

Our Ref.: YL/TPN/2592A/L09

16 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
Proposed Temporary Shop and Services (Sale of Electric Goods Vehicles) and
Electric Goods Vehicle Charging Station
for a Period of Three Years
Lot Nos. 2942sARP(Part), 2952 and 2953 in D.D. 104
Mai Po, Yuen Long, New Territories
(Planning Application No. A/YL-MP/387)**

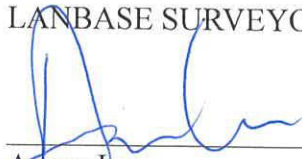
We refer to the captioned planning application.

We would like to supersede our previous letter (Ref.: YL/TPN/2592A/L08) submitted on 14 May 2025 and submit herewith a set of "Response-to-Comments" in response to the government departmental comment for re-activating the captioned planning application.

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

Encl.
RK/AL

c.c.

DPO / FSS & YLE

(Attn.: Mr. Louis Cheung

By Email)



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



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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 and they are separated by San Tin Highway and Caste Peak Road – Mai Po Section. 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 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 sitting out area.	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:	<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_Outve_Rsk_Asrmt_Study_High_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_Outve_Rsk_Asrmt_Study_High_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
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_Outve_Rsk_Asrmt_Study_High_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						
LPG Safety							

(4)	The proposed site of Temporary Shop and Services (Sale of Electric Goods	Please note that the Site is not situated next to the existing LPG
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	Vehicles) and Electric Goods Vehicle Charging Station is located in the vicinity of an existing LPG storage Installation within Palm Springs, Lot 4750, Wo Sang Wai, Yuen Long. The project proponent shall therefore conduct a Quantitative Risk Assessment for the LPG Storage Installation to ascertain that the risk levels are still acceptable according to Hong Kong Planning Standards and Guidelines after taking into account the business nature (vehicle charging station) and increase in number of persons working (in construction & operation phase) or living due to the proposed upgrading works for the consideration of the Gas Standard Office.	storage installation site. 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.
	<u>Central Enforcement and Prosecution Section, Planning Department (CEDD, PlanD)</u> (Contact: Mr. Raymond LEUNG at 2158-6086)	
	Please advise whether any filling of land will be associated with the application.	Please note that no filling of land will be associated with the application.
	<u>Environment and Ecology Bureau (EEB)</u> (Contact: Mr. Vincent FONG at 2594-6507)	
	Regarding the EV charging facilities, please provide their respective output power figures for reference.	Please note that the EV charging outputs are 40KWh and 60KWh.
	Please clarify whether "out of the 5 nos. of heavy goods vehicles / medium goods vehicle parking spaces, each equipped with EV charging facilities", the number of	Please note that there would be 3 nos. of 40kW and 2 nos. of 60kW output chargers on site.

	EV charging facilities with rated output power of 40kW and 60kW respectively.		
	Please clarify whether EV chargers with output power of not less than 7kW (i.e. medium chargers) will be installed in all parking spaces for private cars and/or light goods vehicles of the subject site.	Please note that 3 nos. of 7kW output chargers would be installed for the proposed 3 nos. of private car parking spaces.	
	<u>Transport Department</u> <u>(Contact: Mr. Victor Ma at 2399-2727)</u>		
(1)	Geranium Path is not a public road managed by TD. The applicant shall obtain consent of the management party of Geranium Path for using it as the access to the application site.	Noted.	
(2)	The government land (GL) between Geranium Path and the application site is not managed by TD. The applicant shall obtain consent from LandsD for using the GL as the access to the application site.	Noted.	
(3)	Please provide swept path analysis for HGV accessing/leaving the site to/from Castle Peak Road - Tam Mi via Geranium Path and U-turn within the application site.	Please see the attached swept path analysis for reference.	
	<u>Public Comment</u>		
	There is concern about the traffic impact to the Geranium Path and the public road	Please note that the proposed use is "Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods	

	as well as the traffic nuisance to the neighbourhood.	Vehicle Charging Station” which is not a public vehicle park. The traffic generation from 5 nos. of charging spaces is thus limited. In addition, electric vehicle is environmental friendly transportation. Therefore, adverse traffic impact and nuisance to the neighbourhood are not anticipated.
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