



Please find the comments from DSD for your action please. Thanks.

回應渠務署的疑問

2. The existing u-channel proposed to be connected is not DSD's facilities according to our drainage record plan. DSD noticed that the proposed drainage connections to the downstream areas will run through other private lots. The applicant shall demonstrate that the proposed drainage construction works and the operation of the drainage can be practicably implemented on site. The applicant shall also check and sure that the proposed drainage works and their downstream drainage systems have the adequate capacity and are in good conditions to accommodate the surface runoff collected from the application site and its upstream catchments.

有關貴署提及上述鄉村排水坑道已沿用多年，大部份的農田都係使用有關排水渠，我等作出是次申請前，早前已取得村長的同意我等使用上述排水渠作為我等排放兩水的渠道，同時我等亦向村長作出承諾，日後有須要時我等會聯同相關使用人共同出資進行維修保養的工作。村長亦提及下游早前政府已進行改善工程，因此足以承接50年一預的情況出現。

1. Please note that there is a high pressure underground town gas transmission pipeline in the vicinity of the proposed temporary shop and services. In this connection, grateful if you could provide an estimation of aggregated population induced from the captioned proposal 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 proposal will result in a significant increase in population.

我等銷售的建築材料大部份客戶為電話落單，再由我等安排專車送貨，同時購買貨品的人士多數為鄰近村民，有須要時都會由我等提供送貨服務，因此預計每天的人流不會超越 10 個人次。

2. 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 temporary shop and services.

我等申請地點為鄉村小型屋宇用地，申請只作為臨時用途，就算獲得臨時許可，可能一兩年後地段業權人獲批准建屋時我等都要交回土地，同時有關提及的煤氣設施只是初步設計未有實施日期(鄉事委員會提供的資料)我等在收到貴署擬問已電郵煤氣公司直至今天亦未收到回應，因此只能以此回覆。

# A/TM-LTYT/476

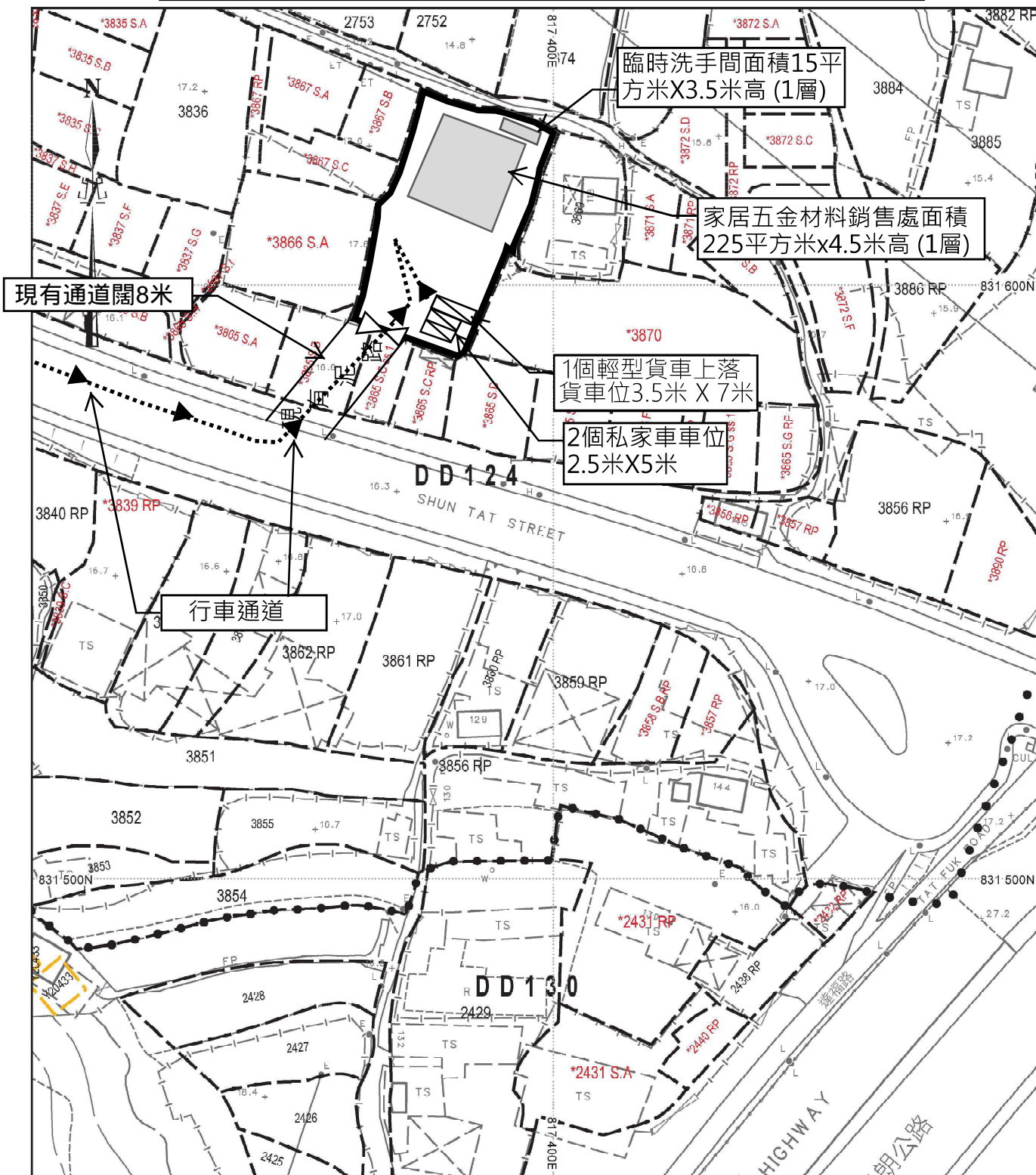
## 回應運輸署的擬問

Please note the following comments from traffic engineering viewpoint:

- a. It is noted that the vehicles entering the proposed site will route through the private lots 3865 S.B, 3865 S.C ss.1 and the unallocated and unleased government land adjacent to the footpath of Shun Tat Street. As these are not public roads or footpaths managed by this Office, any right-of-way of the proposed site is not guaranteed. The applicant is required to seek comments from the lot owners and relevant stakeholders for granting permission to access to the proposed site. Comments from relevant government departments should also be sought.  
昨出是次申請前我等已取得上述業權人的同意使用上述3865S.B及3865S.C ss1的土地作為通道用途，同時如獲批准。等會向有關政府部門申請臨時使用政府土地作為通道的用途。
- b. Please clarify the width of vehicular access of the proposed site in the layout plan.  
有關出入通道闊8米，已更新布局圖，隨函一並附上新的布局圖
- c. Please advise the number of vehicular and pedestrian trip generation and attraction by the subject site.  
隨函附上車輛流量評估報告。
- d. Please clarify if any run-in / run-out will be provided at the public footpath for assessing the site. If affirmative, it should be designed and constructed by the applicant in compliance with HyD's standard and to the satisfaction of HyD.  
如獲批准，我等會向有關部門提出申請依照路政署的指引HIGHWAYS DEPARTMENT (H1113C) 進行出入口改善工程。
- e. Sufficient vehicle manoeuvring space should be reserved in the open area of the proposed site. Please ensure that no queuing and / or waiting of motor vehicles from the site onto Shun Tat Street would occur and no motor vehicles shall be permitted to reverse into and out of the site onto Shun Tat Street.  
我等保證所有車輛不會因為泊車問題而影響順達街的交通情況，因我等場地有足夠的荷載能力，因場內只提供2個私家車車位及1個輕型貨車位。而空間足有450平方米。
- f. Please supplement the swept paths showing the private cars (PCs) and light goods vehicles (LGVs) (i) entering the site from and leaving the site to Shun Tat Street via the private lots and the unallocated and unleased government land as stated in (a) above; (ii) manoeuvring within the open area of the site; and (iii) entering and leaving the PC and LGV parking spaces.  
我等隨函附上一份車輛進出模擬圖給貴署審議
- g. Please justify that the proposed parking and loading / unloading provisions are sufficient to cater for the parking and loading / unloading demand due to the proposed use.

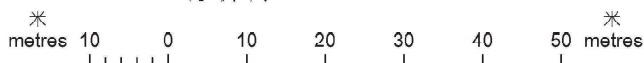
有關銷售方式大部份為電話聯系落單，再由我等送貨上門，因此到現場購物實為小數人士每天不會超過10人，而村民需要購物時只須步行幾分鐘便可到達，因此場內兩個私家車位我等只預留1個作為訪客用途，而另1個留作員工使用。

# 布局圖



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



A/TM-LTYT/476  
車輛流量評估

至：城市規劃委員會

本中心共有 2 個私家車位及 1 個輕型貨車上落貨位，我等預計經常停泊及出入中心車輛流量。

進入場地預計流量 (私家車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 6 時
1 至 6	車輛架次	預計有 1 架次	預計有 1 架次

(輕型貨車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 4 時
1 至 6	車輛架次	預計有 1 架次	預計每小時有 1 架次

離開場地預計流量 (私家車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 6 時
1 至 6	車輛架次	預計有 0 架次	預計有 2 架次

(輕型貨車)

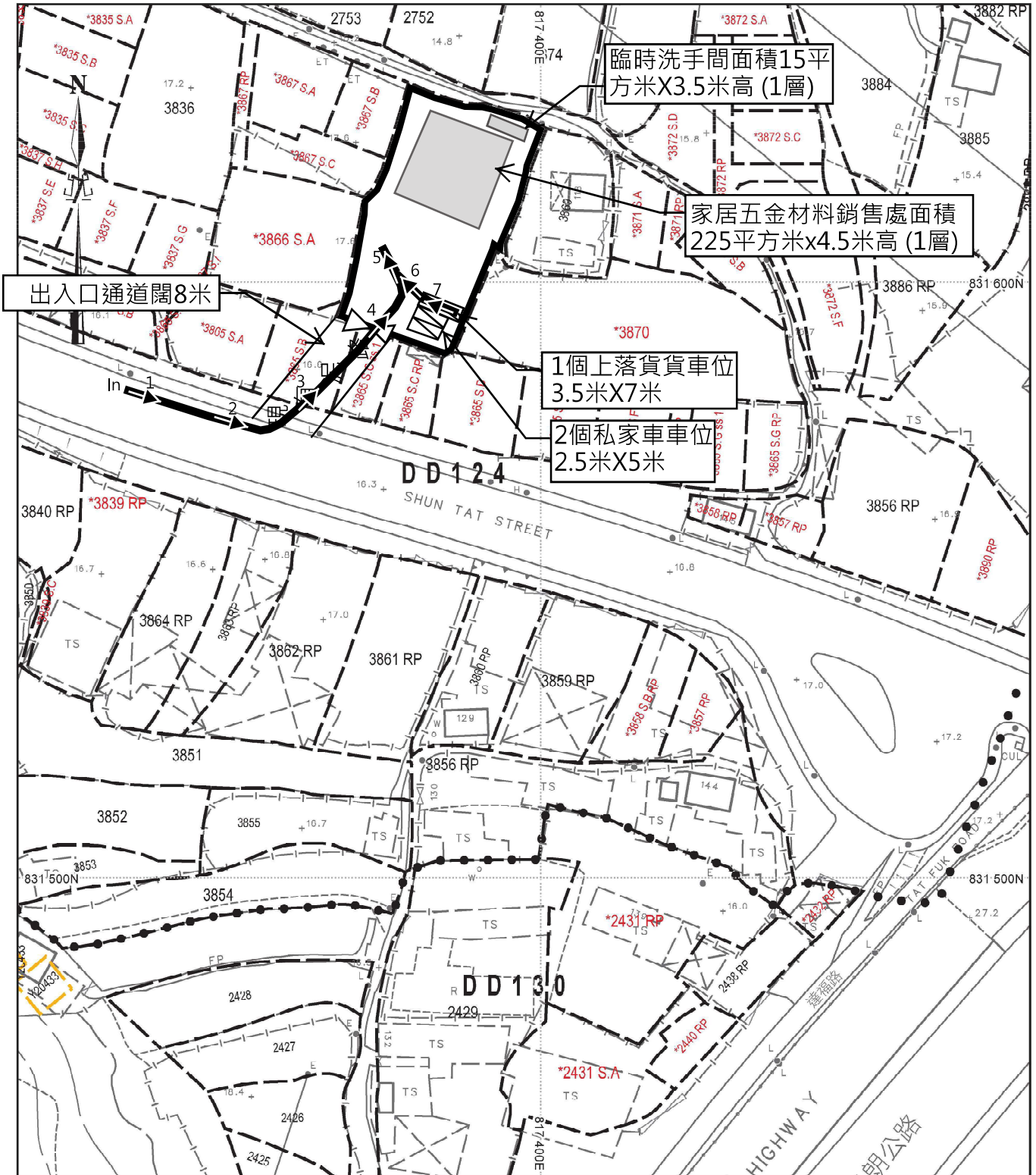
星期	時間	上午 8 時至 10 時前	上午 10 時至下午 4 時
1 至 6	車輛架次	預計有 1 架次	預計每小時有 1 架次

營業時間為星期一至星期六每日上午 8 時至下午 6 時，星期日及公眾假期全日休息

以上為我等場地預計流量評估

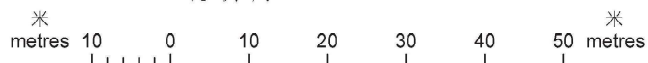
而行人進出場地每日預計不多於 10 人，因我等銷售方式以電話落單為主，而村民購買物品時只須步行數分鐘便可到達，因此毋須預設太多車位，平時進出場地車輛每小時不多於 1 部車輛，因此對行人及順達街的交通影響十分輕微，懇請貴署同意我等的建議。

# 車輛進入模擬圖

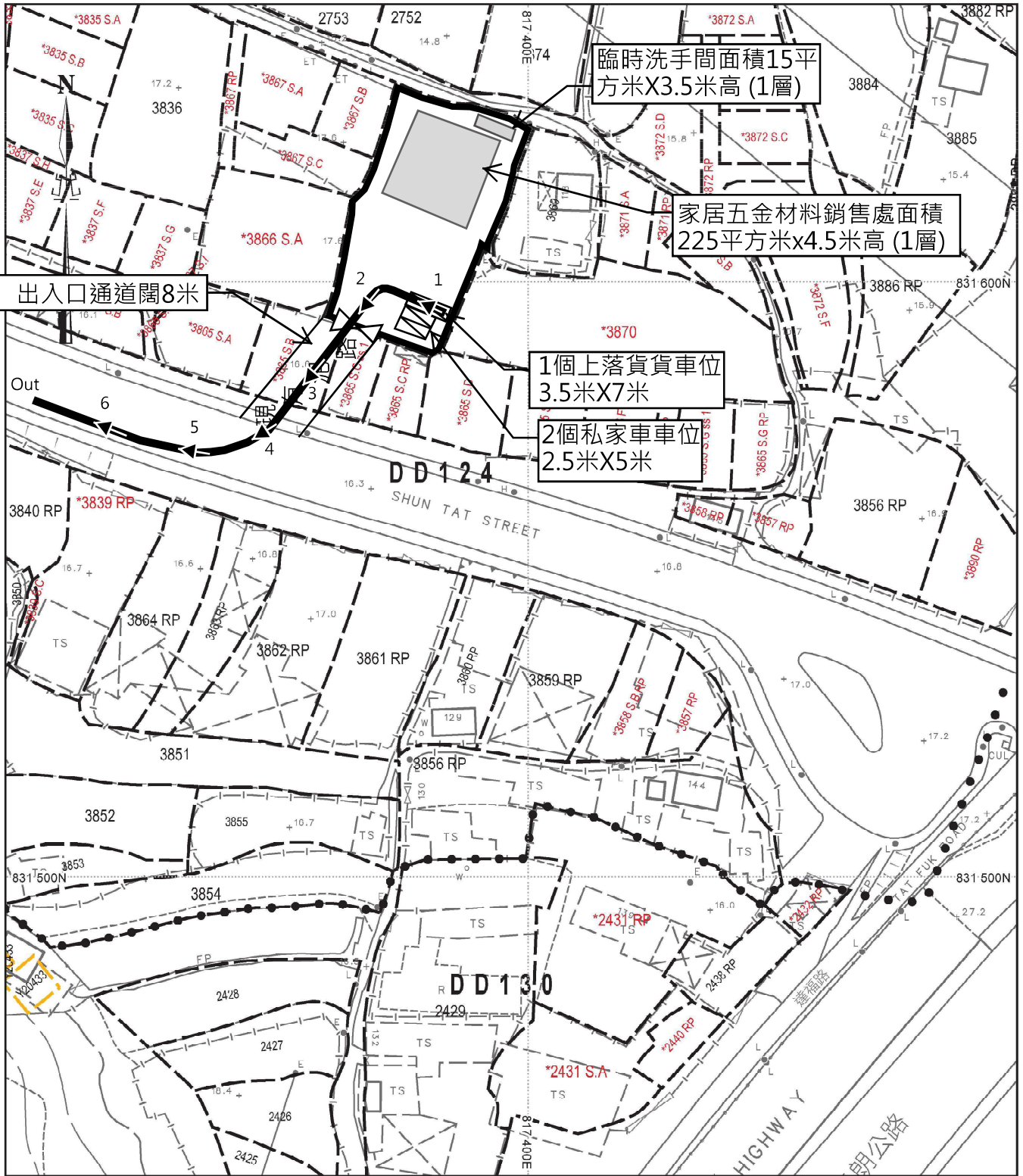


地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



# 車輛離開模擬圖



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

