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城規會/規劃處：

大家好。

有關規劃申請： A/SK-PK/308，現附上申請人回應部門意見，請查收。

謝謝。

如有什麼問題，就隨時聯絡我。

Ms Chong
[REDACTED]

Planning Application No. A/SK-PK/308

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Sai Kung and Islands District Planning Office of Planning Department	
(1)	Please clarify the type(s) of goods intended for sale at the application site;	擬議發展的臨時商店及服務行業，主要包括：地產代理及雜貨店，出售的貨物包括生活雜貨如日用品及飲品零食等。
(2)	The planning statement indicated that the proposed shop and services is intended to serve nearby residential settlements. However, it is observed that the surrounding area mainly comprises temporary structures and plant nurseries. Please clarify as appropriate;	請看附圖1，藍色為申請地點，紅色部份為一些臨時構築物及鐵皮牌照屋，主要是一些民居及臨時工場和商店，擬議申請的商店能服務他們，包括工場的職員及工人及住在裡面的居民，為他們提供便利。
(3)	It is observed that the proposed access route appears to fall within government land. Please provide clarification and justification as appropriate;	申請地點是政府路直達，政府路就是給香港市民（包括申請人及訪客）使用的。
(4)	It is stated that the proposed structure will be constructed using simple materials. Please clarify the specific type of materials and indicate whether the structure will be fully enclosed; and	擬議構築物是密封的（會設置門口及窗戶），並會以簡單臨時物料搭建，包括角鐵/方鐵/坑板/隔熱板等臨時物料。
(5)	It is noted that the proposed shop and services aims to serve the nearby residents, please clarify the parking arrangement for those who drive to the site.	由於申請地點距離民居的步行距離只是約100-200米，他們步行過來也只是幾分鐘的距離，不需駕車的。
(6)	It is noted the applicant has proposed that the loading/unloading activities will be carried on nearby vacant land, with goods delivered to the application site using hand trolley. Please clarify the exact location of this vacant land.	如需要送貨，申請人會叫送貨司機在旁邊的空地停泊（請看圖2綠色位置），然後把貨品卸下來，再用手推車送貨到申請地點。 （預計每星期送貨 1 次） 旁邊的空地現時長滿雜草，如規劃申請批出後，申請人會安排清除雜草並和業權人協商在空地上落貨事宜。

	Departmental Comments	Responses
	District Lands Officer/Sai Kung, Lands Department	
(1)	The application site comprises one Old Schedule Agricultural Lot (OSAL) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.	申請人知悉。 現時申請地點是空置，沒有任何構築物。 如申請獲城規會批准，申請人會向地政處申請短期豁免書（STW），並會繳交相關費用。
(2)	Fence wall was found erected in the vicinity of the application site on private agricultural land and adjoining Government land. No permission is given for occupation of Government Land ("GL"). Any occupation of GL without Government's prior approval is not allowed. Land control will be taken in accordance with the prevailing guidelines and priority setting.	申請人是按照現狀購入土地。 申請人知悉如沒准許不得佔用政府土地。 如申請獲城規會批准，申請地點會按照測量地界將申請範圍圍起，不會佔用任何政府土地。
(3)	Should planning approval be given to the subject planning application, the owner of the lot without Short Term Waiver (STW) will need to apply to this office for a STW to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for erection of temporary structures will be considered. Application for any of the above will be considered by the LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD including the payment of fee as considered appropriate.	申請人知悉。 如申請獲城規會批准，申請人（即是現時土地業權人）會向地政處申請短期豁免書（STW），並會繳交相關費用。
(4)	The proposed vehicular ingress/ egress of the application site from/to Pak Kong Road will pass through a track on Government land. The applicant should note that there is no guarantee to the grant of a right of way over Government land to the application site.	申請人知悉。

	Departmental Comments	Responses
	Commissioner for Transport Department	
(1)	Please provide justification for not providing loading/unloading area.	擬議發展的臨時商店及服務行業，主要包括：地產代理及雜貨店，出售的貨物包括生活雜貨如日用品及飲品零食等。 地產代理屬於服務性行業，無需送貨。 而出售的貨物，如需要送貨，申請人會叫送貨司機在旁邊的空地停泊（請看圖2綠色位置），然後把貨品卸下來，再用手推車送貨到申請地點。（預計每星期送貨 1 次） 旁邊的空地現時長滿雜草，如規劃申請批出後，申請人會安排清除雜草並和業權人協商在空地上落貨事宜。

	Departmental Comments	Responses
	Drainage Services Department	
(1)	Sewerage - As there are no sewerage facilities and network in the vicinity of the site, please justify whether septic tanks would be provided.	申請人會在申請地點租用一個流動洗手間，並安排清潔公司定期來吸糞。 洗手間主要供職員使用。 申請人確認不會在申請地點內興建化糞池。
(2)	Drainage - Please clarify whether the area will be paved and how surface runoff can be collected after the proposed development.	如獲城規批准，申請人會找顧問公司制備排水建議書，會按照渠務處要求設計排水渠。 申請人會在構築物位置填土（混凝土），但不會影響排水設施的建造。

