

Anna Ka Yan TONG/PLAND

----- 轉寄的郵件 -----

寄件人：sunhing <[REDACTED]>
收件人：tpbpd@pland.gov.hk <tpbpd@pland.gov.hk>
傳送日期：2025年12月1日星期一 下午02:06:11 [GMT+8]
主旨：Fw: s.16 Planning Application A/YL-MP/400 - Departmental Comments (DPO, LandsD)

寄件人：sunhing <[REDACTED]>
收件人：Anna Ka Yan TONG/PLAND <akytong@pland.gov.hk>
傳送日期：2025年11月29日星期六 上午10:55:59 [GMT+8]
主旨：Re: s.16 Planning Application A/YL-MP/400 - Departmental Comments (DPO, LandsD)

I refer to the captioned s.16 application and your comments, our response are as follows:

Comments from the Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department (Contact person: Ms. Jessie LAU, Tel: 3168 4047):

please advise whether:

1. sufficient maneuvering space will be provided within the application site (the Site) to avoid vehicles turning back to the local access road;

Answer: there is sufficient maneuvering space within the application site to avoid vehicles turning back to the local access road;

2. medium or heavy goods vehicles exceeding 5.5 tonnes including container trailers/tractors as defined in the Road Traffic Ordinance will be allowed to be parked/stored at the Site at all times;

Answer: medium or heavy goods vehicles exceeding 5.5 tonnes including container trailers/tractors as defined in the Road Traffic Ordinance will be NOT be allowed to be parked/stored at the Site at all times

3. car washing, repairing, dismantling, car beauty and other workshop activities or open storage activity will be carried out at the Site at all times;

Answer: car washing, repairing, dismantling, car beauty and other workshop activities or open storage activity will NOT be carried out at the Site at all times

4. all the existing drainage facilities and fire services installations at the Site will be maintained at all time during the planning approval period.

Answer: all the existing drainage facilities and fire services installations at the Site will be maintained at all time during the planning approval period.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

In addition, please be informed that The Planning Statement item :‘VIII. There are several sites used as“ Car Trade”in the C/R zone along the Fairview Park Boulevard.’ will be refined as ‘VIII. there are several sites as “Car Related Services Uses” in the C/R zone along the Fairview Park Boulevard.’

To respond to the comment of DLO, Lot 3250 S.B. RP in D.D. 104 Short Term Waiver application has been submitted after the last TPB approval was granted, and it is still being processing by DLO, the application for the said Short Term Waiver will be continued.

Anna Ka Yan TONG/PLAND (<akytong@pland.gov.hk>) 在 2025年11月28日星期五 上午10:33:01 [GMT+8] 寫道：

Dear Ms. Tsoi,

I refer to the captioned s.16 application.

Please find departmental comments below for your response:

Comments from the Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department (Contact person: Ms. Jessie LAU, Tel: 3168 4047):

please advise whether:

- sufficient maneuvering space will be provided within the application site (the Site) to avoid vehicles turning back to the local access road;
- medium or heavy goods vehicles exceeding 5.5 tonnes including container trailers/tractors as defined in the Road Traffic Ordinance will be allowed to be parked/stored at the Site at all times;
- car washing, repairing, dismantling, car beauty and other workshop activities or open storage activity will be carried out at the Site at all times; and
- all the existing drainage facilities and fire services installations at the Site will be maintained at all time during the planning approval period.

Comments from the Lands Department (Contact person: Mr. WONG Yu Chun, Tel: 2443 3474):

Unauthorised structure(s) within the said private lot cover

LandsD has reservation on the planning application since on the Lot No. 3250 S.B RP in D.D. 104 (which has been 3250 S.B ss.44 in D.D. 104) which are already subject to to case priority. The lot owner(s) should rectify/apply for as demanded by LandsD.

If the planning application is approved, the lot owner(s) Term Waiver (STW) to permit the structure(s) erected application for STW will be considered by the Government there is no guarantee that they will be approved. The applicant to such terms and conditions including the payment of considered appropriate by LandsD. Besides, given the only erection of temporary structure(s) will be considered

Should you have any question, please feel free to contact the undersigned or Jessie LAU at 3168 4037. Thank you.

Regards,

Anna TONG

FS&YLE DPO, PlanD

Tel: 3160 8969