

Responses-to-Comments

**Proposed Temporary Shop and Services for a Period of 5 Years in “Other Specified Uses”
annotated “University Town” Zone and Area shown as ‘Road’
Lot 630 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories**

(Application No. A/YL-NTM/486)

(i) The applicant would like to provide clarifications on the subject application. Details are as follows:

- The applied use is revised as ‘*Proposed Temporary Shop and Services for a Period of 5 Years*’ (**Annex I**).
- Revised location plan is provided (**Plan 1**).
- The applicant will follow the proposed scheme, including but not limited to the proposed site boundary and the location of ingress/egress after planning permission has been granted by the Town Planning Board (the Board).
- The applicant will make effort in complying with all relevant approval conditions after planning permission has been granted by the Board.
- As there is no parking space available for the staff, staff are required to gain access to the application site (the Site) by public transport services at Ngau Tam Mei Road (Green Minibus Route No. 37) and walk to the Site via a local access (about 80m from the Site).
- The application is only on a temporary basis, and the applicant agreed to be moved out during the land resumption stage of the development of Ngau Tam Mei New Development Area. The proposed use would be terminated if the Government resume the Site for clearance and construction or relevant works. The applicant will liaise with relevant government during the land resumption stage, if needed.

(ii) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Service Department (CE/MN, DSD)		
A. Comments on Submitted Drainage Proposal		
(a)	The proposal is considered acceptable from drainage point of view and the applicant is reminded to note the following comments no. (b) to (e).	Noted.

(b)	The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.	
(c)	The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.	
(d)	The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.	
(e)	The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD’s permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).	
B. Comments on Submitted Drainage Record		
(a)	Photo 7: The existing stream and the proposed 300 mm concrete stormwater drainage pipe cannot be seen and the vegetation shown in the photo would obstruct water flow.	Noted. The applicant will submit a photographic record showing the latest condition of the Site after planning permission has been granted by the Board.
(b)	Photos 1-4, 6, 8 and 9: The applicant should provide current photos of the drainage facilities. These sites photos enclosed in the submission are same as the photos submitted on 27.2.2025 under previous application (No. A/YL-NTM/456).	
(c)	Below previous comments on the photos submitted on 27.2.2025 under previous application (No. A/YL-NTM/456) remain valid <ul style="list-style-type: none"> i. As agreed in the drainage submission dated 10.5.2024, the hoarding bottom should provide 150mm opening. There is no opening provided in the submitted photos. 	

	<p>ii. Photo 8 – The u-channel should be provided adjacent to site boundary (i.e. hoarding).</p> <p>iii. Please place a ruler to justify the u-channel size.</p>	
<p>C. Comments of the Commissioner for Transport (C for T)</p>		
<p>(a)</p>	<p>Based on the information provided, the ingress/egress point of the subject site is located at the private lot(s), the applicant should arrange by themselves if necessary, and should seek consent from the relevant land owner(s).</p>	<p>Noted. The applicant will seek consent from the relevant land owner(s) after planning permission has been granted by the Board.</p>