

Our Ref.: YL/TPN/734K/L04

15 April 2024

Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point  
Hong Kong

**By Post and Fax (2877-0245)**

**Planning Application for  
A Proposed Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle  
Repair Workshop, Open Storage of Construction Materials and Ancillary Offices  
for a Period of 3 Years**

**Lots 826RP(Part), 827, 828, 829 in DD 102 and Lots 296, 297RP, 298RP, 299RP, 396RP(Part),  
397(Part) in DD 105, and adjoining Government Land,  
Ngau Tam Mei, Yuen Long, New Territories  
(Planning Application No. A/YL-NTM/472)**

We refer to the captioned planning application.

We would like to clarify that there is an open shed covering 4 sets of 20ft container structures inside on site. Its total GFA is 132.98m<sup>2</sup> (i.e. open shed covered area (103.7m<sup>2</sup>) + upper level of the two-storey 20ft container structures (29.28m<sup>2</sup>). With addition of other structures on site, the total GFA of the site is 264.74m<sup>2</sup>.

We would also like to provide herewith a set of "Response-to-Comments" in response to the Lands Department's comments. Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED



Anson Lee  
RK/AL  
Encl.

c.c.

DPO/FS&YLE (Attn.: Ms. Karen Chan By Email )



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



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**Response-to-Comments**

	<b>Departmental Comments</b>	<b>Responses</b>
	<b><u>Department Department (LandsD)</u></b> <b><u>(Contact: Mr. Yip Wai Ki at 2443-3474)</u></b>	
(a)	LandsD has reservation on the planning application since there is/area unauthorized structure(s) or uses on the Lot No. 827 in D.D. 102 which is already subject to lease rectify/regularize the lease breaches as demanded by LandsD.	Noted. The lot owners will make relevant STW application to rectify/regularize the proposed temporary structures on site.
(b)	If the planning application is approved, the STW/STT holder(s) will need to apply to this office for modification of the STW/STT conditions where appropriate and the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	Noted. The lot owners will make relevant STW/STT applications after obtaining the planning permission.