

Total: 1 page
Date: 8 November 2024
TPB Ref.: A/YL-SK/370

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years and Associated Excavation and Filling of Land at Lot 1286 RP (Part) in D.D. 114, Shek Kong, Yuen Long, N.T.

The applicant proposes to fill the site with 0.2m thick concrete to allow smooth manoeuvring of the vehicle within the site for staff and visitors for the proposed use. The proposed filling of the site will be from 32.3mPD at the northwestern part of the site and 32.7mPD at the southeastern part of the application site to 32.5mPD at the northwestern part of the site and 32.9mPD at the southeastern part. The proposed excavation of land for the provision of 375mm surface U-channel for dissipation of stormwater will be from 32.325mPD to 31.95mPD.

The last planning permission has been revoked because the applicant is not familiar with the procedure to comply with planning conditions. The applicant acknowledges that this is the last opportunity to comply with the planning conditions or otherwise the next planning application will not be considered by Town Planning Board. As such, the applicant has submitted the FSI proposal and the run-in/out proposal to demonstrate its sincerity to comply with all the planning conditions imposed to last planning permission. The applicant would sincerely to comply with the planning conditions to be imposed by the Town Planning Board should the Board see fits.

The applicant confirms that no car repairing, car spraying and dismantling activities will be carried out at the application site. The applicant reiterates that he will follow strictly to the proposed layout plan and proposed use or otherwise he will reinstates the application site.

Should you have any questions, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Margaret SZETO) – By Email

Total: 6 pages
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Our response to the comments of the Highways Department is found below:

Highways Department's comments	Applicant's response
(a) The proposed access arrangement including the width of site ingress/egress and the run-in/out location of the application site should be commented and approved by TD.	Noted.
(b) The proposed width of site ingress/egress in the FI (i.e 7m wide on Figure 8) is inconsistent with that indicated on the Figure 2 of the planning application enclosed in your email dated 29 April 2024 (i.e. 8m wide on Figure 2). Please clarify.	The proposed width of the site ingress/egress in Figure 8 has been updated to 8m. Please see attached.
(c)The dimension "L" for the proposed run-in/out layout in FI (i.e. drg. H113C and H114B) should be specified for easy reference, and the relevant details should be applicable and implemented on the public footpath maintained by HyD only. As HyD shall not be responsible for the maintenance of any access (i.e. if any on the UUGL area) connecting the application site and Kam Sheung Road . Construction details of such access should be commented by the relevant department, if any.	Noted. Please see attached.
(d) Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.	Noted. Surface U-channel is proposed along the site boundary as shown in the proposed drainage plan.

Our response to the comments of the Director of Fire Services (D of FS) is found below:

Director of Fire Services's comments	Applicant's response
Based on the submitted FSI proposal, please clarify the floor level of all site offices as stated on plan.	Site office A, B & C at structure 1 are all situated at 1/F.

Should you have any questions, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Margaret SZETO) – By Email