

Date: 21 March 2025

TPB Ref.: A/NE-LYT/839

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Shop & Services for a Period of 3 Years at Lots 236 S.B ss.1 (Part), 261 S.A (Part) & 262 S.A (Part) in D.D. 85, Fu Tei Pai, Fanling, N.T.**

Our response to the comments of the DLO/N is as follows:

The applicant will demolish the unauthorized structures within the application site. Upon planning approval, the applicant will apply to DLO/N for short term waiver to cover the proposed structures as shown in the proposed layout plan submitted for the captioned application.

Our response to the comments of the Sha Tin, Tai Po and North District Planning Office is as follows:

1. The applicant will remove the said open shed to tally with the proposed scheme.
2. The ground floor of Lot 261 S.A in D.D.83 is currently occupied for residential purpose. There is no plan to occupy the ground floor of Lot 261 S.A in D.D.83 as shop and service use.
3. The applicant is one of the owners of Lot 261 S.A in D.D.83. All the owners of Lot 261 S.A in D.D.83 has signed on the owner consent submitted together with the captioned application.
4. Noted and it will be addressed in a separate letter.

Our response to the comments of the Transport Department is as follows;

1. The narrowest part of the drive way leading to the application site from Sha Tau Kok Road – Lung Yeuk Tau Section is about 3.3m.
2. Please see attached swept path analysis in Figure 4 and Figure 5.
3. No gate will be installed at the entry.
4. One T.S.460 sign and one flashing light will be provided at the entry of the application site to alert the driver for pedestrian safety. The flashing light will be activated only when there is vehicular movement at the ingress/egress. A signage 小心車輛 will also be provided at the ingress/egress of the application site facing the vehicular access.
5. The applicant noted that the vehicular access between the Site and Sha Tau Kok Road is not managed by the Transport Department.

Should you have any enquiries, please feel free to contact the undersigned at  
at your convenience.

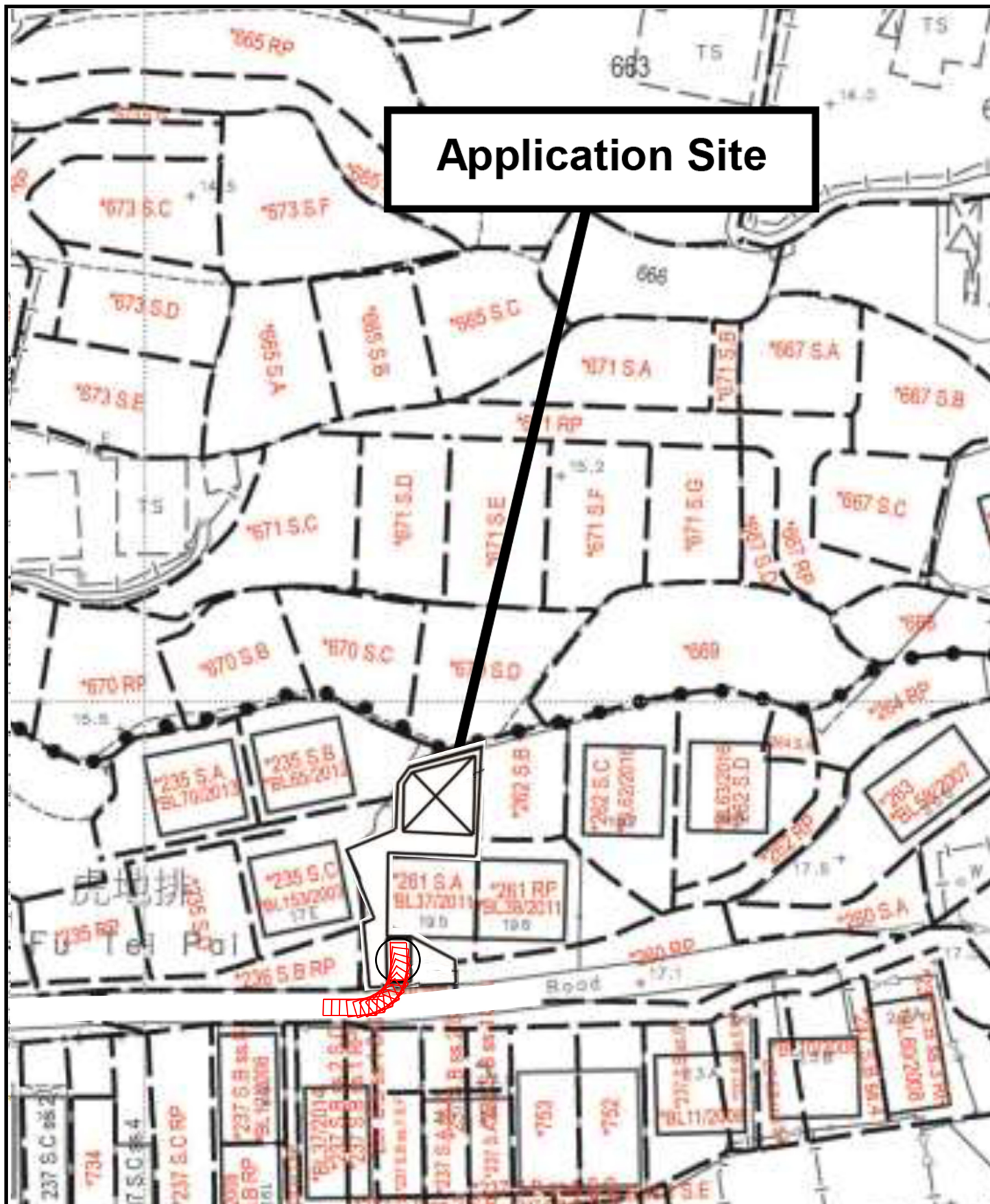
Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Pater NGAN) – By  
Email

# Application Site



Project 項目名稱:

Proposed Temporary Shop & Services for a Period of 3 Years at Lots 236 S.B ss.1 (Part), 261 S.A (Part) & 262 S.A (Part) in D.D. 85, Fu Tei Pai, Fanling, N.T.


Drawing Title 圖目:

Swept Path Analysis for Private Car to leave the Application Site

Drawing No. 圖號:

Figure 4

Remarks 備註:

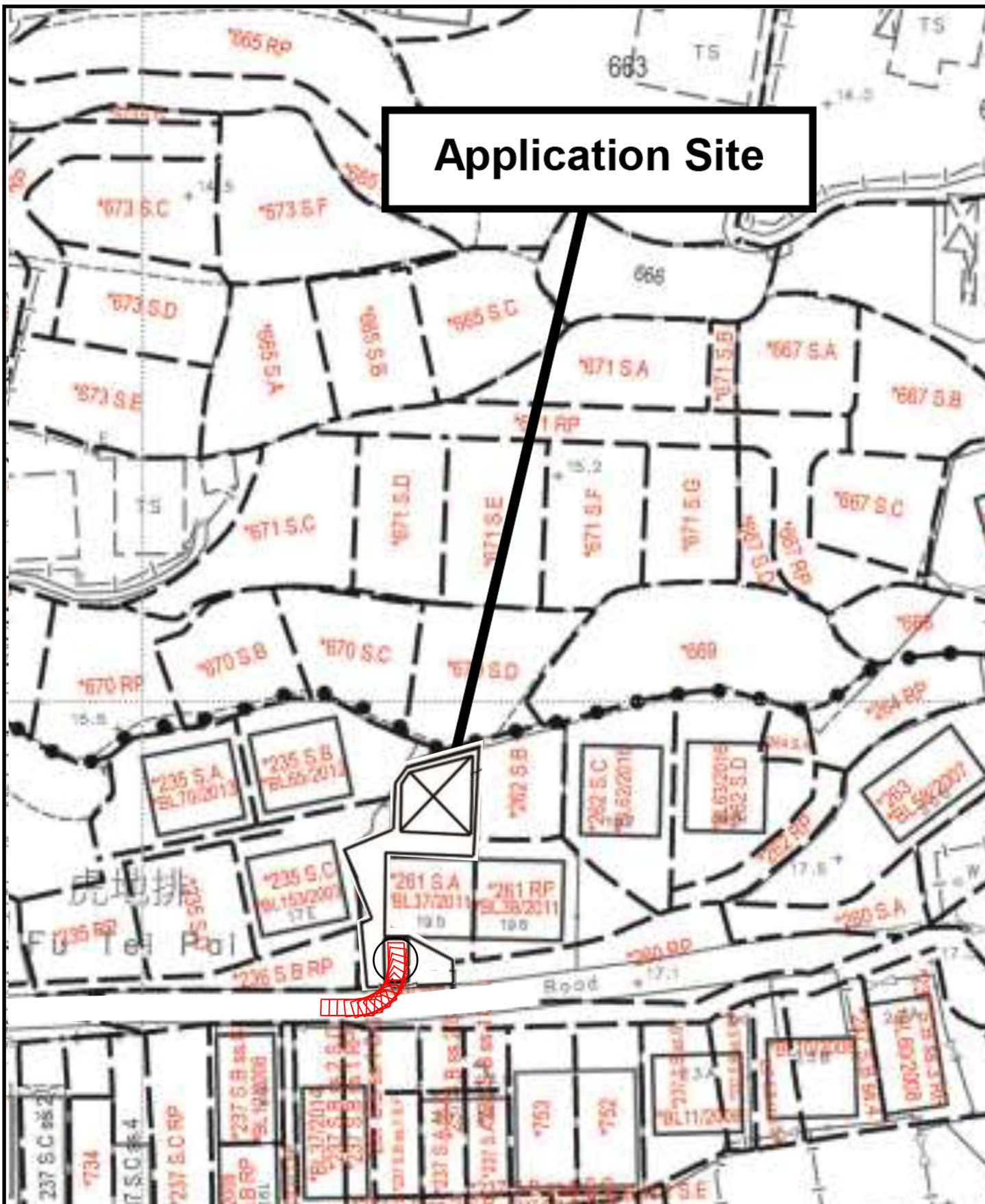
 Private car (5m x 2.5m)

Scale 比例:

1:500



# Application Site



Project 項目名稱:

Proposed Temporary Shop & Services for a Period of 3 Years at Lots 236 S.B ss.1 (Part), 261 S.A (Part) & 262 S.A (Part) in D.D. 85, Fu Tei Pai, Fanling, N.T.

Drawing Title 圖目:

Swept Path Analysis for Private Car to Enter the Application Site

Drawing No. 圖號:

Figure 5

Remarks 備註:

Private car (5m x 2.5m)

Scale 比例:

1:500