

## Responses-to-Comments

**Temporary Shop and Services with Ancillary Office  
for a Period of 3 Years in “Residential (Group D)” Zone,  
Lot 1038 S.B (Part) in D.D. 130, Fuk Hang Tsuen, Tuen Mun, New Territories**

(Application No. A/TM-LTYT/481)

(i) A RtoC Table:

Departmental Comments	Applicant’s Responses
<b>1. Comments of the District Planning Officer/Tuen Mun and Yuen Long West, Planning Department (DPO/TMYLW, PlanD)</b>	
<p>(a) To provide justification on the non-compliance of the approval conditions in the previously applications No. A/TM-LTYT/395 and 430.</p>	<p><u>Drainage perspective</u></p> <p>The applicant submitted a drainage proposal on 24.09.2020 for compliance with condition (f) in relation to the submission of a drainage proposal under planning application no. A/TM-LTYT/395, which was accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 07.06.2022. Despite receiving acceptance from CE/MN, DSD 21 months after the submission, the planning permission was revoked on 20.06.2022.</p> <p>Later on, the applicant submitted a drainage proposal on 19.04.2024 for compliance with condition (a) in relation to the submission of a drainage proposal under planning application no. A/TM-LTYT/430. However, the proposal was considered not acceptable by CE/MN, DSD on 26.04.2024. The applicant did not have sufficient time to revise the drainage proposal as the planning permission was revoked on 28.04.2024.</p> <p><u>Traffic perspective</u></p> <p>The run-in/out proposal submitted by the applicant was accepted by the Commissioner for Transport and the Director of Highways on 26.02.2021 under planning application no. A/TM-LTYT/395. However, it could not be implemented as the applicant needed to liaise with the District Lands Officer/Tuen</p>

		<p>Mun, Lands Department (DLO/TM, LandsD) concerning the Short Term Tenancy for the occupation of Government Land (GL) at the application site (the Site).</p> <p><u>Fire safety perspective</u>                  The applicant made multiple attempts to submit fire service installations (FSI) proposal on 10.06.2021, 03.09.2021 and 24.05.2022 for compliance with condition (i) in relation to the submission of a FSI proposal under planning application no. A/TM-LTY/395. All submissions were considered not acceptable by the Director of Fire Services (D of FS).</p> <p>Later on, the applicant submitted various FSI proposal on 23.02.2024, 02.04.2024 and 18.04.2024 for compliance with condition (d) in relation to the submission of a FSI proposal under planning application no. A/TM-LTY/430. Although the proposal was finally considered acceptable by D of FS on 06.05.2024, the planning permission had been revoked on 28.04.2024.</p>
(b)	<p>To confirm/demonstrate how to comply with the approval conditions should this application be approved by the Town Planning Board.</p>	<p><u>Drainage perspective</u>                  The applicant will submit a drainage proposal within 3 months upon obtaining planning permission from the Town Planning Board (the Board). Should the proposal be accepted by CE/MN, DSD, the applicant will proceed to implement the drainage facilities at the Site and submit photographic records for compliance with relevant conditions.</p> <p><u>Traffic perspective</u>                  Should the application be approved by the Board, the applicant will continue to liaise with DLO/TM, LandsD concerning the GL adjoining the Site for implementation of the accepted run-in/out proposal under planning application no. A/TM-LTY/395.</p>

		<p><u>Fire safety perspective</u></p> <p>A FSI proposal was submitted in the original submission for the consideration of D of FS. Given that prior approval of Short Term Waiver (STW) is required for the structure, within which the proposed FSI will be installed, the applicant will submit a STW application to DLO/TM, LandsD to regularise the structure after obtaining the planning permission from the Board. Upon receiving the STW approval, the applicant will submit valid fire certificates to D of FS for compliance within 1 month upon the completion of modification works of the structure.</p>
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