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Application No. A/YL-NTM/459 Departmental Comments (2)

21/08/2023 16:25

From: "LUK Kin Wa, Ken" [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

城市規劃委員會秘書,

由於我們須要時間提交以下資料, 故現希望這申請原定之會議日期
(25/8/2023)能再延遲一個月舉行, 謝謝.

陸先生
[REDACTED]

From: whyman@pland.gov.hk [mailto:whyman@pland.gov.hk]
Sent: Friday, August 18, 2023 12:05 PM
To: LUK Kin Wa, Ken
Cc: gtlam@pland.gov.hk; whyman@pland.gov.hk
Subject: Application No. A/YL-NTM/459 Departmental Comments

CAUTION: External email

Dear Ken,

Please find below comments from Transport Department for your follow up.

Comments from Commissioner for Transport, Transport Department:

[REDACTED]

- The proposed walking route from PT station to the subject site in the FI is not a proper footpath and may have safety concerns. Please review.
- The applicant should indicate all the PT stations (such as GMB No. 75, 76) on the location plan and show the proposed walking routes from the corresponding PT stations to the subject site for our comment.
- Please provide the estimated number of visitors to the subject site during the weekend in the application.
- The two car parks mentioned in the FI is more than 1km away from the subject site. It is unlikely that people will park there and walk for more than 1km to the site. The reason for not providing car parking space and loading / unloading area in the subject site does not justified. Please

review.

Your response will be considered as draft further information and circulate to relevant departments for further comment. Please feel free to contact the undersigned of Mr. Gary LAM if you have any query.

Thanks.

Best regards,

Wilson MAN

TPG/YLE3

DPO/FS&YLE, PlanD

Tel: 3168 4049

From: Wilson Ho Yin MAN/PLAND/HKSARG

To: "LUK Kin Wa, Ken" [REDACTED]

Cc: Gary Tat Leung LAM/PLAND/HKSARG@PLAND, Wilson Ho Yin MAN/PLAND/HKSARG@PLAND

Date: 16/08/2023 15:12

Subject: Application No. A/YL-NTM/459 Departmental Comments

Dear Ken,

Please find below comments from PlanD, LandsD and CEDD for your follow up.

Comments from District Planning Officer/FS&YLE, Planning Department

[REDACTED]

- Please provide more information on the types of products (e.g. agricultural products, flowers) to be sold in the the proposed shop.
- Please indicate the access road connecting the land parcel surrounded by the application site on the layout plan. Also, please clarify that whether the access road will be opened up for public use.

Comments from the Project Manager (North), Civil engineering and Development Department:

[REDACTED]

- Please be advised that the subject site is within the proposed boundary of San Tin / Lok Ma Chau Development Node (STLMC DN). According

to the latest tentative development programme of STL MC DN, the construction work and land resumption will commence after the FC funding approval tentatively by 2024. Thus, the subject site, within the boundary of STL MC DN, will probably be required for timely clearance and construction.

Comments from the District Lands Officer/Yuen Long, Lands Department:

[REDACTED]

- LandsD has grave concerns given that there are unauthorized building works and / or uses on Lot Nos. 922, 936 & 938 in D.D.102 which are already subject to lease enforcement actions according to case priority. The lot owner should remedy the lease breaches as demanded by LandsD.

Your response will be considered as draft further information and circulate to relevant departments for further comment. Many thanks.

Best regards,

Wilson MAN

TPG/YLE3

DPO/FS&YLE, PlanD

Tel: 3168 4049

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