

Planning Application No. A/SK-PK/296

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	District Planning Officer/Sai Kung and Islands, Planning Department	
(1)	Please clarify with justifications the type(s) of goods sold in each structure and the use of each storey.	<p>申請人擬議在以下構築物出售以下貨物：</p> <p>構築物A（包括地下及1樓）：寵物用品</p> <p>構築物B（包括地下及1樓）：家居生活用品</p> <p>構築物C（包括地下及1樓）：雜貨、零食及飲品</p> <p>構築物D（包括地下及1樓）：園藝工具及盆栽</p> <p>收銀處主要會設在地下，1樓主要是擺放貨物</p>
(2)	Please clarify whether the Site would be fenced off.	如申請獲城規會批准，申請地點會圍起。
(3)	It is observed from site photos that a footpath is found at the northeastern side of site boundary (pt.3 of LandsD's comments above is also relevant). Please clarify whether it would be a pedestrian access to the Site and the route of the path (where does it connect to). Please revise the layout plan if applicable, where appropriate.	<p>由於申請地點現時空置，而且沒有任何發展，部門提及的臨時行人路是申請人臨時借給鄰居使用，並不是永久的行人路。</p> <p>如申請獲城規會批准，申請地點會按照申請範圍圍起，該行人路也會拆掉。</p>

	Departmental Comments	Responses
	District Lands Officer/Sai Kung, Lands Department	
(1)	The application site comprises 4 Old Schedule Agricultural Lots 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。 現時申請地點是空置，沒有任何構築物。
(2)	Should planning approval be given to the subject planning application, the owners of the lots without Short Term Waiver (STW) will need to apply to this office for a STW to permit the structures to be erected and/or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for erection of temporary structure(s) will be considered. Application for any of the above will be considered by the Lands Department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the Lands Department.	申請人知悉。 如申請獲城規會批准，申請人會向地政處申請短期豁免書（STW），並會繳交相關費用。
(3)	Structures including gate and hoardings were found erected in the vicinity of the application site on private agricultural land and adjoining Government land (GL). No permission is, however, given for occupation of GL. Any occupation of GL without Government's prior approval is not allowed. Land control actions as appropriate will be taken in accordance with the prevailing guidelines and priority setting.	申請人知悉如沒准許不得佔用政府土地。 部門提及的大閘並非位於申請範圍內。 如申請獲城規會批准，申請地點會按照申請範圍圍起，不會佔用任何政府土地。 而申請地點北面的臨時行人路是臨時借給鄰居使用，並不是永久的行人路。 如申請獲城規會批准，申請地點會按照申請範圍圍起，該行人路也會拆掉。
(4)	The proposed vehicular ingress/egress of the application site from/to Tai Chung Hau Road will pass through a track on GL and other private lots. The applicant should clarify the access arrangement between Tai Chung Hau Road and the vehicular ingress/egress point for consideration by relevant departments. The applicant should note that there is no guarantee to the grant of a right of way over GL to the application site.	連接申請地點及大涌口路涉及私人土地和政府土地，申請人已獲該私人土地同意，可以經過該土地出入。

	Departmental Comments	Responses
	Commissioner for Transport	
(1)	Please provide the swept path analysis at the proposed vehicular access and indicate the width of the proposed vehicular access.	請查閱附件1 的：Swept Path Analysis。