副本: Aileen Ka Yan CHENG/PLAND
主旨: A/NE-TK/785 : 回應各部門的意見
附件: TK_785- 回應部門意見_20240123.pdf

類別: Internet Email

城規會/規劃處:

現附上規劃申請: A/NE-TK/785 的回應各部門的意見, 請查收。

謝謝。

Ms Chong
[REDACTED]

Planning Application No. A/NE-TK/785

Table A: Responses to Departmental Comments

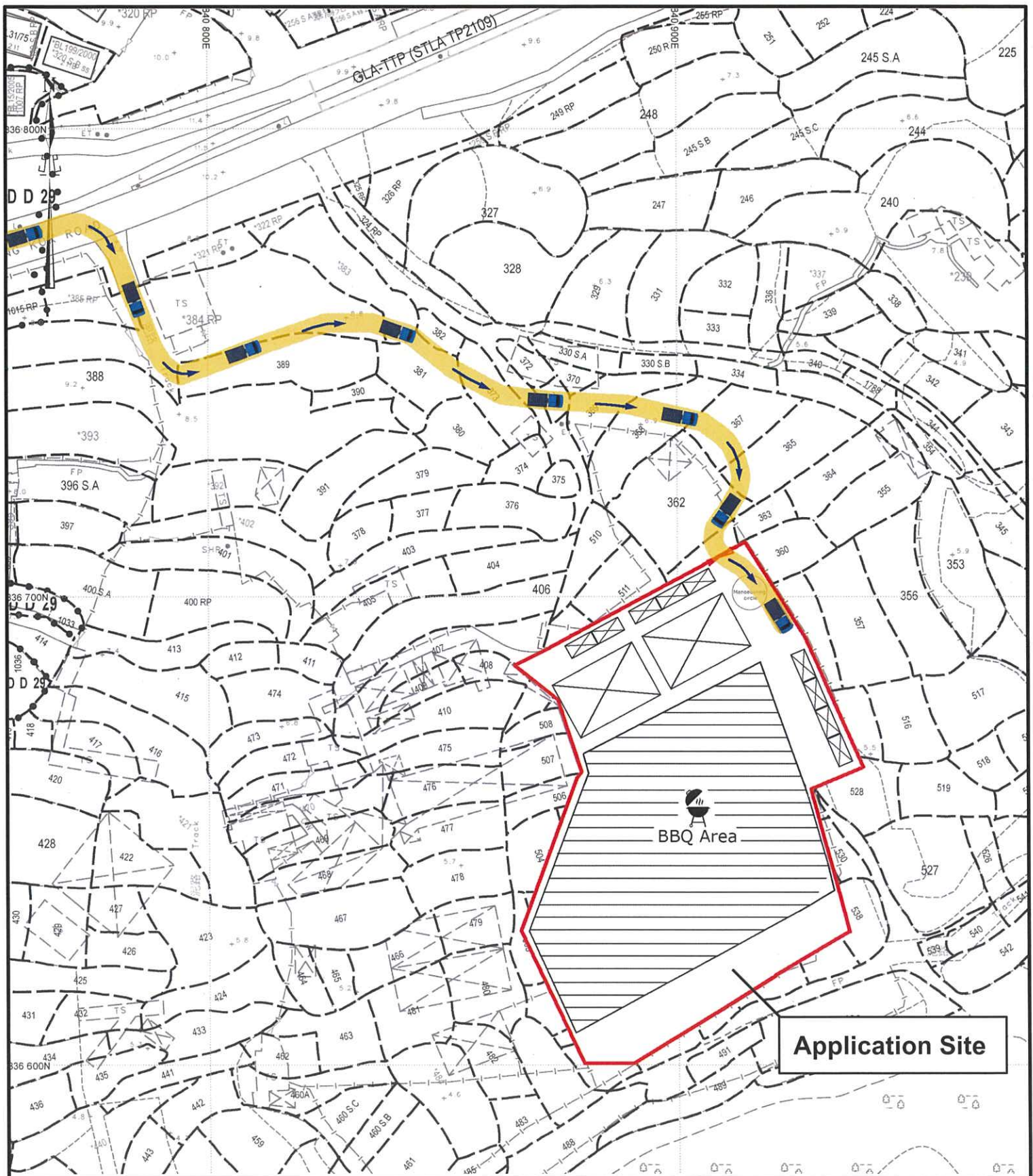
	Departmental Comments	Responses
	Transport Department	
(i)	The proposed development is a temporary eating place and barbecue site with a site area of 5,500 square meters. Parking demand will be generated with the development operation, however, we note that the applicant proposed nil parking space which is not justified. With the non-provision of parking space, visitors may illegally park their vehicles along Ting Kok Road, a road managed by TD, and will cause undesirable impact to the local area traffic. Therefore, the applicant shall provide sufficient parking spaces within the site to cater for the visitor demand with consideration of the scale of site, their operational plan, the number of visitors to be served, modal split of the visitors etc.	<p>大美督是熱門的踩單車勝地，很多人在沙田/大圍踩單車過來大美督，並在大美督還車然後在附近燒烤。</p> <p>本燒烤場針對的訪客正是踩完單車後的市民，本燒烤場不設訪客停車位，訪客如需駕車前來，可以自行停泊在附近的停車場（如龍尾灘的時租停車場/其他停車場等）（請看附件 1），而且燒烤場附近就有小巴士/巴士站，假日班次頻密，而且接近總站，不怕沒位上車。</p> <p>申請地點交通方便，相信在沒有駕車的情況下，訪客也能方便前往/離開燒烤場地。</p>
(b)	The applicant is also reminded that sufficient space within the application site should be provided for manoeuvring of vehicles, including goods vehicles and private cars, as well as vehicles for facilitating operation of the site.	申請地點內有足位置給來上落貨的車輛進行調頭，請看附件 2 及 3。
(c)	We received complaints regarding traffic congestion at Ting Kok Road eastbound due to vehicles waiting for right-turning to the access road connecting to the subject site. The applicant shall provide a management plan to mitigate the potential queuing problem on the public road accordingly.	本燒烤場不設任何訪客停車位，在廣告招牌/宣傳時也是強調「沒有停車位，請勿駕駛前來」，也會在假日/繁忙時段安排職員在村口指揮交通，叫訪客不要駛進村內，繼續向前找停車位。

(d)	<p>For the village access road, it is not under TD's management. It is suggested that the land status, management and maintenance responsibilities of the village access should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes.</p>	<p>申請人知悉該鄉村道路並不由運輸處負責，申請人會自行和相關土地地主溝通，對相關道路進行日常維修及保養的工作。</p>
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	Departmental Comments	Responses
	Agriculture, Fisheries and Conservation Department	
(a)	<p>The subject site falls within the “AGR” zone and is generally occupied by some sundries. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject 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.</p>	<p>申請地點之前已被破壞，沒有農業活動，而且申請地點之前曾獲得規劃許可用作臨時燒烤場，不具復耕潛力。</p>
(b)	<p>The site is about 20m to the north of Ting Kok Site of Special Scientific Interest (SSSI) of mangrove interest. Should the application be approved, the applicant should minimize human disturbance to the SSSI by (1) separating the subject site and the SSSI by the installation and maintenance of chain-link fences, and (2) putting up banners to remind the public about nature protection. A planning condition should be imposed to ensure the implementation of precautionary/protective measures to avoid and minimise any potential impacts to the SSSI.</p>	<p>申請人知悉。 申請人會在鄰近 SSSI 的範圍和地點設置圍網，並會設置指示牌，防止任何訪客或職員進入 SSSI 的範圍，減少對特殊科學價值地點的環境影響。</p>

	Departmental Comments	Responses
	Environmental Protection Department	
(a)	<p>Should the application be approved, the applicant is advised: a) to follow the relevant mitigation measures and requirements in the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (COP), in particular the applicant should follow Notes to Annex I S(1) "Sewage discharge from the site should be directed to nearby public sewer. In case of unavailability of public sewer, a septic tank and soakaway pit should be provided.". We have no adverse comment to the adoption of septic tank and soakaway system provided that (a) its design, construction, operation and maintenance follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test and minimum clearance requirements, and are duly certified by an Authorized Person; b) no construction waste is allowed for filling of land; and c) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.</p>	<p>申請人知悉，並會按照"Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (COP) 的指引設置化糞池。</p> <p>有關洗水間的污水處理，申請人會向環保公司租用流動式洗手間，並安排清潔公司定期來清理污水。</p> <p>有關食肆排放的污水，申請人會設置隔油池，並安排清潔公司定期來清理。</p> <p>申請人會確保擬議發展的污水不會影響周邊的環境。</p>
(b)	<p>The subject site is in close proximity to the Coastal Protection Area (CPA) and Ting Kok Site of Special Scientific Interest (SSSI). Should the application be approved, an approval condition on the submission of sewerage impact assessment (SIA) and the implementation of sewerage facilities identified in the SIA is recommended.</p>	<p>申請人知悉，並會按照城規會的附帶條件執行。</p>





Project 項目名稱:

Proposed Temporary Eating Place and Barbecue Site with Ancillary Facilities for a Period of 3 Years at Lots 358(Part), 359, 360(Part), 361(Part), 407(Part), 493(Part), 494(Part), 495(Part), 497(Part), 498, 499, 500, 501, 502(Part), 503(Part), 504(Part), 505(Part), 506(Part), 507(Part), 508(Part), 509(Part), 511(Part), 512 S.A (Part), 512 S.B, 513, 514, 515(Part), 528(Part), 529(Part), 530(Part), 531(Part), 532, 533, 534, 535(Part), 536(Part), 537(Part) and 538(Part) in D.D. 17, Ting Kok, Tai Po, New Territories

Drawing Title 圖紙標題:

Swept Path
(In)

Drawing No. 圖號:

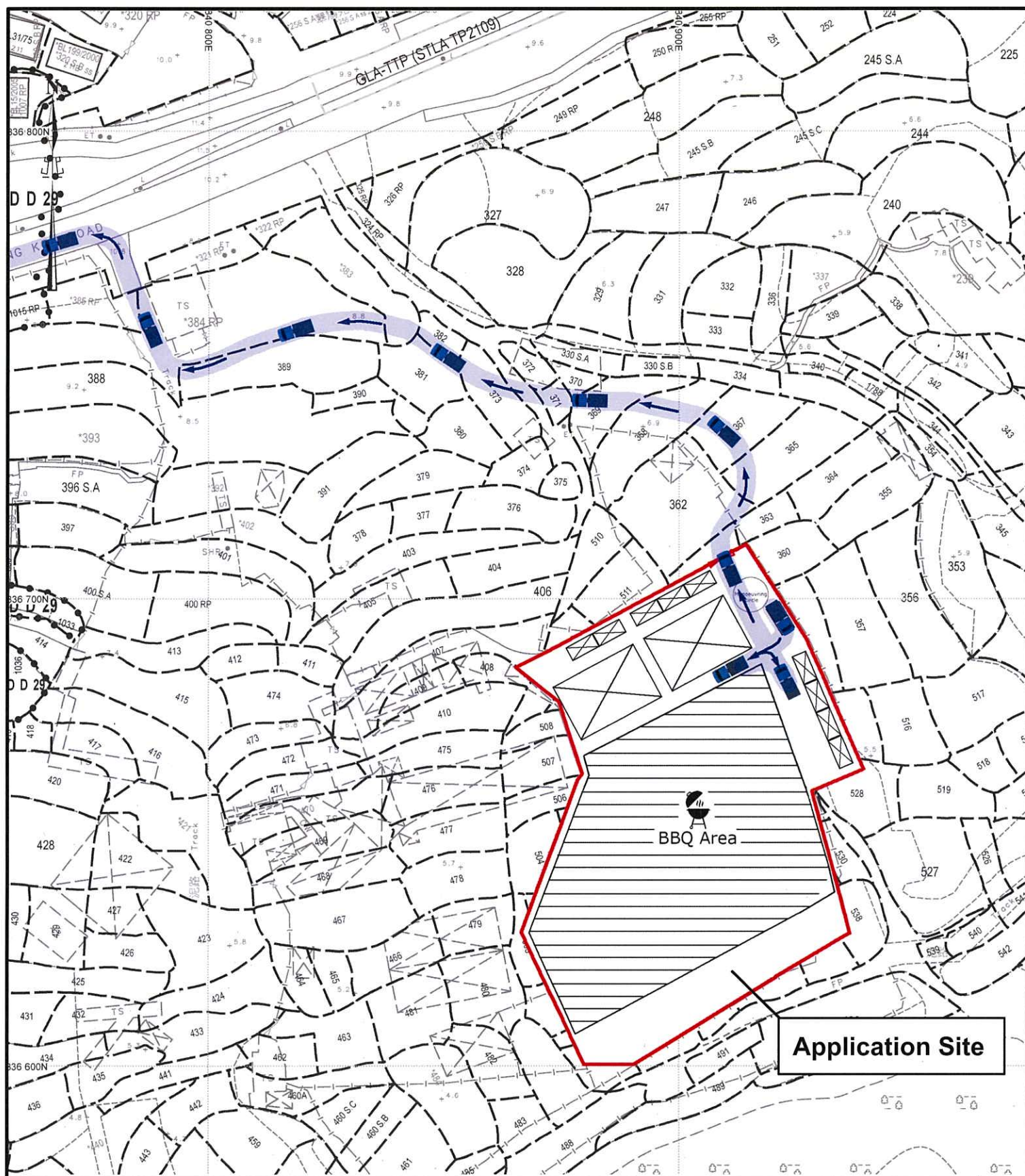
20230920



Remarks 備註:

-  In
-  Out
-  Light Goods Vehicle

Scale 比例:



Project 項目名稱:

Proposed Temporary Eating Place and Barbecue Site with Ancillary Facilities for a Period of 3 Years at Lots 358(Part), 359, 360(Part), 361(Part), 407(Part), 493(Part), 494(Part), 495(Part), 497(Part), 498, 499, 500, 501, 502(Part), 503(Part), 504(Part), 505(Part), 506(Part), 507(Part), 508(Part), 509(Part), 511(Part), 512 S.A (Part), 512 S.B, 513, 514, 515(Part), 528(Part), 529(Part), 530(Part), 531(Part), 532, 533, 534, 535(Part), 536(Part), 537(Part) and 538(Part) in D.D. 17, Ting Kok, Tai Po, New Territories

Drawing Title 圖紙標題:

Swept Path
(Out)

Drawing No. 圖號:

20230920



Remarks 備註:



In



Out



Light Goods Vehicle

Scale 比例: