

寄件者: Anson Lee [REDACTED]
寄件日期: 2025年05月28日星期三 11:29
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND
主旨: RE: S. 16 Planning Application no. A/YL-KTN/1102
附件: 2540CL06.pdf

類別: Internet Email

To: TPB

Dear sir/madam,

Please see the attached letter for FI submission. Thank you.

Regards,

Anson Lee
Lanbase Surveyors Limited

Our Ref.: YL/TPN/2540C/L06

27 May 2025

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

By Post and Email

Dear Sir/Madam,

**Planning Application for
Temporary Shop and Services (Vehicle Showroom, Sales of Second-Hand Private Car,
Vehicle Parts and Accessories) with Ancillary Office and Storage Facilities
Lots 3307RP(Part), 3308RP(Part), 3312RP and 3313RP in D.D. 104
Long Ha, Yuen Long, New Territories
(Planning Application No. A/YL-KTN/1102)**

We refer to the captioned planning application.

We would like to submit herewith a set of “Response-to-Comments” in response to the government departmental comments for re-activating the captioned planning application.

We would also like to clarify the followings:

- (1) The application use is “Temporary Shop and Services (Vehicle Showroom, Sales of Second-Hand Private Cars, Vehicle Parts and Accessories) with Ancillary Facilities”.
- (2) The applicant undertakes that there is no open storage of unlicensed vehicles and vehicle parts on site, and the second-hand vehicles and vehicles parts for sale would be display only within the showrooms.
- (3) The transportation mode of the second-hand cars (with valid licence) for sale is driving.
- (4) The revocation of previous Planning Application No. A/YL-KTN/874 was due to inadequate time for carrying out maintenance works and loss of the as-built drainage plan for compliance with the relevant approval condition. The Applicant is committed to comply with the approval conditions upon obtaining the planning permission and the Applicant notes that further application may not be approved if the relevant approval conditions are not complied with under the current planning application.
- (5) It is noted from the Preliminary Tree Analysis Plan submitted under previous Planning Application No. A/YL-KTN/788, there are 25 existing trees along the site boundary (i.e. 12 nos. of trees within the site boundary and 13 nos. of trees outside the site boundary). Under the current proposed layout plan, there are only 9 existing trees on site and all of them would be preserved in the landscape area indicated on the proposed layout plan (attached).



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



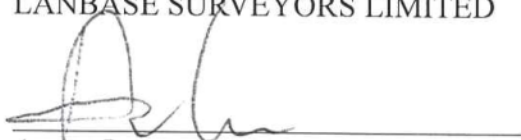
ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Our Ref.: YL/TPN/2540C/L06

We should be grateful if you could schedule the application for Town Planning Board's consideration as early as possible.

Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED]
Thank you for your kind attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
RK/AL
Encl.

c.c.

DPO/FSS & YLE

(Attn.: Mr. David Cheng

By Email)

Response-to-Comments

	Departmental Comments	Responses
	<u>Electrical and Mechanical Services Department (EMSD)</u> (Contact: Mr. Stanley SIU at 3757-6231)	
	Town Gas Safety	
(1)	Please note that there is a high pressure underground town gas transmission pipeline running along San Tam Road in the vicinity of the proposed temporary shop. 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 project proponent to assess the risks posed by the gas installation if the proposal will result in a significant increase in population.	Please note that the Site does not directly abut San Tam Road. Also, there would be only 2 to 3 persons working within the Site during the working hours that would not result in a significant increase in population. Therefore, Quantitative Risk Assessment (QRA) should not be required.
(2)	The applicant / consultant / 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 the proposed temporary shop and services.	Noted.
(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	Noted.

reference:

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

	<u>Drainage Services Department (DSD)</u> <u>(Contact: Mr. Terence TANG at 2300-1257)</u>	
(1)	Based on the planning statement enclosed in the application, apparently the applicant would maintain the same drainage facilities as those implemented under previous Planning Application No. A/YL-KTN/874. The applicant should inform PlanD if the drainage arrangement has been changed. However, I have the following comment on the submitted photo record –	Please note that the existing drainage facilities remain unchanged. Nevertheless, the applicant would inform PlanD if the drainage arrangement has been changed.
(a)	Please provide photos for the terminal catchpit and outlet discharge drainage facilities.	Please see the attached supplementary drainage record for your reference.
(b)	Photo 15-17 - Internal condition of drainage facilities should be provided.	Please see the attached supplementary drainage record for your reference.
	<u>Civil Engineering Office, Civil Engineering and Development Department (CEDD)</u> <u>(Contact: Ms. Karen CHUI at 3919-8620)</u>	
(1)	Please note that the application site is located at the north of site boundary of Sha Po Public Housing Development under "Agreement No. CE8/2022 (CE) - Site Formation and Infrastructure Works for Public Housing Developments at Sha Po, Shap Pat Heung and Tai Kei Leng, Yuen Long - Investigation, Design and Construction".	Noted.

(2)	Your special attention is drawn to the proposed road widening along San Tam Road under the above project which might have possible interface issue to the existing track road branching off from San Tam Road and leading to the application site.	Noted. The Applicant would be willing to setback the site boundary coordinate with the relevant government departments for setting back the site when necessary.
	<u>Lands Department</u> <u>(Contact: Mr. Y.C. WONG at 2443-3474)</u>	
(1)	The application site comprises Old Schedule Agricultural Lot Nos. 3307RP(Part), 3308RP(Part), 3312RP and 3313RP in D.D. 104 held under the Block Government Lease which contains the restriction that no structure are allowed to be erected without the prior approval of the Government.	Noted.
(2)	It the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	Noted.
(3)	Our recent site inspection found that the existing structures within private lot were being used for domestic purposes. The lot owner(s) has to cease the domestic use and rectify the lease breach as soon as possible.	Please note that the lot owner(s) would cease the domestic use and rectify the lease breach as soon as possible if there is domestic use and breach of lease on site.

(4)	According to our prevailing policy, no Short Term Waiver application/modification will be considered for domestic use. Therefore, Lands Department reserve the right to take enforcement action against such domestic purpose structures in the application site.	Noted.
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**Proposed Layout Plan with Landscape Area
and Photographic Records of Existing Trees**

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會按不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

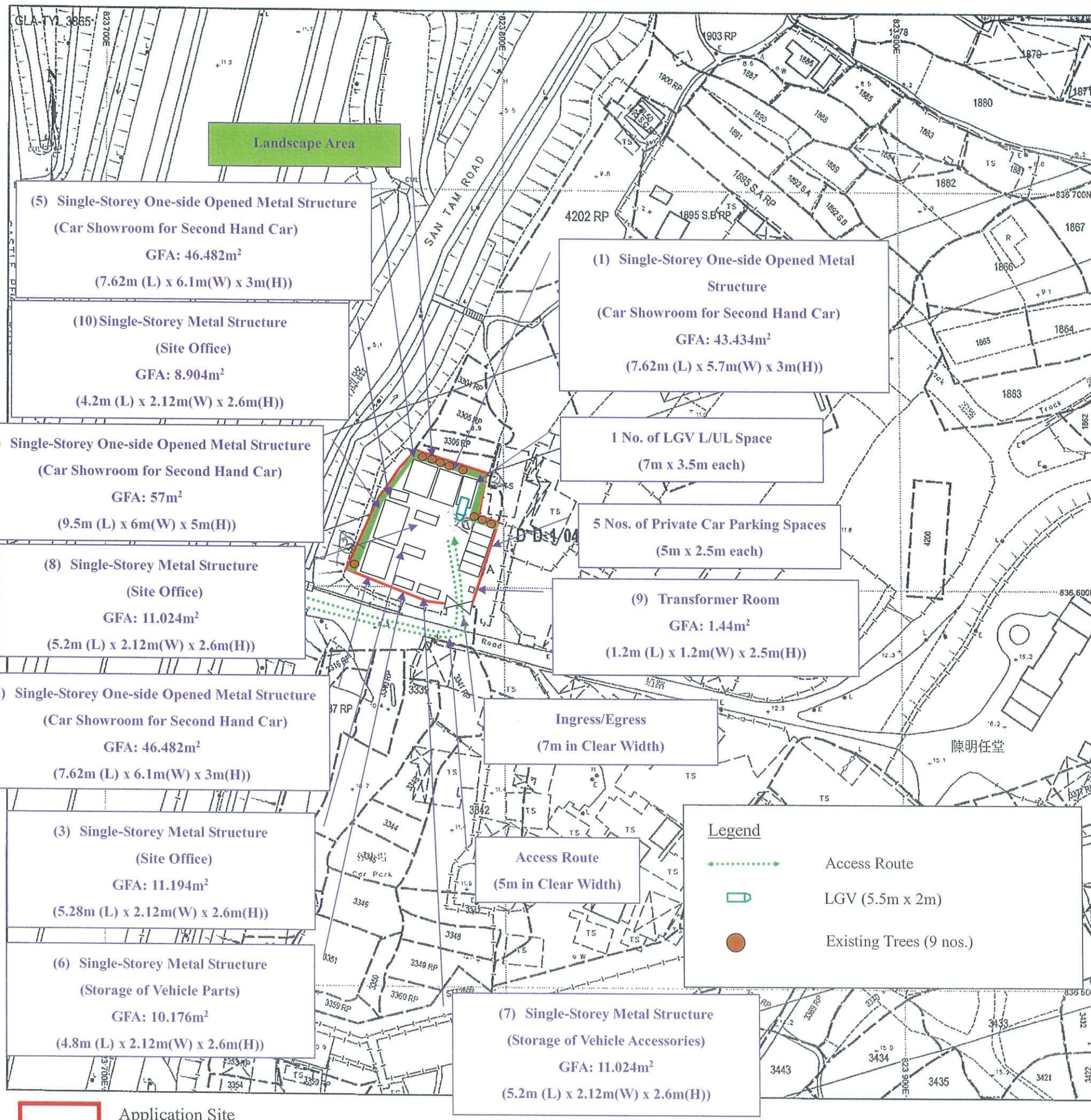


地政總署測繪處
Survey and Mapping Office
Lands Department

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比例尺 SCALE 1:1 000
* metres 10 0 10 20 30 40 50 metres *

Locality :
Lot Index Plan No. : ags_S00000099880_0001
District Survey Office : Lands Information Center
Date : 06-Sep-2022
Reference No. : 2-SE-21B, 2-SE-21D



Photographic Records of Existing Trees 1 – 3

Photo 1



Photo 2



Photo 3



**Supplementary Photographic Records of
Existing Drainage Facilities**

Internal Condition of Drainage Record of Photo 15 – 17

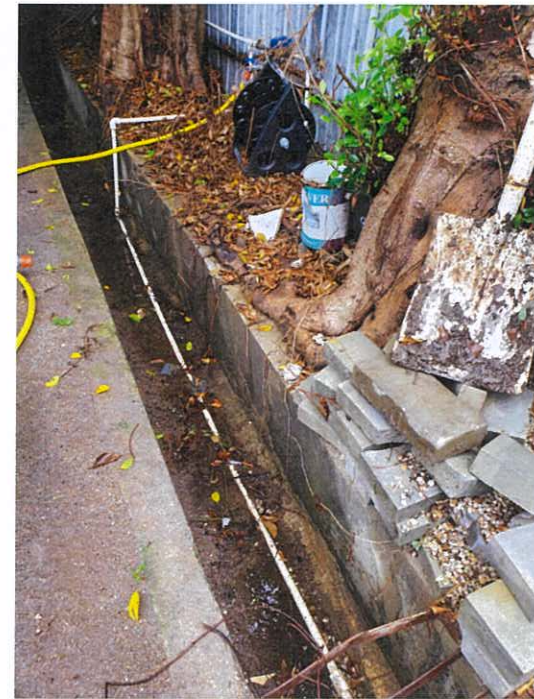
Photo 15



Photo 16



Photo 17



Terminal Catchpit and Outlet Discharge Drainage Facilities

Photo A



Photo B

