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Gordon Tsz Chung CHENG/PLAND

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主旨: Planning Application No. A/SK-PK/322 - 回應部門意見
附件: 20260923_回應部門意見.pdf

類別: Internet Email

城規會/規劃處：

大家好。

有關規劃申請：A/SK-PK/322，現附上回應部門意見，請查收。

謝謝。

Ms Chong

([REDACTED])

Planning Application No. A/SK-PK/322

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	District Lands Officer/Sai Kung, Lands Department	
1	there are existing structures within the lots covered by the subject planning application and the said STWs. The number, positions and the dimensions of the existing structures do not tally with those as stated in the previous application No. A/SK-PK/296. According to the said STWs, no building or structure other than that approved by the Board under the application No. A/SK-PK/296 via the Board's letter dated 4.10.2024 or such alterations or amendments to be approved under the Town Planning Ordinance, any regulations made thereunder and any amending legislation shall be erected on the said private lots. The lot owners 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;	申請人知悉。 因應營運需要，因此申請地點的構築物和之前按照規劃申請A/SK-PK/296批出的有不同。申請人承諾，如規劃申請獲批，申請人會立即向西貢地政處正式正式提交短期豁免書（STW）的修訂申請，使申請地點內所有構築物完全合法化。 地段業主承諾會完全配合地政程序，並願意繳付由地政總署重新計算的相關豁免書費用及行政費。
2	if the planning application is approved, the STW holders will need to apply to this office for modification of the STW conditions where appropriate. The applications for modification of the STW conditions will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The applications for modification of the STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;	

	Departmental Comments	Responses
	Comments from Chief Engineer/Mainland South, Drainage Services Department	
1	Please note the following comments on the subject application: (a) the subject application needs to meet the full satisfaction of Environmental Protection Department, the planning authority of sewerage infrastructure;	申請人知悉。 申請人會嚴格遵守環保署污水指引。
2	(b) please clarify the number of septic tanks to be provided in the application. The applicant specified there would be 4 septic tanks in planning statement while there would be 3 septic tanks in supplementary information and drawings.	申請人確認擬議發展只涉及3個化糞池。 早前的 Planning Statement是文書錯誤，申請人已更改並重新交給規劃處。