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[REDACTED]

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2025年03月11日星期二 12:13
收件者: [REDACTED]
副本: [REDACTED]
主旨: 轉寄: Planning Application No. A/TM-LTY/482
附件: Reply Department's comments.pdf; Plans (1).pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Tuesday, March 11, 2025 11:16 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Subject: Fw: Planning Application No. A/TM-LTY/482

From: pang hingyeun [REDACTED]
Sent: Monday, March 10, 2025 2:03 PM
To: [REDACTED]; tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Planning Application No. A/TM-LTY/482

Dear Sir/Madam,

Please find the enclosed documents for reply department's comments.
This email replaces the submission made on 7 March 2025.
Thank You !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送

We reply to PlanD' s Comments

1. The factory or warehouse has not been in operation for 10 years. Due to the factory being inactive for a long time, the building has fallen into disrepair. Therefore, we hope to not only transfer the relevant short term waiver application but also to apply to the Lands Department for the reconstruction of the structure.
2. We are limited to repairing private cars, so, the entry and exit of the premises are redtricted to private cars only.
3. The vehicles are mobile since we are a repair workshop, and there is no specific parking location and no loading and unloading area.
4. The canopy near the entrance of the application site on Wong Kong Wai Road is only used for sheltering from the sun and rain, and has no other purpose. Our application does not include this canopy, so if approved, we will remove it.
5. We do not have fixed parking spaces at our application location, and the maximum number of cars that require maintenance is only four. Most of the time, there is just one or two cars, and we do not need any loading and unloading spaces.
6. We have three car mechanics and one clerk, making a total of four employees.

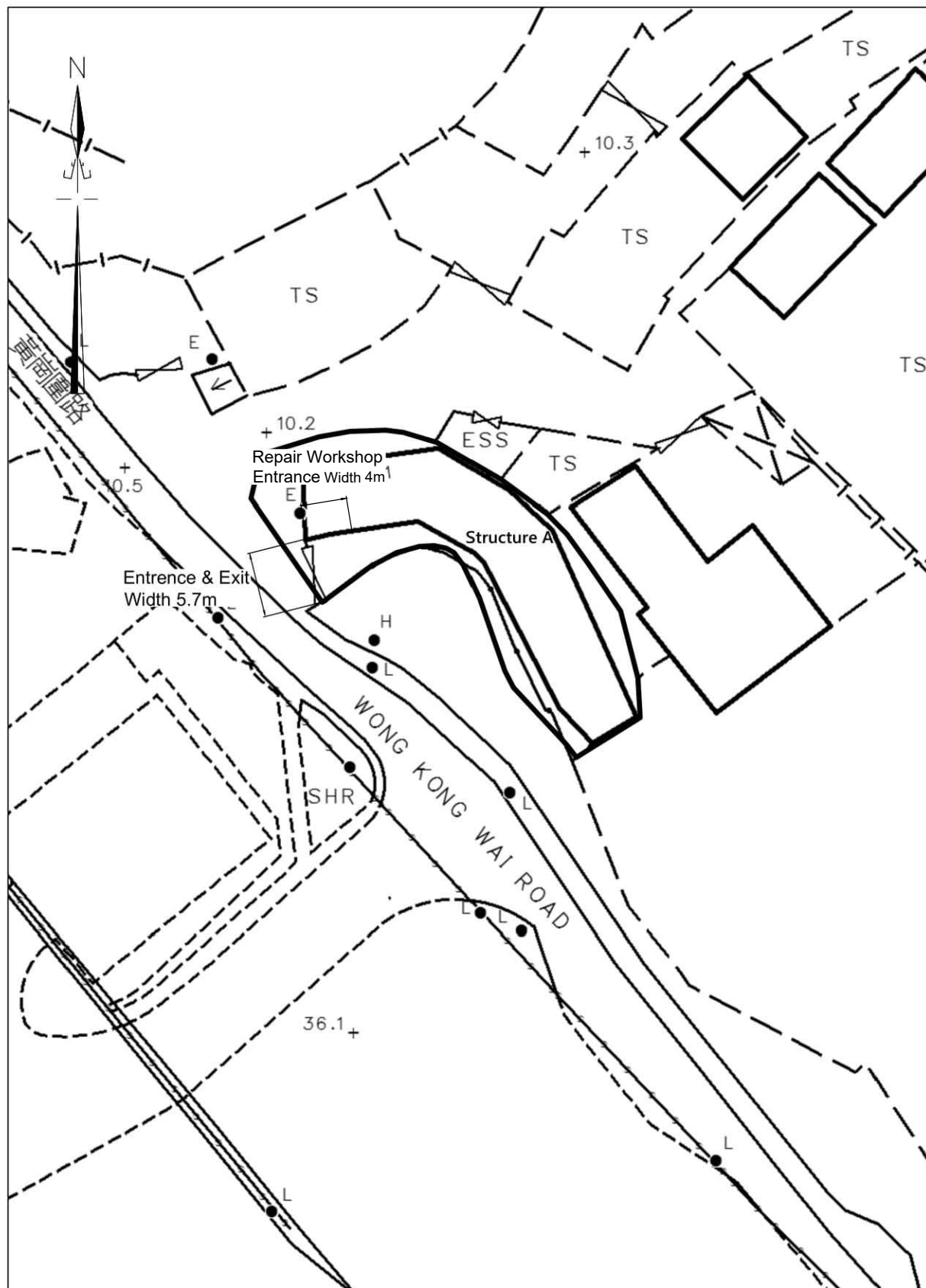
We reply to TD's comments

- a. We will seek comments from relevant authorities and local stakeholders should be sought.
- b. We will seek comments from the lot owners and relevant stakeholders for granting permission to access to the proposed site.
- c. We will reserve enough space within the venue for vehicle movement. Outside vehicles must make a reservation to enter the premises, ensuring that vehicles do not line up outside. We will also assign staff to manage vehicle entry and exit to ensure that vehicles do not enter from the wrong direction onto the local roads and Wong Kong Wai Road.
- d. The vehicles are mobile since we are a repair workshop, and there is no specific parking location or parking space or no loading/unloading bays.
- e. Please refer to the routing plan.
- f. We do not need to make any modifications of existing vehicles run-in/run-out at the public footpath.

We reply to Lands Department Comments

1. We clearly understand that if a building is to be constructed at the application site, approval from the Lands Department must be obtained. However, when we purchased the land, the building already existed and had been there for a long time.
2. We purchased the application site in 2015, and later, due to a family dispute in 2020, the land lot 1150 RP was subdivided into two parts. At the time we purchased the land, the metal manufacturing factory was no longer in use. However, we did not address the issue related to Short Term Waiver No. 560, which has led to the delay until now. We understand that Short Term Waiver No. 560 is located at Lot 1150 RP, and if necessary, we can restore the lot to 1150 RP.
3. If your office requires us to demolish any excess areas, we can arrange for that at any time, but we hope you will provide clear instructions on the specific locations.
4. According to our understanding, the building within the application site does not occupy any government land.
5. We clearly understand that the entrances and exits involve private land and government land. If necessary, we will seek the consent and approval of the responsible parties.

LAYOUT PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

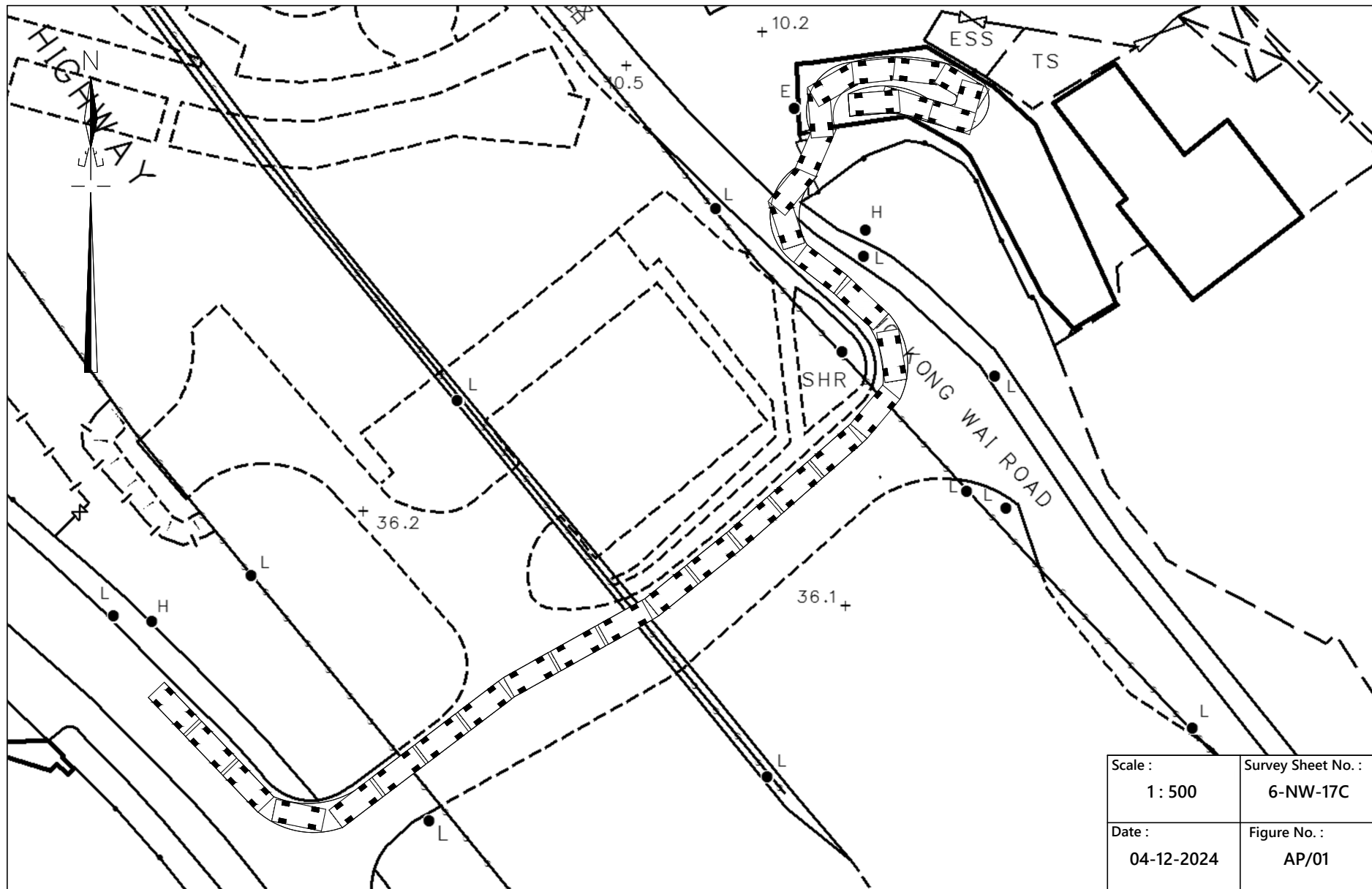
Scale :
1 : 500

Survey Sheet No. :
6-NW-17C

Date :
20-09-2024

Figure No. :
LAP/01

ROUTING PLAN



| | |
|------------|--------------------|
| Scale : | Survey Sheet No. : |
| 1 : 500 | 6-NW-17C |
| Date : | Figure No. : |
| 04-12-2024 | AP/01 |