

Sharon Tsun Tung WAN/PLAND

寄件者: Hudson Yeung [REDACTED]
寄件日期: 2025年07月16日星期三 17:44
收件者: tpbpd/PLAND; Steven Kang Shun MA/PLAND; Sharon Tsun Tung WAN/PLAND; Aester Fung
主旨: Further Information for Planning Application No. A/TM-LTY/489 - Departmental Comments (PlanD & LandsD) to supersede 3:46 and 5:21 Email
附件: Location and Photos taken on 15.7.2025.pdf

Dear Sirs,

Thank you for your email from PlanD dated 14.7.2025 and would like to clarify the followings and supersede 3:46 and 5:21 email:

Comment from Tuen Mun and Yuen Long West District Planning Office, Planning Department

1. Concerning the supplementary information provided on 18.6.2025, 2 nos. of parking spaces should be tallied with the layout plan submitted in the original submission (i.e. 2 nos. of private car parking would be provided with a dimension 5m x 2.5m each).

Comment from Lands Department

2. Regarding the comments raised from DLO/TM, we would like to notify the followings:
 - 2.1 We realize that Lot No. 795 in D.D.130 is an Old Schedule Agricultural Lot and that is the reason we would submit planning application and will seek DLO/TM Waiver Approval.
 - 2.2 Since metal smelting workshop nowadays is a polluted industry and the business model have been changed to non-polluted industry by our clients, that is the reason why we need to seek Government's approval.
 - 2.3 Regarding the unauthorized structures within private lots and unlawful occupation of Government land not covered by the planning application:
 - (i) All the structures mentioned on Plan No. Plan/TM/DD130/795/SWO1 at Appendix IIa and Plan No. Plan/TM/DD130/795/SWO2 at Appendix IIb are within the private Lot Nos. 795SC.RP, 795S.C ss4, 795S.D & 795S.C ss3 of which are under s.16 Application as shown on the attached "Extract from Lot Index Plan".
 - (ii) The part in Structure 1 encroached onto Short Term Tenancy ("STT") No. 799 had been blocked off as shown on the Photo 1.
 - (iii) There is no canopy of Structure 2 being included in the planning application as shown on the Photos 2. The suspected Canopy is just a metal frame to stronghold Structure 2 for safety reasons.

(iv) There is also no canopy of Structure 3 being included in the planning application and there is no area being fenced off /illegally occupied at the south of Structure 3 as shown on the Photo 3 and the “Extract from Lot Index Plan”.

(v) There is no encroachment onto Lot No. 795RP and 795 S.B RP in D.D.130 as shown “coloured Yellow” on the attached plan and there is no structure being encroached on the neighbouring Lot No. 795S.B RP, all are in D.D.130. Please refer to the “Extract from Lot Index Plan”.

(vi) **We reiterate that all development areas under the Section 16 application will be confined within the private lots. A Short-Term Waiver application will be submitted to the District Land Office (DLO/TM) upon approval of the Section 16 application.**

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Regarding queries of (3), (4) & (5) in your email, we understand and fully aware that illegal occupation of Government land is strictly prohibited and is an offence under Cap. 28.

In this case, we guarantee and undertake no illegal occupation of Government land being occurred and we undertake to conduct **site survey again after planning approval being sought to ascertain no illegal occupation of Government land being occurred.** All structures from (1) to (4) will apply Short Term Waiver (STW) from DLO/TM.

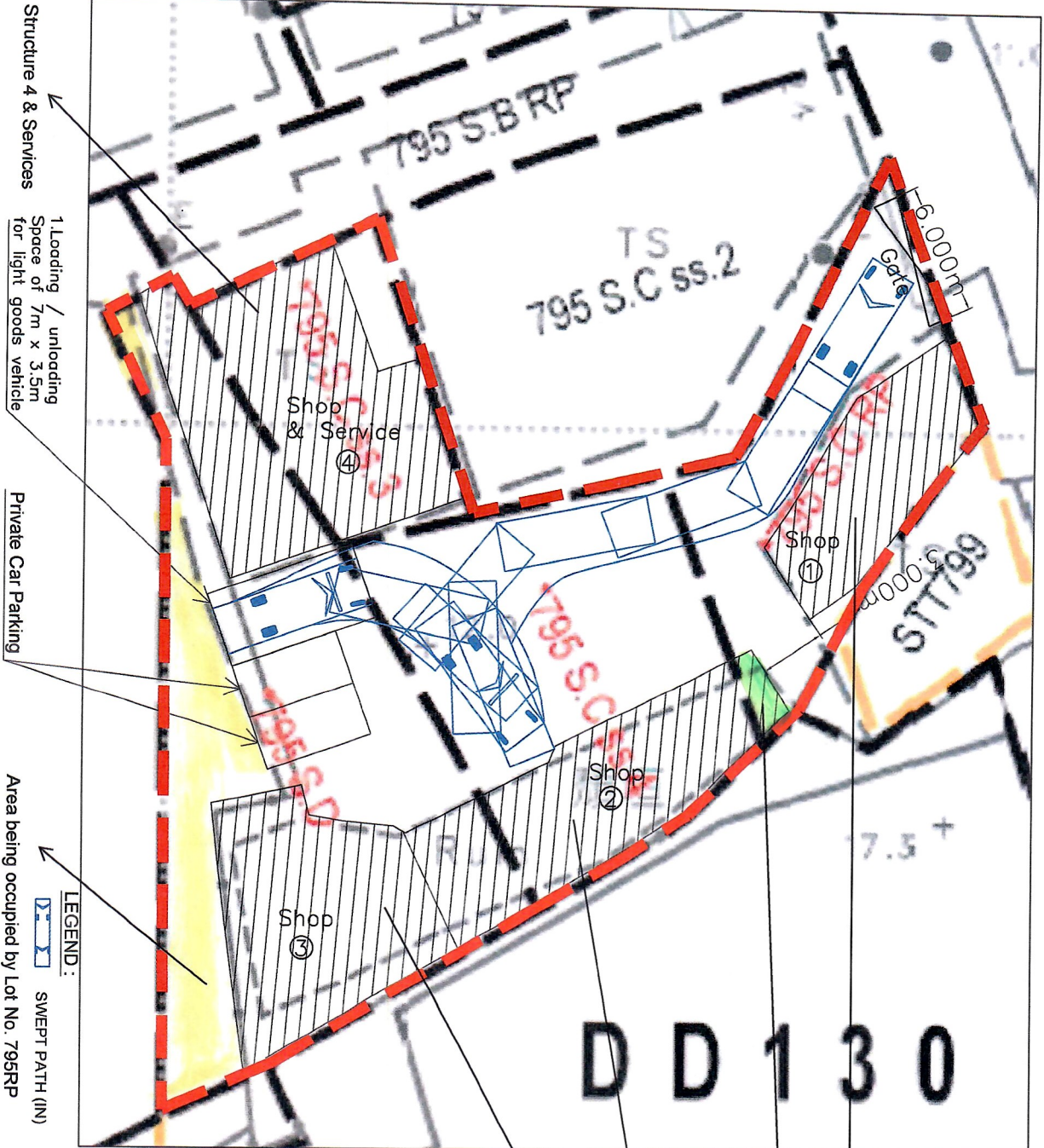
Regarding (6), the Site via a local access on Government land leading from Fuk Hang Tsuen Road, we will fully be responsible for our own access arrangement.

Regards

Hudson SH YEUNG

Gender Consultants Limited





Structure 4 & Services

1>Loading / unloading
Space of 7m x 3.5m
for light goods vehicle

Private Car Parking

Area being occupied by Lot No. 795RP

LEGEND:

SWEPT PATH (IN)

Tuen Mun

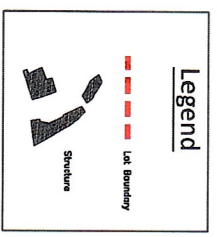
STRUCTURE No.	USAGE	HEIGHT (about)	Area (about)
1	Shop	3.5m	58.8m ²
2	Shop	4.4m	92.1m ²
3	Shop	4.64m	90.1m ²
4	Shop & Service	5.73m	136.2m ²
TOTAL AREA:			377.2m ²

Structure 1- Refer Photo 1

Canopy already been removed

Structure 2-Refer Photo 2

Structure 3 - Refer Photo 3



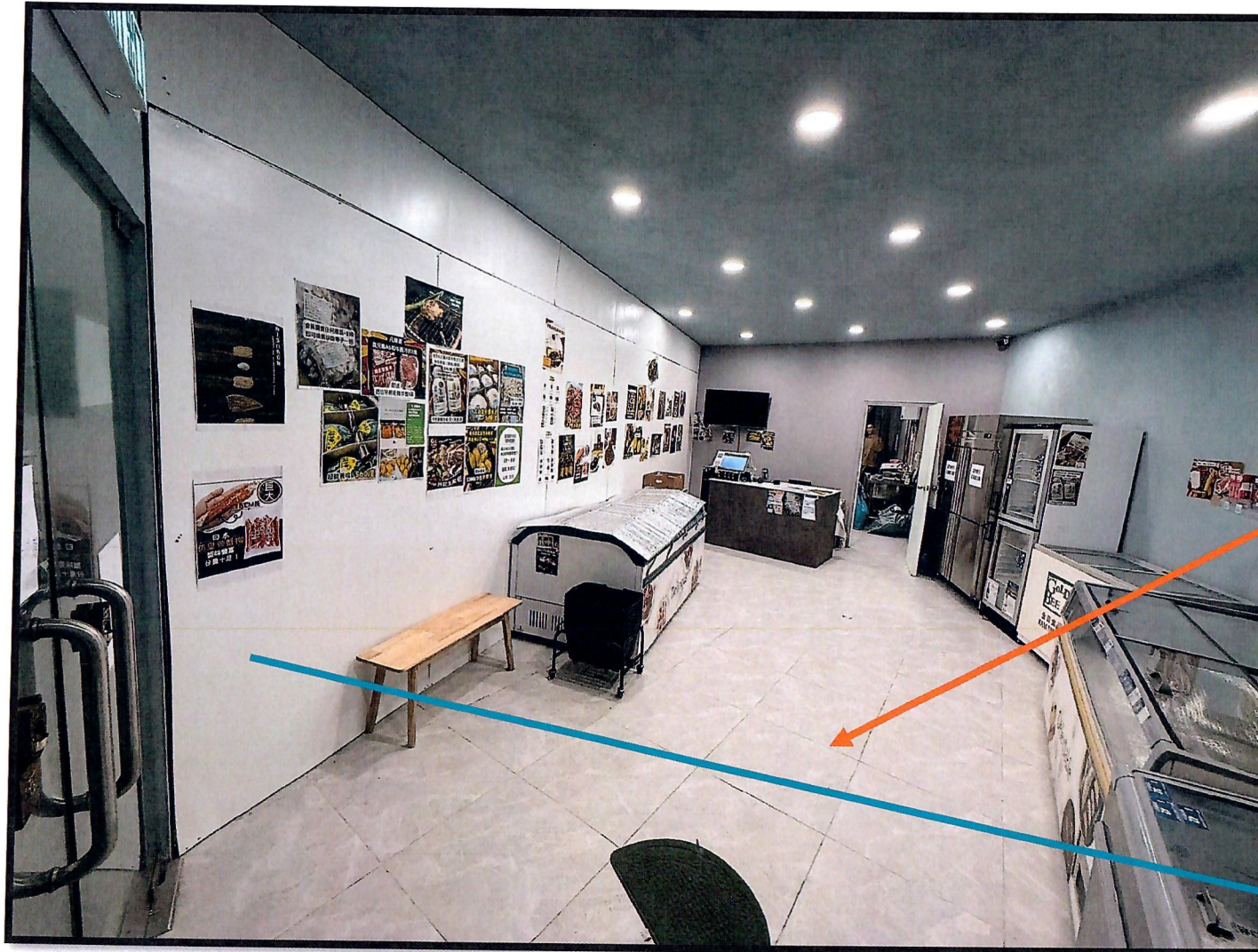
EXISTING STRUCTURES WITH
SWEPT PATH ANALYSIS 01
ON LOT Nos. 795 S.C ss.3, S.C ss.4,
S.C RP & S.D IN D.D.130

Survey District: Tuen Mun	Scale: 1:200(A3)
Survey Sheet No.: 6-NW-17C/22A	Date: 17/06/2025

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Plan No.: Plan/TM/DD130/795/SW01

Structure No. 1 - Photo No. 1 taken on 15.7.2025



Lot No. 795 S.C.RP

Location being Blocked off

Structure No. 2 – Photo No.2 taken on 15.7.2025



Metal Frame to stronghold Structure 2



No Canopy being detected

Structure No. 3 – Photo No. 3 taken on 15.7.2025



**No Canopy being
erected on site.**