

Temporary Shop and Services for a Period of 3 Years
Lot 240 S.B (Part) in D.D. 385, So Kwun Wat, Tuen Mun, New Territories
(Application No. A/TM-SKW/137)

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Fire Services Department	
(1)	For enclosed structure with gross floor area not exceeding 230m ² , only fire extinguisher and Stand-alone Fire Detector shall be provided;	<p>申請人知悉。</p> <p>申請人已按照消防規例更改消防圖。</p> <p>請看附件1。</p>
(2)	In relation to (i). above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously;	
(3)	The Stand-alone Fire Detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”; and	
(4)	Emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by this Department.	

	Departmental Comments	Responses
	Drainage Services Department	
(1)	It appeared that the drainage proposal submitted for the subject application was the same as the one submitted under Application No. A/TM-SKW/115, on which this Department had provided no comment. However, the applicant is required to submit the condition record of existing drainage facilities for consideration.	申請人已安排到現場重新拍照排水渠。 (部份圖片附上呎吋) 請看附件2。

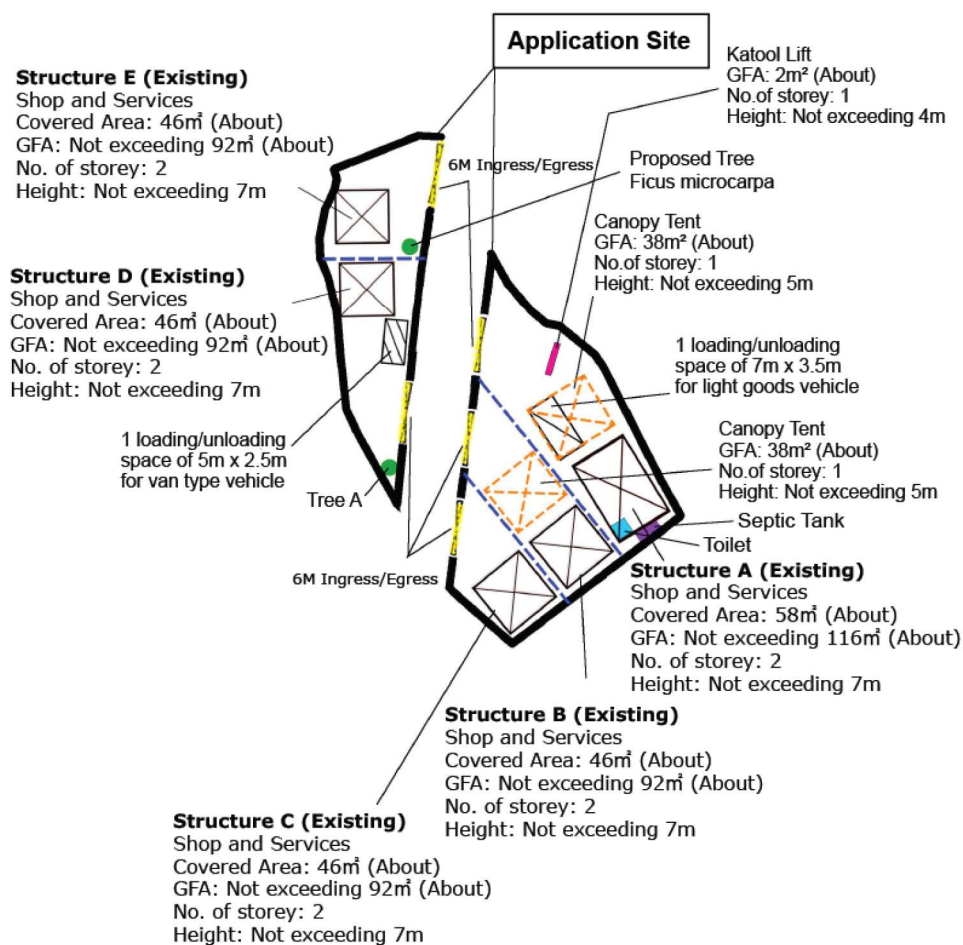
	Departmental Comments	Responses
	Lands Department	
(1)	The application site (“the Site”) comprises an Old Schedule Agricultural Lot, i.e. Section B of Lot No. 240 in D.D. 385 (“the Lot”), held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.	申請人知悉。 申請人早前已向地政處遞交 STW的申請，並在2025年初已繳交行政費，正在等部門處理和審批。
(2)	<p>The following irregularities not covered by the subject planning application have been detected by this office:</p> <p>(a) Unauthorised structures within the said private lot not covered by the planning application</p> <p>(i) two porches were found extending from Structure A and Structure D respectively;</p> <p>(ii) two canopies, with different shape and/or larger size than the proposed Canopy Tent A and Canopy Tent B as shown on the Layout Plan with Drawing No. 20240417 at Appendix I in the Planning Statement, were found erected next to Structure A and Structure B; and</p> <p>(iii) katool lift was found installed in front of the Structure A.</p> <p>(b) Besides, the applicant reported under Part 7 about “排污方面” of the “申請報告書及擬議發展計劃細節-擬議發展計劃的各方面影響” that a septic tank system had been installed to treat the wastewater generated from the operation on the Lot.</p> <p>(c) The Lot owner 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.</p>	申請人會安排糾正現場的構築物，那些 Canopy是伸縮的，有關那個Structure A的 katool lift及化糞池位置，申請人已修正 Layout Plan，把相關的資料標示在Layout Plan上面，請看附件3 的 Revised Layout Plan。

(3)	<p>The Lot owner/applicant shall either (i) remove the unauthorised structures not covered by the subject planning application immediately; or (ii) include the unauthorised structures 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 Waiver (STW) to permit the structures erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by Lands Department ("LandsD"). In addition, LandsD reserves the right to take enforcement action against the Lot owner/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 and land control action for any unlawful occupation of Government land.</p>	<p>申請人知悉。 申請人會盡快安排拆除多餘的構築物，糾正至和 Revised Layout Plan 一樣的。</p>
(4)	<p>Unless and until the unauthorised structures are duly rectified by the Lot owner/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.</p>	
(5)	<p>The Site is accessible via a local access on Government land leading from Tai Lam Chung Road. This office does not carry out maintenance works for the said Government land nor guarantee that any right-of-way to the Site will be given. The Applicant shall be responsible for his own access arrangement.</p>	<p>申請人知悉。</p>

	Departmental Comments	Responses
	Planning Department	
(1)	It is noted from your supporting planning statement that a toilet and associated septic tank system will be provided within the Site. Please indicate the indicative locations of the toilet and septic tank on the Layout Plan.	申請人已修正 Layout Plan。 請看附件3：Revised Layout Plan。 有關 Structure A 附近的katool lift，那個katool lift主要用作升高較大呎吋的產品給客戶驗收和核對，待沒有問題後才吊走送貨。
(2)	It is noted that the layout of the Canopy Tent A as indicated on the Landscape Proposal is different from that shown on the Layout Plan. Please rectify.	早前申請人遞交的圖則，主要回應之前規劃申請編號：A/TM-SKW/124 園景組的意見，圖上的Tree B及Tree C是位於申請地點外面，由於上次部門已沒有負面意見，於是這次申請人修正的圖則只標示了申請地點內現存的Tree A及擬議種植的樹木（紅色圓點）。 請看附件4。
(3)	Please clarify if Tree A is an existing tree and is proposed to be preserved at the Site.	Tree A 現時是存在的。 申請人會好好打理。

附件 5：申請報告書及擬議發展的計劃細節

	Departmental Comments	Responses
	Transport Department	
(1)	According the application documents, there would be two vehicular accesses. Please indicate them on the drawing.	申請地點分成5個獨立的商店，下圖藍色虛線是現場已存在的圍板，每個商店都是獨立的，不能互相貫穿，每個商店都設獨立的行人或車輛出入口（請看下圖黃色位置，構建物A及D的是車輛出入口；其餘3個是行人出入口）。因此申請人需清楚在Layout Plan上標示，讓大家都清楚知道每個商店的出入口，讓不同的客人能在不同的出入口進入不同的商店。 請看附件3：Revised Layout Plan。
(2)	In general, no restriction would be specifically imposed for location of pedestrian access. Hence, please remove pedestrian accesses from the drawings.	
(3)	Please provide swept path for vehicles moving in and out the site.	請看附件6。



Revised Layout Plan 的截圖