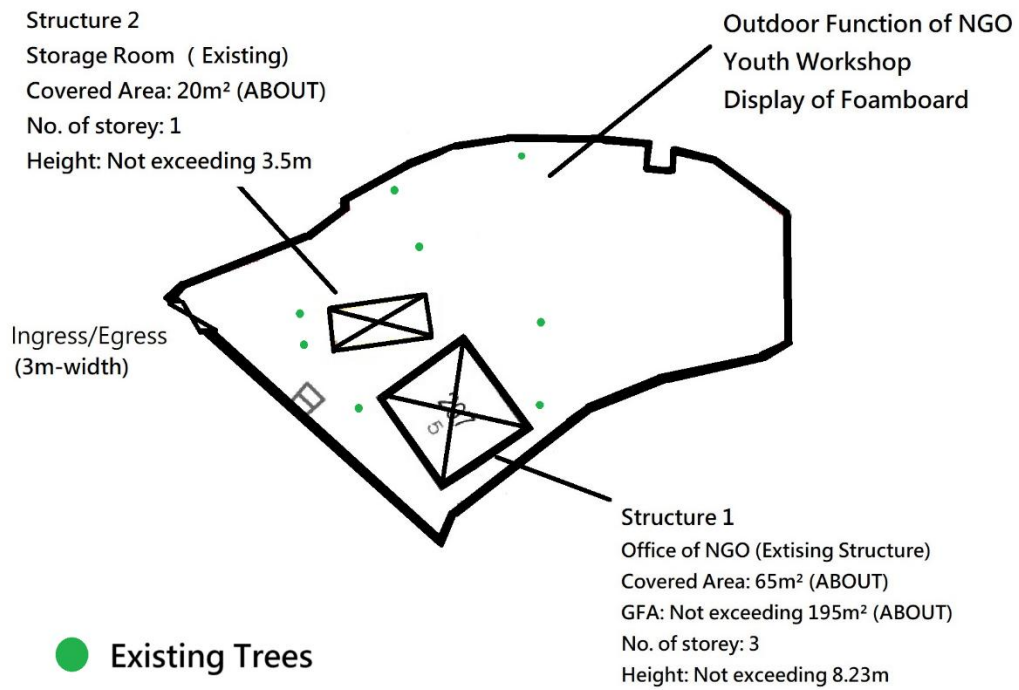


**Proposed Temporary Institutional Use for a Period of 6 Years
Lot No. 207 in D.D. 390 and Adjoining Government Land
Sham Tseng East Village, Tsuen Wan**

Planning Application No. A/TWW/133

Table A: Responses to Departmental Comments

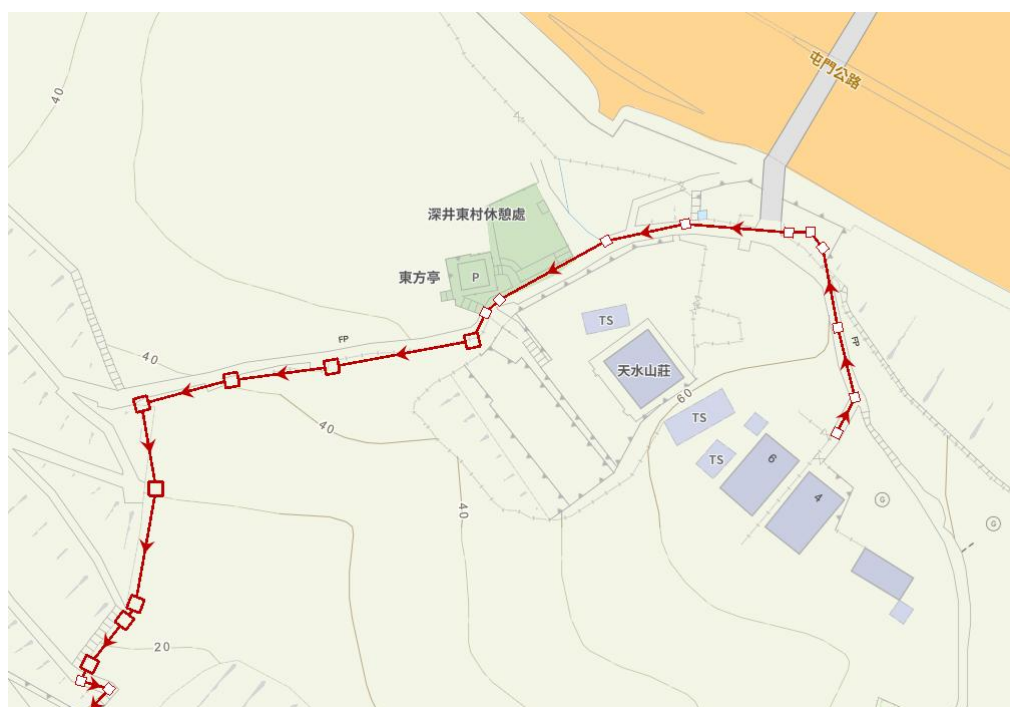
	Departmental Comments	Responses
	Comment from Landscape Unit, Urban Design & Landscape Section	
(i)	The Applicant is advised to state the number and the proposed treatment to the existing trees in your planning statement.	<p>申請地點內有 8 棵樹木，擬議發展並不會影響或砍伐任何現有的樹木。</p> <p>如獲批准後，申請人會好好打理樹木，照料它們，定期淋水。</p> <p>現有樹木位置圖請看下圖綠色位置。</p> <p>現有樹木照片請看下圖。</p>



現有樹木照片：



	Departmental Comments	Responses
	Comment from Drainage Services Department	
(i)	Please estimate the sewerage and stormwater flow induced by the proposed development according to DSD technical manuals and advise the impact.	<p>有關雨量：申請地點內已設有排水設施，收集雨水，並已接駁到排水渠，請看下圖。</p> <p>有關污水：擬議申請不涉及任何新建的洗手間，現時村屋內及構築物內已設有幾個洗手間，並已接駁到鄉村的排污系統。</p>



	Departmental Comments	Responses
	Comment from Highways Department	
(1)	<p>It is noted that there are few lampposts and a slope (Slope Registration No. 6SE-C/C356), which are maintained by HyD, in the close proximity of the proposed application site. The applicant should take adequate precautions and exercise extreme care to avoid causing damage to these facilities. Any damage caused to these facilities arising from the proposed use of the site should be immediately reinstated to the current highway standards and to our satisfaction at the expense of the applicant.</p>	<p>申請人知悉，並不會破壞貴處提及的斜坡，如貴處有需要進入申請範圍進行維修或日常保養工作，申請人會全力配合。</p>

	Departmental Comments	Responses
	Comments from Transport Department	
(1)	The applicant shall provide details for proposed use of the Development and the anticipated traffic impact arising from the proposed Development.	擬議申請涉及 NGO 的職員及來參加活動的訪客，他們都會乘坐公共交通工具前來申請地點（海韻臺巴士站或小巴站），不會對周邊交通造成影響。
(2)	It is noted that no vehicular access is proposed in the captioned Development. The applicant shall ascertain that the proposed connectivity arrangement without vehicular access are suitable for the future use of the Development.	申請地點沒有車輛通道，NGO 的職員都是可以從海韻臺門外的巴士站下車，然後步行上山，大約 5-6 分鐘路程。 申請人認為沒有車輛通道不會影響辦公室的日常運作，因上班職員都能步行上山。
(3)	The applicant shall demonstrate that the traffic generation and attraction arising from the proposed Development will not bring adverse impact to the surrounding public roads and pedestrian walkways.	請看附件 1。
(4)	The applicant shall clarify with supporting layouts and photos for the conditions of walkway within the private lot of the Development including the distance and width of walkway, gradient of the ramp, numbers of steps for staircase, etc.	請看附件 2 的圖片。 從申請地點的入口至構築物 1 的行人路約 20 米長；闊度約 1.8 米，共有 24 級的樓梯，樓梯的闊度約 1.8 米。 而申請地點入口闊度約 1.6 米，都是簡單易行，一般正常人是可以自由出入。
(5)	The applicant shall provide details for accessibility for disabled persons and wheelchairs for the walkway within the private lot of the Development.	擬議申請的訪客對象並非殘疾人士或行動不便的人士，活動對象主要是中小學生或對中華莊子文化有興趣的人士，如殘疾人士有意參加活動，可以到機構的其他場地參加或透過視像會議出席。

附件 1

由青山公路深井段（深井東村村口）步行至 申請地點的職員進出流量報告

（星期一至星期日，沒有活動的日子）
（辦公時間為上午 9:00 至下午 6:00）

時間	進入	離開
9：00 - 10：00	2	0
10：00 - 11：00	1	0
11：00 - 12：00	2	0
12：00 - 13：00	0	0
13：00 - 14：00	0	0
14：00 - 15：00	0	0
15：00 - 16：00	0	0
16：00 - 17：00	0	2
17：00 - 18：00	0	3
合計（人）	5	5

由青山公路深井段（深井東村村口）步行至
申請地點的訪客進出流量報告

（星期一至星期日，舉辦活動的日子）
（舉辦活動時間預計為上午 10:00 至下午 4:00）

時間	進入	離開
10：00 - 11：00	5	0
11：00 - 12：00	6	0
12：00 - 13：00	3	0
13：00 - 14：00	3	8
14：00 - 15：00	2	8
15：00 - 16：00	1	4
合計（人）	20	20

附件 2



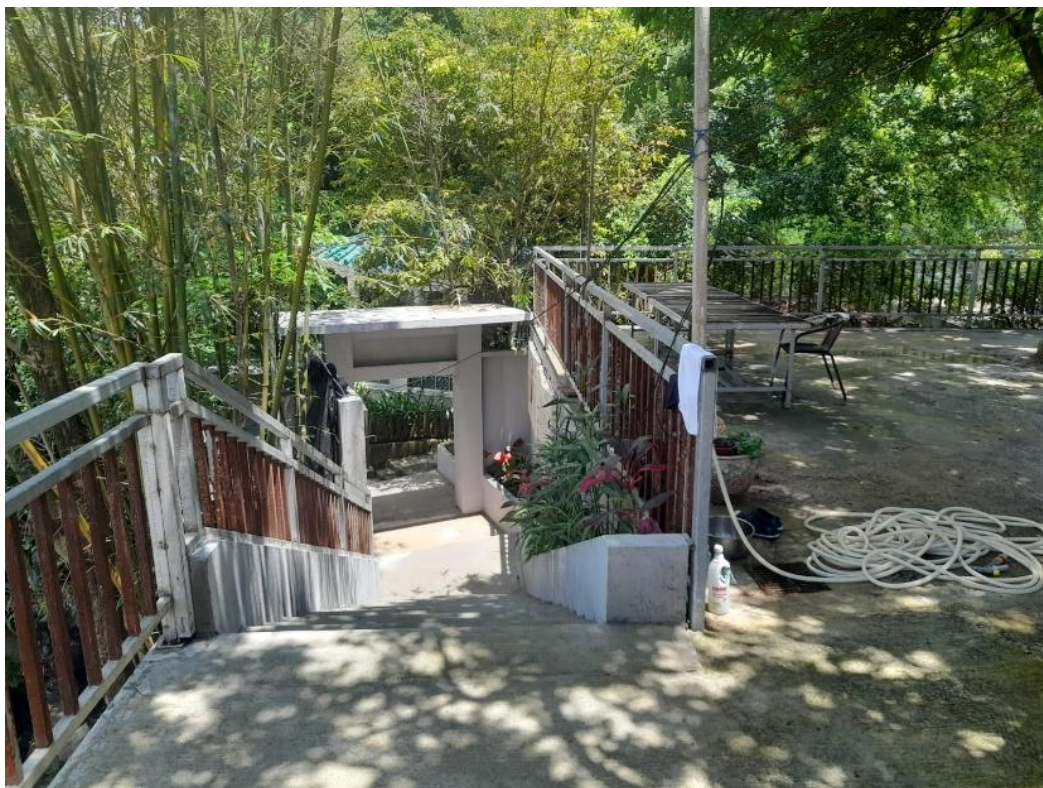
申請地點的入口至構造物 1 的距離約 20 米。



申請地點入口的照片



構築物 1 門外空地的照片。



申請地點入口的照片。

	Departmental Comments	Responses
	Comment from Leisure and Cultural Services Department	
(1)	<p>Tsuen Wan District Leisure Services Offices (TWDLSO)</p> <p>TWDLSO has no specific comments on the subject application provided that NO LCSD venue / facility to be affected by the captioned project. If it is not the case, the project proponent should provide more information to LCSD for further comment. In case of any soft landscape areas under LCSD's maintenance will be affected by this project, comments on the construction schedule and detailed compensatory proposal for soft landscape should be sought from LCSD prior to implementation. TWDLSO reserves the right to provide further comment in subsequent stages.</p>	<p>擬議申請及發展沒有影響到康文署的設施。</p>
	<p>New Territories West Tree Team</p> <p>Our tree team has no specific comment on the subject proposal provided that NO tree under our preview to be affected by the captioned project. Should there be any change to the proposal that will affect any roadside tree in future, the project proponent should provide relevant information (e.g. tree survey report and /or Tree Preservation and Removal Proposal) for our comments.</p>	<p>擬議申請及發展不會移除或砍伐現有的樹木，全部現存樹木都會保留，不會受到任何影響。</p>

	Departmental Comments	Responses
	Comment from Geotechnical Engineering Office (GEO), Civil Engineering and Development Department	
(1)	It is noted that the subject application site may affect or be affected by man-made features or retaining walls. The applicant is advised to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application in accordance with the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (CAP. 131). The criteria and essential contents of a GPRR are given in the attached GEO Advice Note (Annex 1).	<p>擬議申請發展，主要是改變現有小型屋宇的用途為機構辦公室，及利用門口的空地舉辦小型文化交流活動，擬議申請沒有任何大型建基或小型工程，沒有任何改動現狀的行為，也不會有任何人進入斜坡範圍進行任何破壞。</p> <p>貴處提及的現有斜坡非並泥土，申請人早前已為該斜坡在屋宇署的認可人士監督下進行緊急修補工程，噴了英泥沙漿（請看附圖），因此申請人認為擬議申請的發展不會影響現有斜坡。</p>





	Departmental Comments	Responses
	Comment from Fire Services Department	
(1)	<p>1. In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:</p> <p>a. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and</p> <p>b. The location of proposed FSIs to be installed should be clearly marked on the layout plans.</p> <p>2. The applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.</p> <p>3. If the village house is governed by Cap. 121, the “New Territories Exempted Houses – A Guide to Fire Safety Requirements” published by the Lands Department should be observed.</p>	<p>如獲城規會批准，申請人會按照消防條例準備消防裝置建議書，及在建議書獲批准後，找消防承辦商安排落實申請地點的消防裝置。</p>

	Departmental Comments	Responses
	Comment from Buildings Department	
(1)	<p>1. If any new building works is proposed:-</p> <p>a. before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;</p> <p>b. the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;</p> <p>c. the site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R. at building plan submission stage;</p> <p>d. any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and</p> <p>3</p> <p>e. detailed checking under the BO will be carried out at building plan submission stage.</p> <p>2. For UBW erected on leased land, enforcement action may be taken by the</p>	<p>申請地點不涉及任何新建構築物，只是利用現有合法的建築物更改用途。</p>

	<p>Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO.</p> <p>3. All existing building works erected on unleased government land do not come under the control of the BO, and are not unauthorized for the purpose of the BO.</p>	
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	Departmental Comments	Responses
	Comment from Lands Department	
(1)	<p>The proposed use of the Lot (as office of non-profit making organizations) is considered not contravening the lease conditions governing the Lot. Nevertheless, illegal occupation on the Government Land (GL) surrounding the Lot (and within the Application Site) are noted, which is a platform with parapet wall built around and outside the boundary of the Lot. Land control action is being taken under the Land (Miscellaneous Provisions) Ordinance, Cap. 28. The lot owner should cease occupation of the GL as demanded by LandsD as regularization would not be considered under the prevailing policy.</p>	<p>申請人已停止佔用政府土地範圍，包括清拆舊業主興建多年的大閘，現時任何人都可以步行到私家地的門外，不需經過任何上鎖通道，已停止佔用政府土地。</p> <p>申請地點內的構築物 1，地勢較外面空地高，因此需通過屋前的幾級樓梯才能進入屋內。</p> <p>至於貴處提及的平台，申請人及顧問已多次就以上事件和貴處的職員解釋，該平台並非加建的，「平台」的高度和村屋的是一樣，試問如是後期加建，兩者高度又怎會一樣。申請地點地勢高低不平，有可能是平台以外的泥土早幾年被雨水沖沒引致水土流失，望貴處再調查清楚。</p> <p>至於那些圍欄，申請人在 2025 年 3 月已清拆，並已通知貴處，貴處也已派職員來現場拍照記錄。</p> <p>因此申請人認為現場並不存在非法佔用的情況，因為每個人包括地政總署所有職員都能直接步行到私家地段的門口。</p>
(2)	<p>The Applicant's proposal also includes a temporary structure under the GLL (i.e. Structure 2). According to General Condition No. 2, the GLL is non-transferrable and in general, any person other than the licensee is not permitted to occupy the structure erected under the GLL.</p>	<p>申請人沒有要佔用該構築物 2 或要求貴處將該臨時土地牌照轉移，申請人只是把現有的構築物 2 納入申請範圍，作為非牟利辦公室的附屬用途。</p> <p>如獲批後也會向貴處正式申請短期租約，沒有任何非法佔用政府土地牌照的意思。</p>
(3)	<p>About 92% of the Application Site is GL and the Applicant proposed to use the GL for "outdoor function of NGO Youth Workshop Display of Foamboard". It is noted that no policy support from the relevant bureau is given for the proposed use.</p>	<p>申請人正在努力尋求政府支持，申請人首先要先取得一個合法的會址，再向政府或其他機構申請舉辦活動等，而且香港政府現時正在為香港尋找不同的旅遊景點，申請地點擁有超美的日落，是有機會作為「打卡點」，讓來參加活動的訪客多一個活動。</p>



從申請地點拍照的日落景色