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Eric Tak Chun TSOI/PLAND

寄件者: Chong Hermose <[REDACTED]>
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收件者: tpbpd/PLAND
副本: Eric Tak Chun TSOI/PLAND
主旨: Application No. A/SK-PK/309 : 回應部門意見
附件: A_SK-PK_309_回應部門意見.pdf; 附件1.pdf; 附件2.pdf

類別: Internet Email

城規會/規劃處：

大家好。

有關規劃申請： A/SK-PK/309，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/309

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：便利店及日用品零售、雜貨飲品乾貨零售等。
(2)	It is noted that the fenced-off area does not align with the proposed site boundary, please confirm whether the Site will be fenced off upon obtaining planning permission;	申請人是按照現狀購入土地。 如申請獲城規會批准，申請人會將批准的申請範圍圍起，不會佔用任何政府土地或其他私人土地。
(3)	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。
(4)	It is observed that the proposed ingress/egress to the application site is currently obstructed by vegetation while 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。
(5)	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;	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。
(6)	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; and	由於申請地點距離民居的步行距離只是約100-150米，他們步行過來也只是幾分鐘的距離，不需開車的。
(7)	It is note that the applicant's title on 2nd page of the application form is incorrect. Please rectify and provide a replacement page.	請看附件1。



	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。
(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，申請人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
	Drainage Services Department	
(1)	Sewerage - In submitted planning statement, the applicant advised that the users would use Pak Kong Public Toilet where located about 300m away from the site, please justify the reasonableness and advise whether septic tanks would be provided. For your information, there are no sewerage facilities and network in the vicinity of the site.	公廁主要給訪客使用。 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。



	Departmental Comments	Responses
	Urban Design and Landscape Section of Planning Department	
(1)	Based on DPO's site photos record dated 05.09.2025, it is observed that the Site is fenced off and hard-paved, existing trees/ vegetation are not found within the Site. However, it is noted that the Site was originally covered by groundcovers and/or vegetation as observed from the aerial photo of 2024, vegetation clearance has been taken place. To facilitate TPB's consideration on the application, a conceptual landscape plan to illustrate the provision of landscape treatments/ mitigation measures such as but not limited to new trees/ buffer planting, maybe required to demonstrate that no deteriorating landscape impact arising from the applied use would be anticipated.	請看附件2。

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the “Guidance Notes” carefully before you fill in this form. The document can be downloaded from the Board’s website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：<http://www.tpb.gov.hk/>)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☒ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

王慧欣 Wong Wai Yan

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Allgain Land Planning Limited 全堅土地規劃有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界西貢北港丈量約份第217約地段第75號餘段 Lot No.75 RP in D.D. 217, Pak Kong, Sai Kung, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 300 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 150 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 N/A sq.m 平方米 ☐ About 約

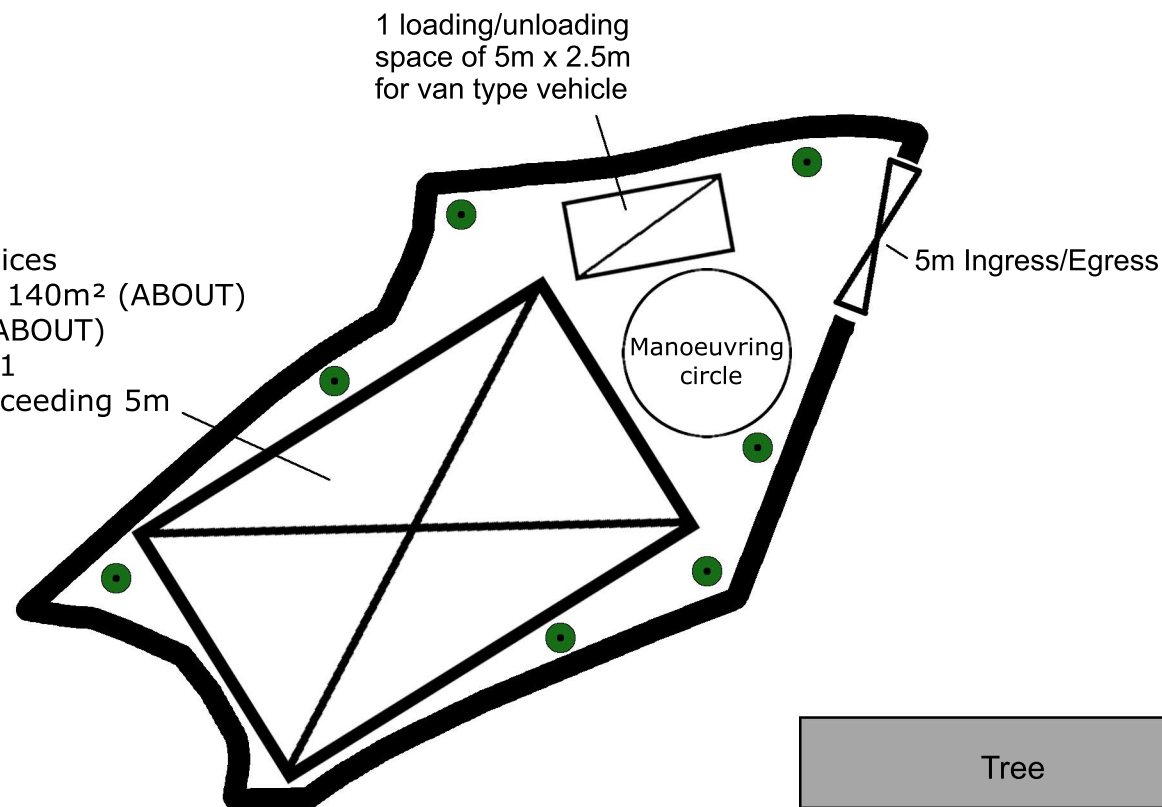
Structure A

Shop and Services

Covered Area: 140m² (ABOUT)GFA: 150m² (ABOUT)

No. of storey: 1

Height: Not exceeding 5m



Tree	Approximate Height
Chrysalidocarpus lutescens	About 3m