

Planning Application No. A/YL-KTN/1193

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
Comments from Agriculture, Fisheries and Conservation Department		
1	<p>The subject site falls within the “Agriculture” zone and possesses potential for agricultural rehabilitation. The applicant should provide more details on the agricultural activities (e.g. types of crops to be grown, market channel for the crop produce, etc.) to be conducted at the subject site and justify the need for land filling for Town Planning Board’s consideration.</p>	<p>申請人擬議按照不同季節種植各時令蔬果，冬季（9月至2月）會種植葉菜類如生菜、芥蘭、菠菜等；夏季（2月至8月）會種植瓜類，如絲瓜、苦瓜、南瓜等，還有番茄、辣椒、茄子等。</p> <p>收成後，蔬果會送到各菜販或和網上超市合作，轉售給香港各市民。</p> <p>擬議申請的填土（約1500平方米，佔申請範圍的37.5%），主要是用作固定構築物及用作車輛停泊通道，以及行人路之用。</p>

	Departmental Comments	Responses
Comments from Water Supplies Department		
1	Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.	申請人知悉。 申請人會盡力保護該水管，不會影響現有供水管。
2	In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.	申請人知悉，並會全力配合水務處或其工作人員檢查或維修水管。
3	No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.	申請人知悉，沒有打算種植樹木。
4	Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site.	申請人知悉。

	Departmental Comments	Responses
	Comments from Environmental Protection Department	
1	The applicant should advise whether public announcement system, portable loudspeaker, or any form of audio amplification system will be used at the application site.	申請人不會使用公共廣播系統、吹哨子、使用手提揚聲器或任何形式的擴音系統。

	Departmental Comments	Responses
	Comments from Lands Department	
1	<p>I must point out that the following irregularities included by the subject planning application have been detected by this office:</p> <p>Unauthorised structure(s) within the said private lot(s) included by the planning application</p> <p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) on Lot Nos. 1143 S.A ss.3 and 1143 S.L in D.D. 109 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the said private lots. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD.</p> <p>Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	<p>申請人知悉。</p> <p>申請人已更改 Layout Plan，將那電錶也顯示在 Layout Plan 上。</p> <p>(位於 1143 S.L in D.D. 109 上的)</p> <p>請看附件 1 : Revised Layout Plan</p> <p>如申請獲城規會批準，申請人會向地政處申請短期豁免書 (STW)，並會繳交相關費用。</p>

	Departmental Comments	Responses
	Comments from Planning Department	
1	Please clarify on whether the 'van-type' parking is LGV. If affirmative, please revise the layout plan.	申請人已更正 Layout Plan 及申請文件。現時申請地點會設置 3 個私家車停車位，呎吋為 5 米 x 2.5 米。
2	What are 'agriculture education room' and whether they are shelter shed structures serving general ancillary purposes including teaching of farming skills/knowledge and resting. If affirmative, please revise the layout plan to indicate 'shelter shed for teaching farming skills and resting'.	農業教育室，主要用作教授訪客一些簡單的農業知識和基本耕種步驟及方法，會在密封的構築物內進行，導師會用簡報、投影片或短片示範給訪客看，因此需在密封的構築物內進行。