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By Email and Post

Date : 27 August 2026
Your Ref.: TPB/A/TM-LTYYY/520
Our Ref. : [REDACTED]

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong

Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Warehouse for Storage of Stage Equipment with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot 2447 S.A RP (Part) in D.D. 130, Lam Tei, Tuen Mun, N.T.
(Application No. A/TM-LTYYY/520)

We refer to the comments received from the Electrical and Mechanical Services Department regarding the captioned application. Our consolidated responses are set out in **Table 1** enclosed herewith for your consideration.

Should there be any queries, please contact our Ms. Cannis Lee or Ms. Yancy Fung [REDACTED]

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited



Encl.

c.c. DPO/TM & YLW (Attn.: Mr. Steven Ma, Ms. Yan Lam) – By Email
Client

Table 1: Responses to Comments from Government Departments on Planning Application No. A/TM-LTTY/520 (27 August, 2026)

COMMENTS		RESPONSES
1.	Electrical and Mechanical Services Department (EMSD) Mr. Tony TSE (Tel: 2808 3874)	
(1)	<u>Town Gas Safety</u> Please note that there is a high pressure underground town gas transmission pipeline running along Tat Fuk Road in the vicinity of the proposed temporary warehouse. 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 Quantitative Risk Assessment would be required from the applicant to assess the risks posed by the gas installation and hence to identify any mitigation measures to lower the risk levels, if the proposal will result in a significant increase in population.	The main purpose of the proposed development is for warehouse use, with the site office being an ancillary use. Only 10-15 working staff will be on site during operating hours (9am-7pm) only. The proposed development will not result in a significant increase in population. The proposed warehouse is more than 100m away from Tat Fuk Road and is physically separated from it by Yuen Long Highway and Kong Sham Western Highway. The warehouse (Application No. A/TM-LTTY/506), located immediately to the west of the Application Site, was recently approved by the Town Planning Board (the "Board") on 27.2.2026. Taking into account the small population involved and the similar nature of the adjoining development approved by the Board, the offsite risk posed by the gas installation to the Application Site is considered to be insignificant.
(2)	The applicant 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 the warehouse.	Noted.

COMMENTS		RESPONSES						
(3)	The applicant is required to observe the following requirements of the Electrical and Mechanical Services Department's Publications via the following web-link for reference <table><tr><th>Publications</th><th>Web-link</th></tr><tr><td>Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong</td><td>https://www.emsd.gov.hk/filemanager/en/content/287/GN_Qntve_Rsk_Asmnt_Study_Hgh_Prsre_Twn_Gas_Instltns_inHK.pdf</td></tr><tr><td>Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition</td><td>https://www.emsd.gov.hk/filemanager/en/content/286/CoP_gas_pipes_2nd_(Eng).pdf</td></tr></table>	Publications	Web-link	Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong	https://www.emsd.gov.hk/filemanager/en/content/287/GN_Qntve_Rsk_Asmnt_Study_Hgh_Prsre_Twn_Gas_Instltns_inHK.pdf	Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition	https://www.emsd.gov.hk/filemanager/en/content/286/CoP_gas_pipes_2nd_(Eng).pdf	Noted.
Publications	Web-link							
Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong	https://www.emsd.gov.hk/filemanager/en/content/287/GN_Qntve_Rsk_Asmnt_Study_Hgh_Prsre_Twn_Gas_Instltns_inHK.pdf							
Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition	https://www.emsd.gov.hk/filemanager/en/content/286/CoP_gas_pipes_2nd_(Eng).pdf							