

寄件者: [REDACTED]  
寄件日期: 2025年08月01日星期五 17:05  
收件者: tpbpd/PLAND  
副本: [REDACTED]  
主旨: RE: S.16 Planning Application no. A/YL-KTN/1133 - FI Submission  
附件: 2648AL02.pdf  
類別: Internet Email

To: TPB

Dear sir/madam,

Please see the attached FI submission for the captioned planning application.

Regards,

Anson Lee  
Lanbase Surveyors Limited

Our Ref.: YL/TPN/2648A/L02

1 August 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 Showrooms, Sales of Second-Hand Private  
Cars, Vehicle Parts and Accessories) with Ancillary Facilities”  
For a Period of 3 Years  
Lot No. 4202RP(Part) in D.D. 104  
Long Ha, Yuen Long, New Territories  
(Planning Application No. A/YL-KTN/1133)**

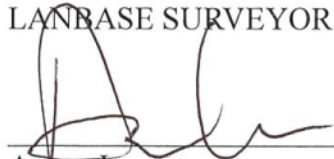
We refer to the captioned planning application.

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 that there would be no vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activities.

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
	<b><u>Transport Department (TD)</u></b> <b>(Contact: Mr. Donald LEUNG at 2399-2778)</b>	
(1)	Please advise the estimated number staff and the estimated number of visitor per day.	Please note that there is only 1 to 2 staff on the site and there are only 2 to 3 visitors per week by appointment making.
(2)	Given there is no parking provision in the subject site, please explain how to ensure visitors would not arrive the subject site by driving. Please also elaborate how to handle the situation that visitors has already reached the site entrance but found out that there is no parking spaces provided.	Please note that the transportation mode of the second-hand cars (with valid licence) for sale is driving. Other than the car showroom area, there is no additional car parking spaces provided to the walk-in visitors. Therefore, no walk-in visitor is accepted. The visitor will only be accepted by appointment making.
(3)	Please advise the nearby public transport stations (i.e. franchised bus, minibus, etc) and the associated walking distance to the subject site.	Please note that there is a bus stop situated at San Tam Road at about 100m northwest of the Site, as shown in the attached plan.
(4)	Please advise any parking space for staff would be provided.	There is no parking space provided for staff. The staff will reach the site by public transport.
(5)	As only one private car loading/unloading space is provided, please confirm only PC would assess the subject site. Should other vehicle class would access the site, please update the swept path analysis and revise the site layout by adopting the suitable size of loading/ unloading bay.	Please be confirmed that only PC would assess the subject site and no other vehicle class would access the site. Therefore, no swept path analysis for other vehicle class should be required.
(6)	The subject site is connected to Sam Tam Road via a section of local access which is not managed by Transport Department. The land status of the local access should be clarified with Lands Department	Noted.

	by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.	
	<b><u>Civil Engineering Office, Civil Engineering and Development Department (CEDD)</u></b> <b><u>(Contact: Ms. Karen CHUI at 3919-8620)</u></b>	
(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 coordinate with the relevant government departments when necessary.
	<b><u>Lands Department</u></b> <b><u>(Contact: Mr. Y.C. WONG at 2443-3474)</u></b>	
	<u>Unauthorized structure(s) within the said private lot(s) covered by planning application and within the said private lot(s) not covered by the planning application.</u>	
(1)	There is/are unauthorized structure(s) within the said private lot(s) covered by the subject planning application and within the said private lot(s) not covered by the subject planning application. The lot owner(s) should immediately rectify / apply for regularization on the lease breaches and this office reserves the rights to take necessary lease	Noted.

	enforcement action against the breaches without further notice.	
(2)	If 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. The lot owner(s) will apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot.



# 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.

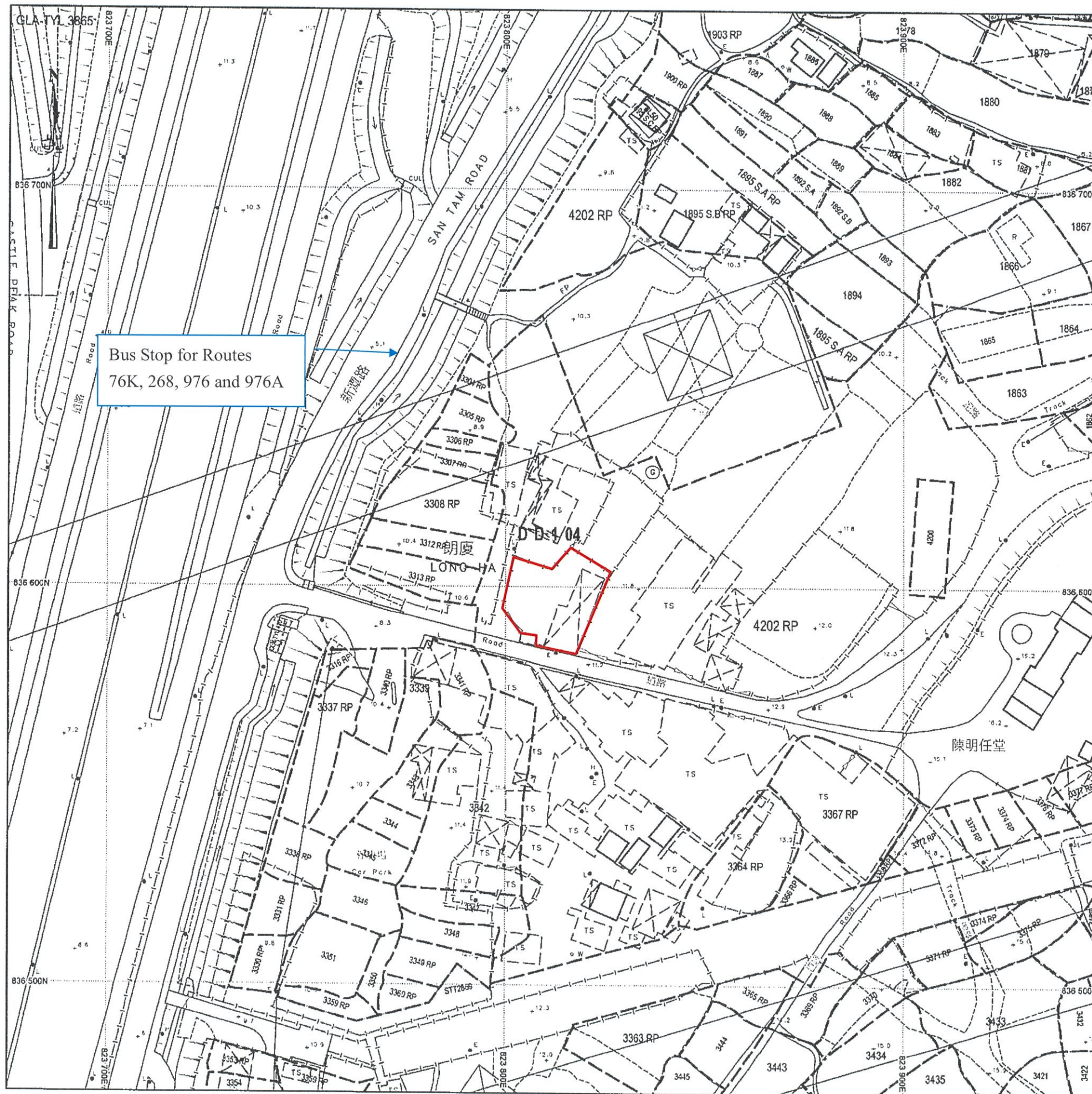


地政總署測繪處  
Survey and Mapping Office  
Lands Department

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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



 Application Site