

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Chris Shut Ming LEUNG/PLAND

寄件者: Chong Hermose [REDACTED]
寄件日期: 2024年02月20日星期二 14:54
收件者: tpbpd/PLAND
副本: Chris Shut Ming LEUNG/PLAND
主旨: A/TM-SKW/124 - 回應部門意見
附件: A_TM-SKW_124_ Responses to Departmental Comments.pdf; 附件2 :
Layout_Plan_with tree.pdf; 附件3 : Existing_Drainage_Record.pdf; 附件1 : swept path
analysis_.pdf

類別: Internet Email

城規會/規劃處：

有關規劃申請： A/TM-SKW/124，現附上申請人回應部門的意見，請查收。

謝謝。

Ms Chong
[REDACTED]

Planning Application No. A/TM-SKW/124

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Electrical and Mechanical Services Department	
(1)	<p>Please note that there is a high pressure underground town gas transmission pipeline in the vicinity of the temporary shops. In this connection, grateful if you could provide an estimation of aggregated living or working population induced from the captioned application for our consideration. Your attention is drawn that Risk Assessment would be required from the project proponent/consultant to assess the risks posed by the gas installation if the application will result in a significant increase in living or working population.</p>	<p>申請人知悉。</p> <p>擬議發展涉及 5 個構築物，都是商店及服務行業，主要是服務周邊居民。</p> <p>有關預計工作人員及訪客人流，由於申請地點位於鄉村內，並非在鬧市裡，在營業時間內，申請人預計每天在 6-8 個職員上班和合共約 20 個訪客。</p> <p>申請人相信擬議發展只是靜態活動，營業過程沒有任何工程/挖掘，不會影響部門提及的煤氣裝置。</p>
(2)	<p>The applicant / works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the application site and any required minimum set back distance away from them during the design and construction stages of shops.</p>	<p>申請人知悉。</p> <p>擬議申請涉及早前一個規劃申請：A/TM-SKW/115，相關工程已在 2023 年完工，現時已在營運。</p> <p>申請人/工程承辦商/使用者沒有發現任何煤氣喉管式裝置，在工程中亦順利，現時已完工。</p>
(3)	<p>The applicant is required to observe the following requirements of the Electrical and Mechanical Services Department's Publications via the following web-link for reference</p>	<p>申請人知悉。</p>

	Departmental Comments	Responses
	Lands Department	
(1)	The application site ("the Site").comprises Old Schedule agricultural, i.e. Lot no. 240 S.B (Portion) 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.	申請地點涉及早前一個規劃申請： A/TM-SKW/115，早前申請人已向地政處申請短期豁免書，唯現場的構築物數量比早前批出的規劃許可減少(由 7 幢變成 5 幢，GFA 不變)，因此申請人現時重新按現狀入一個規劃申請。 待規劃許可批出後，申請人會再向地政處遞交這次規劃許可批准的圖則，以便繼續短期豁免書的申請。
(2)	A recent site inspection revealed that five two-storey container-converted structures and three porches were erected within the Site. The aforesaid structures erected within the Site constitute a breach of the Block Government Lease under which the Lot is held.	
(3)	Some of the existing structures are found to be used for vehicle repair workshop purposes and the total B.O.A. of the existing structures exceeds those specified in the subject planning application. The applicant is required to clarify the discrepancy.	擬議申請是臨時商店及服務行業，申請人確認現場沒有車輛維修工場，只是售賣汽車零件和配件等，是次申請的構築物面積（GFA）是按照現狀的構築物/帳篷去入申請的。
(4)	The Site is accessible via Tai Lam Chung Road. This office does not carry out maintenance works for Tai Lam Chung Road nor has granted any right-of-way over the Government land to the Site. The Applicant shall be responsible for his own access arrangement.	申請人知悉。 申請人會自行處理申請地點的出入通道安排，謝謝。

	Departmental Comments	Responses
	Transport Department	
(1)	The drawings provided for the ingress/egresses, loading/unloading spaces, and the swept path analyses are not to scale. Please make sure the drawings could accurately demonstrate the smooth maneuvering of vehicles to/from the nearest public road, along the local access and within the site;	有關更新的 swept path analyses，請看附件 1。
(2)	The trip generation and attraction of the development appear to be underestimated. Please provide justification for the figures;	申請地點內的構築物 B、C 及 E，正在經營照相館 Studio 及地產代理，這些構築物主要為服務行業，向市民提供服務，並非貨物買賣，所以沒有上落貨/送貨的要求。 如果萬一真的需要送貨（可能性很低），申請人會拆開構築物中間的臨時圍網，讓送貨司機用手推車從構築物 A/D 的地方送到各個構築物。
(3)	There are no designated loading/unloading spaces for Structure B and C. Additionally, the loading/unloading space for light goods vehicle near Structure A is separated from Structure B and C. Please justify the arrangement of not providing loading/unloading spaces for Structure B and C. Please also be reminded that no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period; and	構築物 A 及 D 是做零售商店，申請地點附近的人流不是太多，申請人認為每日一次的送貨車輛進出每個構築物已經十分足夠。 申請人知悉，不會有任何車輛在道路上調頭或排隊等候。
(4)	The application site is connected to the public road (Tai Lam Chung Road) via a local unnamed pedestrian walkway which is not managed by Transport Department. The land status of that walkway should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of that local access road should be clarified with the relevant lands and maintenance authorities accordingly.	申請人知悉。 申請地點是政府路直到（不需經任何私人地段），並可以經大欖涌路進入，市民和車輛是可以自由進出申請地點。

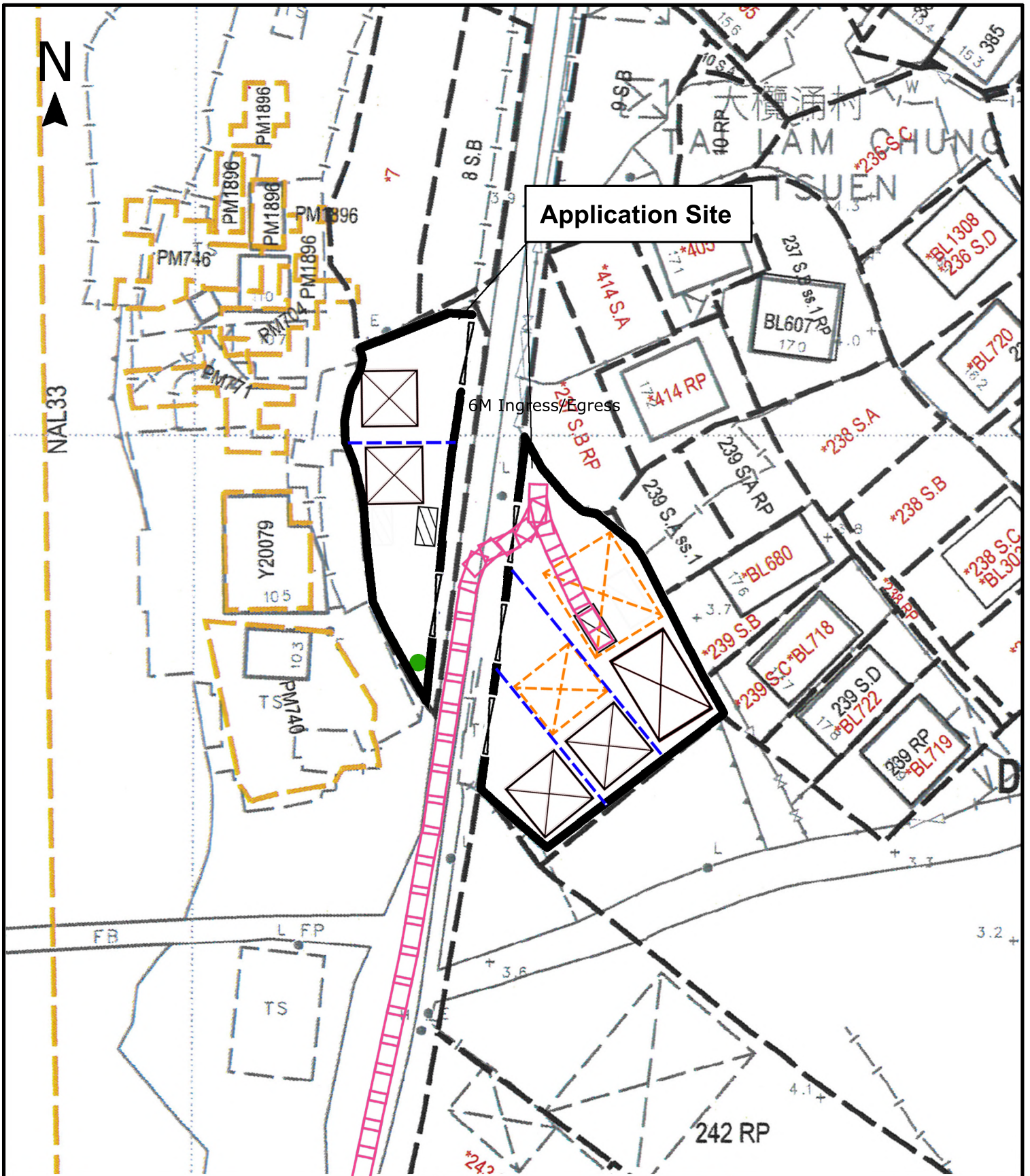
	Departmental Comments	Responses
Urban Design and Landscape Unit of Planning Department		
(1)	<p>As observed from DPO's photo records dated 01.02.2024, the Site is already occupied by temporary structures of the current proposed layout, no existing trees/ significant vegetation is found. However, according to the FI submission received on 13.07.2022 under previous planning permission (No. A/TM-SKW/115) made by the same applicant, it is observed that 2 existing trees were proposed to be preserved with trees location and photos provided. As no information on existing tree/ landscape proposal is provided under this application, the Applicant is required to provide a Landscape Proposal with proposed landscape treatments/ mitigation incorporated in the proposed layout for review, in order to facilitate TPB's consideration on the application.</p>	<p>有關部門提及的兩棵樹木 (Tree 1 & Tree 2)，十分抱歉，申請人在早前的申請 No. A/TM-SKW/115 錯誤標示樹木位置，現時申請人重新在 Layout Plan 上標示該 2 棵樹木的準確位置，並附上照片，讓部門再參閱。請看附件 2。</p>

	Departmental Comments	Responses
Drainage Services Department		
(1)	<p>The Applicant is requested to submit a drainage proposal with a drainage plan showing the details of existing drains and any proposed drainage works, including any peripheral drainage system for the subject site and the relative discharge point(s). The Applicant should demonstrate the adequacy of existing/proposed drains such that no adverse drainage impact would result from the subject development. Reference could be made to DSD Technical Note to prepare a "Drainage Submission" in DSD homepage at https://www.dsd.gov.hk/EN/Files/Technical Manual/dsd_guideline/Drainage Submission.pdf.</p>	<p>申請人早前在 A/TM-SKW/115 遞交的渠務圖已獲渠務處批准，申請人其後也按照該批准的圖則落實渠務工程，現附上現場渠務記錄照片，請查收。</p> <p>請看附件 3：現場渠務記錄照片</p>

	Departmental Comments	Responses
	Environmental Protection Department	
(1)	Based on the limited information provided, the applicant is required to clarify which types of shops and services will be provided at the subject site. If eating place will be provided at the subject site, a proposal for handling the sewage arising from eating place is required.	擬議發展的臨時商店及服務行業，主要包括：日用品及雜貨飲品零售、車輛零件零售、照相館 Studio 及地產代理等，主要為附近的居民提供零售服務，並不涉及任何食肆。
(2)	Besides, the applicant advised that they had built a septic tank system (化糞池系統) at the subject site for their own use. The applicant is required to submit the certification which issued by the Authorized Person and the site photos of septic tank system for our information and consideration.	由於該化糞池系統是現存的，申請人不了解該系統的構造，為了避免污水影響環境，申請人現時決定在構築物 A 租用流動洗手間給各職員使用（見下圖），並會安排清潔公司每個月定期來吸糞。

廁所產品租售





Project 項目名稱:

Temporary Shop and Services
for a Period of 3 Years at Lot 240 S.B
(Part) in D.D.385, So Kwun Wat,
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Swept Path
Analysis
(IN)



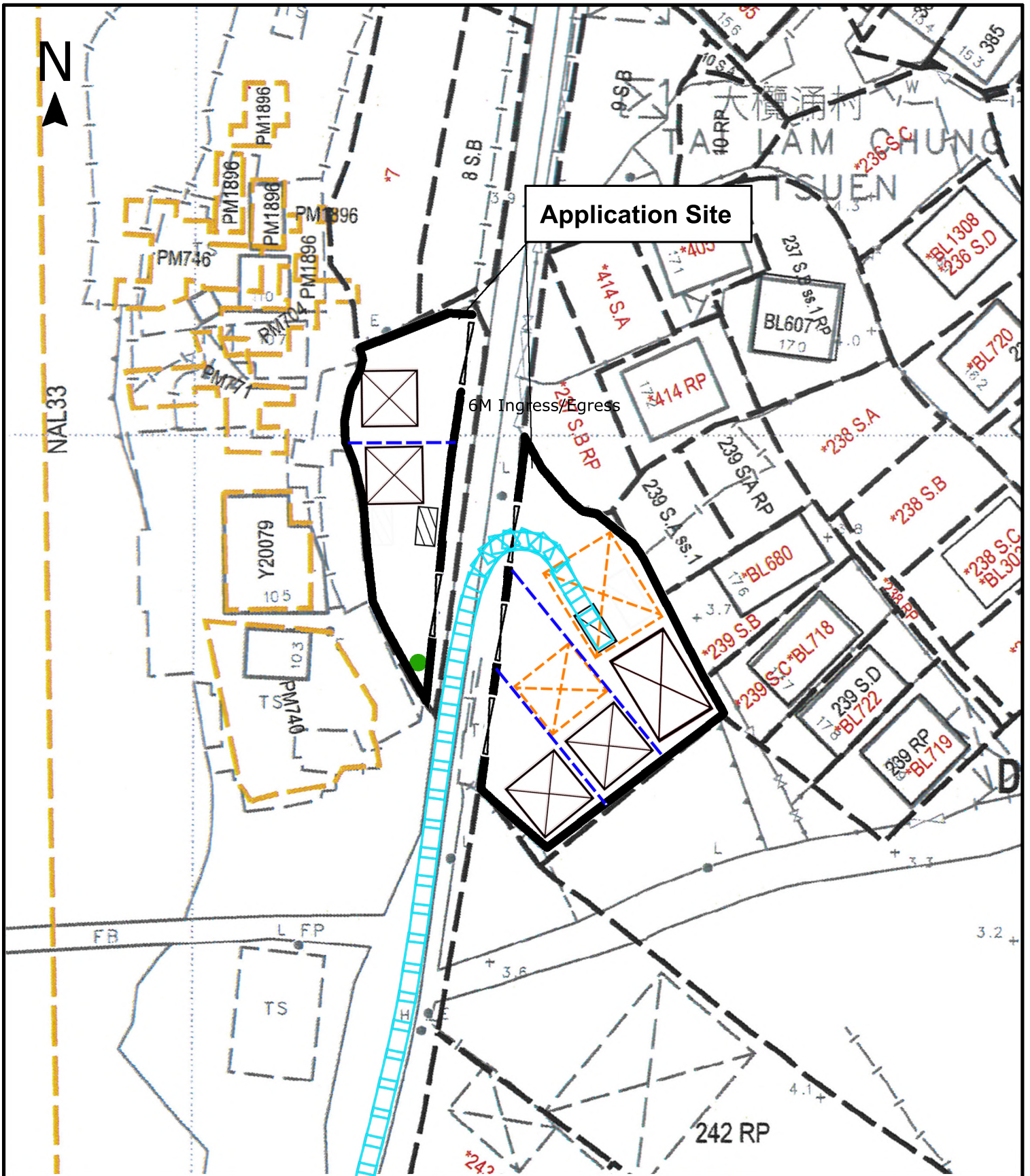
Drawing No. 圖號:

20240219

Remarks 備註:

- Light goods vehicle In
- Light goods vehicle Out

Scale 比例:



Project 項目名稱:

Temporary Shop and Services
for a Period of 3 Years at Lot 240 S.B
(Part) in D.D.385, So Kwun Wat,
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Swept Path
Analysis
(OUT)



Drawing No. 圖號:

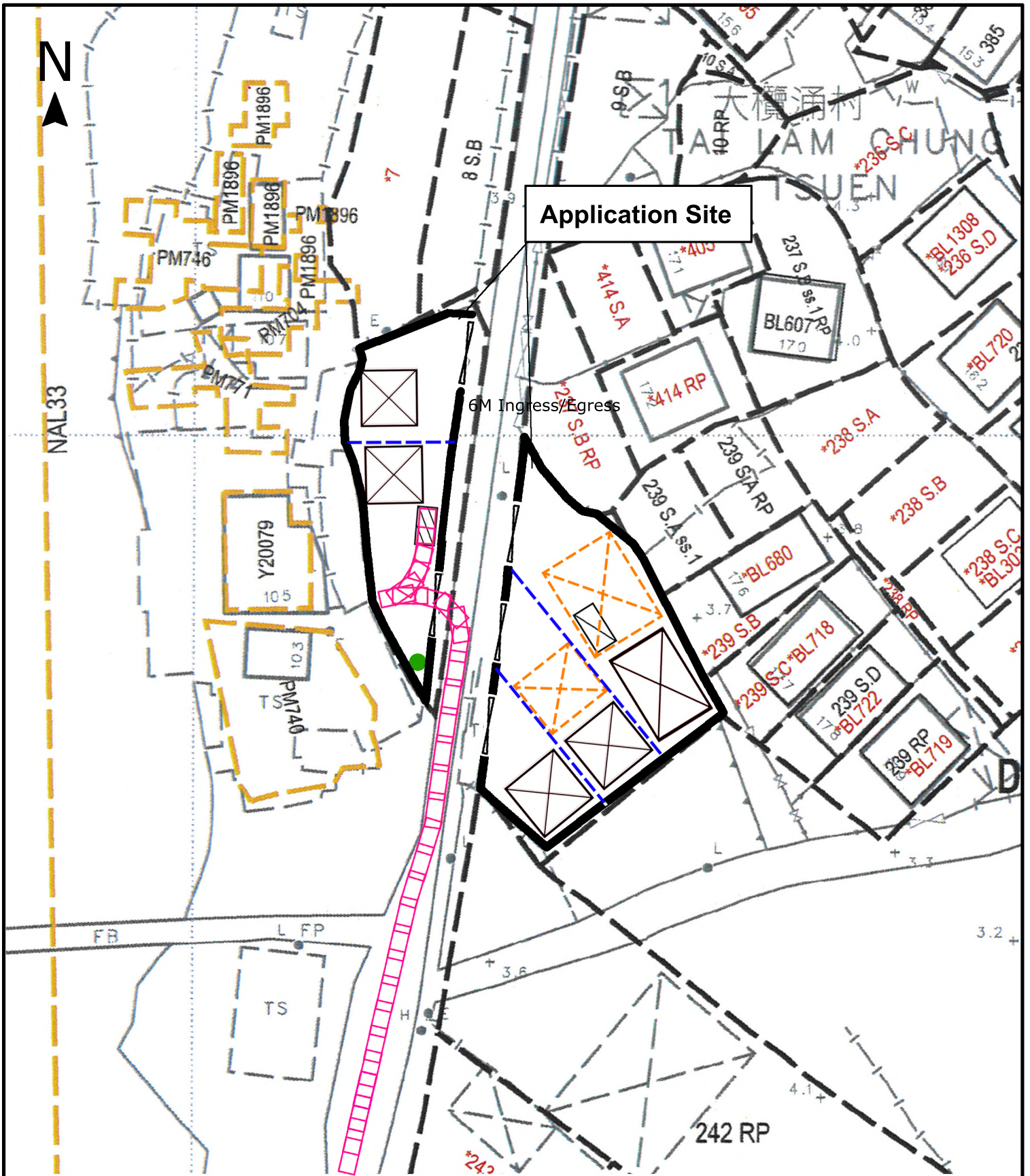
20240219

Remarks 備註:

Light goods vehicle In

Light goods vehicle Out

Scale 比例:



Project 項目名稱:

Temporary Shop and Services
for a Period of 3 Years at Lot 240 S.B
(Part) in D.D.385, So Kwun Wat,
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Swept Path
Analysis (IN)



Drawing No. 圖號:

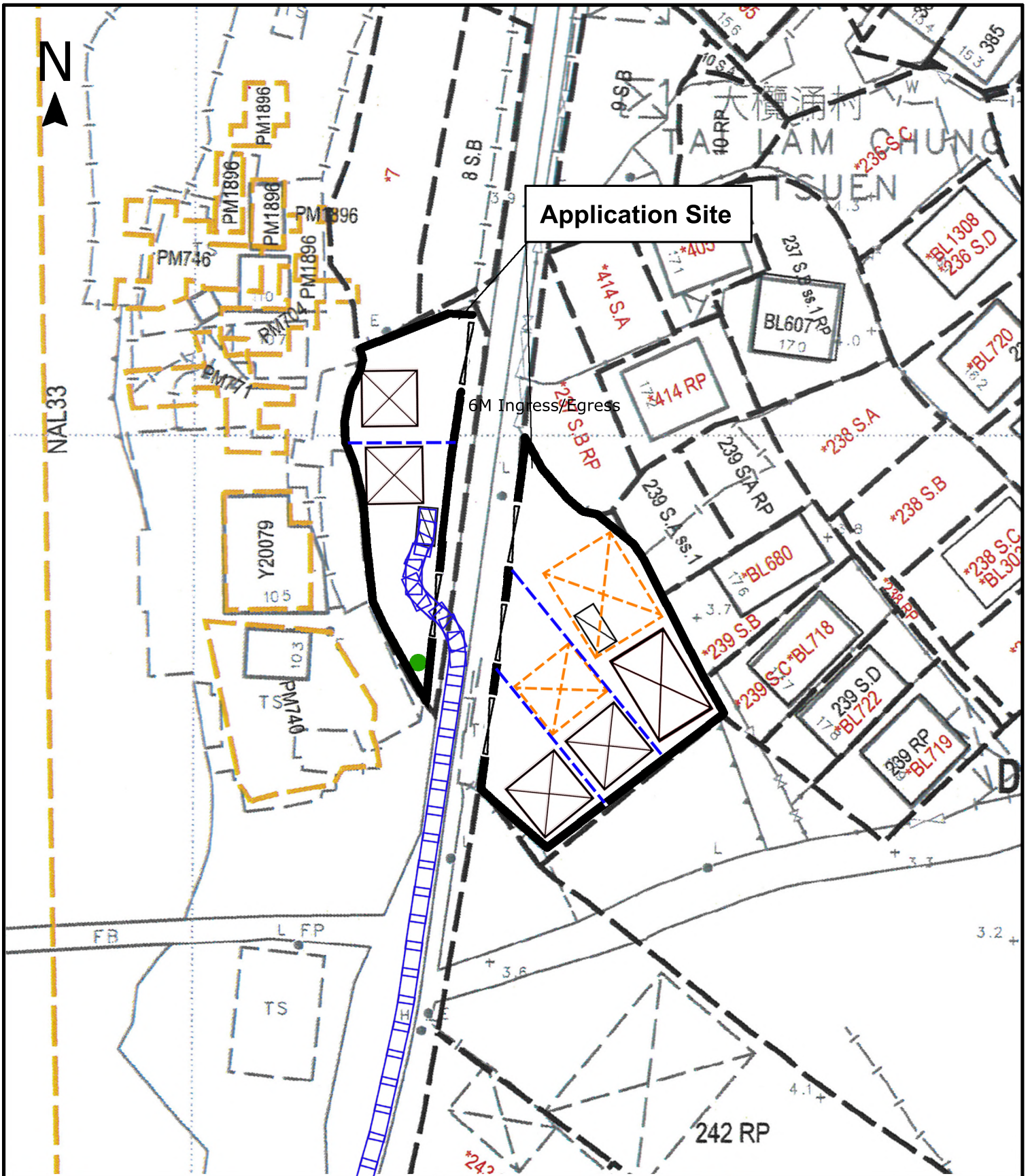
20240219

Remarks 備註:

Van type vehicle In

Van type vehicle Out

Scale 比例:



Project 項目名稱:

Temporary Shop and Services
for a Period of 3 Years at Lot 240 S.B
(Part) in D.D.385, So Kwun Wat,
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Swept Path
Analysis
(OUT)



Drawing No. 圖號:

20240219

Remarks 備註:

- Van type vehicle In
- Van type vehicle Out

Scale 比例:



Application Site

Structure E (Existing)

Shop and Services
 Covered Area: 40m² (About)
 GFA: Not exceeding 80m² (About)
 No. of storey: 2
 Height: Not exceeding 7m

Structure D (Existing)

Shop and Services
 Covered Area: 40m² (About)
 GFA: Not exceeding 80m² (About)
 No. of storey: 2
 Height: Not exceeding 7m

1 loading/unloading space of 5m x 2.5m for van type vehicle

Tree A

6M Ingress/Egress

Tree B

Structure B (Existing)

Shop and Services
 Covered Area: 40m² (About)
 GFA: Not exceeding 80m² (About)
 No. of storey: 2
 Height: Not exceeding 7m

Structure C (Existing)

Shop and Services
 Covered Area: 40m² (About)
 GFA: Not exceeding 80m² (About)
 No. of storey: 2
 Height: Not exceeding 7m

Canopy Tent
 GFA: 80m² (About)
 No. of storey: 1
 Height: Not exceeding 5m

1 loading/unloading space of 7m x 3.5m for light goods vehicle

Canopy Tent
 GFA: 42m² (About)
 No. of storey: 1
 Height: Not exceeding 5m

Structure A (Existing)

Shop and Services
 Covered Area: 60m² (About)
 GFA: Not exceeding 120m² (About)
 No. of storey: 2
 Height: Not exceeding 7m

Project 項目名稱:

Temporary Shop and Services for a Period of 3 Years at Lot 240 S.B (Part) in D.D.385, So Kwun Wat, Tuen Mun, New Territories

Drawing Title 圖紙標題:






Layout Plan



Drawing No. 圖號:

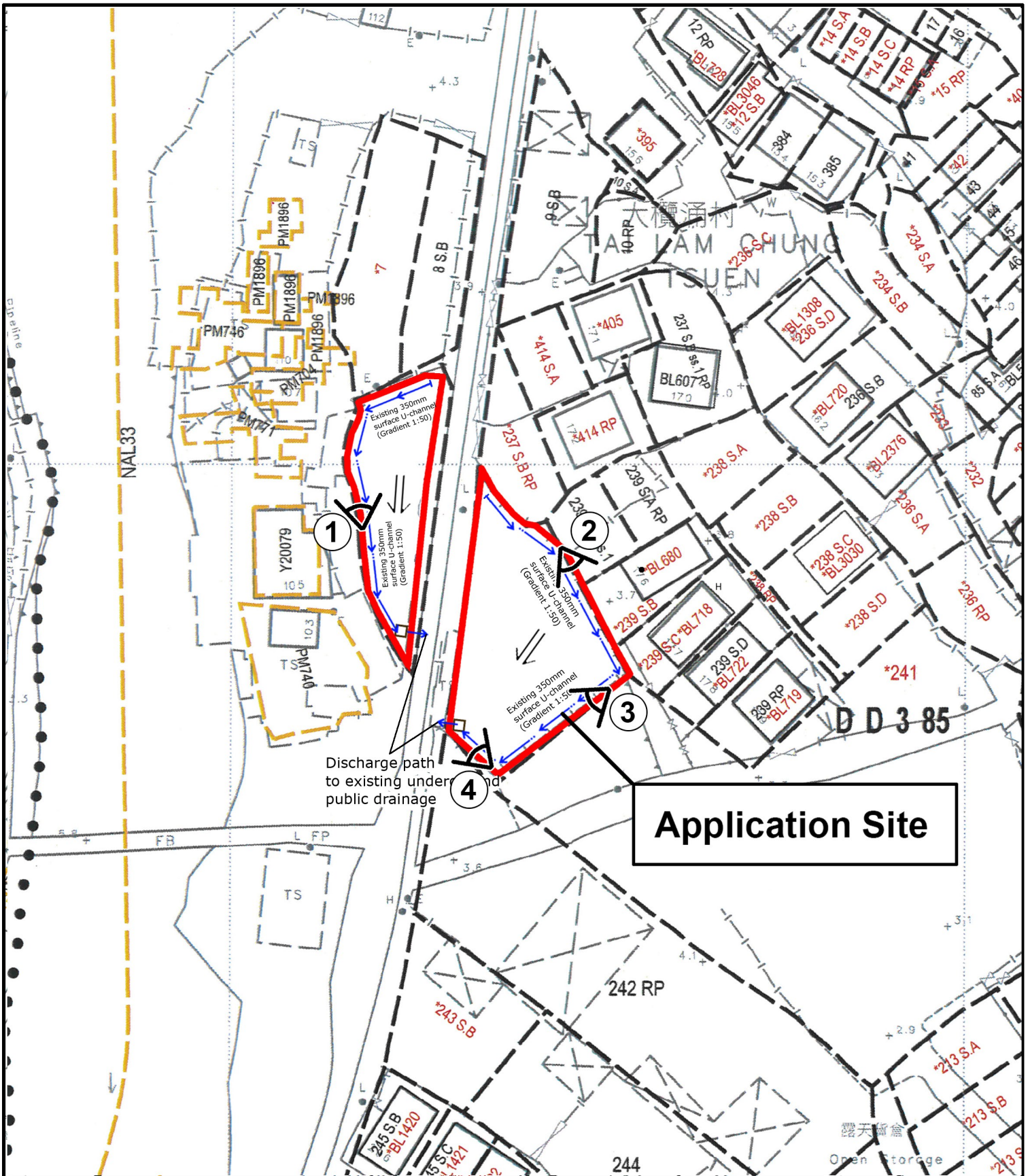
20240219

Remarks 備註:

-  Loading/unloading for light goods vehicle
-  Structure
-  Temporary fencing
-  Loading/unloading for van type vehicle
-  Canopy tent



附件 2 的 Layout Plan 上面的兩棵樹木，分別為 Tree A 及 Tree B (請看上圖)。
Tree B 與 2022 年 7 月 13 日遞交之前申請 A/TM-SKW/115 時的補充文件的 Tree 1 是同一棵樹，之前申請人看錯位置，所以標記錯誤，現在重新標示清楚讓部門查閱。
至於之前規劃申請 A/TM-SKW/115 時的補充文件的 Tree 2 已由現時的 Tree A 取代。



Project 項目名稱:

Temporary Shop and Services
for a Period of 3 Years at Lot 240 S.B
(Part) in D.D.385, So Kwun Wat,
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Approved
Drainage
Plan



Drawing No. 圖號:

20240118

Remarks 備註:

3.9+ Level (in mPD)

⇒ Flow of surface runoff

□ Catchpit with sandtrap

Scale 比例:

Photo 1



Photo 2



Photo 3



Photo 4

