



Date: 11th February 2025
Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Pages: 1+ 4
BY EMAIL
(tpbpd@pland.gov.hk)

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION
FOR THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER
VEHICLE) FOR A PERIOD OF 3 YEARS IN "RECREATION (1)" ZONE IN LOT 233 S.B RP
(PART) IN D.D. 41 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW
TERRITORIES**

S16 Application No.: A/NE-STK/28 – Further Information (4)

Reference is made to the email on 23th January 2025 from the Planning Department. In order to address the departmental comments, attached please find the table of response-to-comment (RtC).

Should you have any queries with this submission, please feel free to contact Mr. Kin Leung or Jeffrey Kwok at

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED



Greg Lam

APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION FOR THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS IN "RECREATION (1)" ZONE IN LOT 233 S.B RP (PART) IN D.D. 41 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES (Application No. A/NE-STK/28)

Response-to-Comment Table

Departmental Comments		Responses
23 January 2025 refers: Lands Department:		
a	objects to the application;	Noted.
b	the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via GL is granted to the Site;	Noted.
c	the applicant confirms in the Application Form that no structure is proposed but unauthorised structures are erected on application lot as mentioned below;	Noted with thanks. Please be clarified that no unauthorized structures are erected on the subject application site.
d	no consent is given for inclusion of GL (about 17.5m ² mentioned in the Application Form) for the access of the proposed use;	Noted with thanks. The applicant will apply for the use of GL for the proposed run in/out of the site at later stage.
e	<p>the following irregularities covered by the subject planning application has been detected by her office:</p> <p><u>unlawful occupation of GL adjoining the said private lots covered by the planning application</u></p> <p>LandsD objects to the planning application since there is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owner should immediately cease the illegal occupation of GL as demanded by LandsD. Her office reserves the rights to take necessary land control action against the illegal occupation of</p>	<p>Please note that the setting out of the fence wall may be slightly deviated from the lot boundary, which will be rectified by the lot owner at implementation stage. Please be informed to clarify that no GL portion has been included within the application site boundary and hence it is not intended to be regularized.</p>

	GL without further notice;	
f	<p>the following irregularity not covered by the subject planning application has been detected by her office:</p> <p><u>unauthorised structures within the said private lot not covered by the planning application</u></p> <p>there are unauthorised structures within the said private lot not covered by the subject planning application. The lot owner should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;</p> <p><u>unlawful occupation of GL not covered by the planning application</u></p> <p>the GL adjoining the Site has been fenced off without permission. The GL being illegally occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of GL without Government's prior approval is an offence under Cap. 28. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice.</p>	<p>Please be clarified that no unauthorised structures are erected on the subject application site. The unauthorized structures and illegal occupation of GL concerned are outside the site boundary which is not relevant to the subject planning application. Moreover, the unauthorized structures are not on the same private lot of the subject site since a Deed Poll has been conducted for registration to the Land Registry (See attached Deep Poll Plan). The applicant undertakes to resolve this matter with the Lands Department separately.</p>
g	<p>the lot owner shall remove the unauthorised structures and cease the illegal occupation of GL immediately. LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL; and</p>	<p>Noted with thanks. The applicant undertakes to resolve this matter with the Lands Department separately.</p>
h	<p>unless and until the unauthorised structures</p>	<p>Please be clarified that no unauthorised</p>

<p>and unlawful occupation of GL are duly rectified by the lot owner, her office objects to the application which must be brought to the attention of the Board when they consider the application.</p>	<p>structures are erected on the subject application site. The unauthorized structures and illegal occupation of GL concerned are outside the site boundary which is not relevant to the subject planning application. Moreover, the unauthorized structures are not on the same private lot of the subject site since a Deed Poll has been conducted for registration to the Land Registry. The applicant undertakes to resolve this matter with the Lands Department separately.</p>
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LOT COORDINATES & DIMENSIONS


Boundary Point	Bearing	Distance (m)	Northing (m)	Easting (m)
Lot 233 S.B ss.1 (Area 226.9 sq.m About)				
A	109 56 50	3.530	844771.644	840385.468
B	166 35 40	10.009	844770.440	840388.786
C	160 46 46	4.178	844760.847	840385.928
D	262 48 39	5.310	844756.237	840387.304
E	202 27 56	1.961	844754.424	840381.286
F	189 27 38	13.584	844741.617	840376.760
G	310 40 50	4.554	844744.586	840373.307
H	301 29 30	6.575	844748.020	840387.701
I	36 56 50	29.559	844771.644	840385.468
Lot 233 S.B RP (Area 281.4 sq.m About)				
V	82 48 39	5.310	844756.237	840382.035
W	160 59 20	7.007	844756.902	840387.304
X	155 31 23	2.985	844747.551	840390.827
Y	163 45 15	1.126	844746.470	840391.142
Z	160 27 00	3.416	844743.251	840382.286
AA	153 09 50	3.749	844739.908	840393.978
AB	171 41 30	3.145	844736.794	840384.432
AC	193 16 00	1.928	844734.917	840393.990
AD	200 12 00	2.183	844732.869	840393.236
AE	269 11 20	4.157	844732.810	840389.000
AF	279 27 10	5.388	844733.697	840383.755
AG	302 13 40	4.092	844735.879	840380.294
AH	324 06 20	2.673	844738.044	840378.726
AI	337 10 50	3.201	844740.994	840377.465
AJ	310 40 50	0.955	844741.617	840376.760
AK	19 27 38	13.584	844754.424	840381.286
AL	22 27 56	1.961	844756.237	840382.035

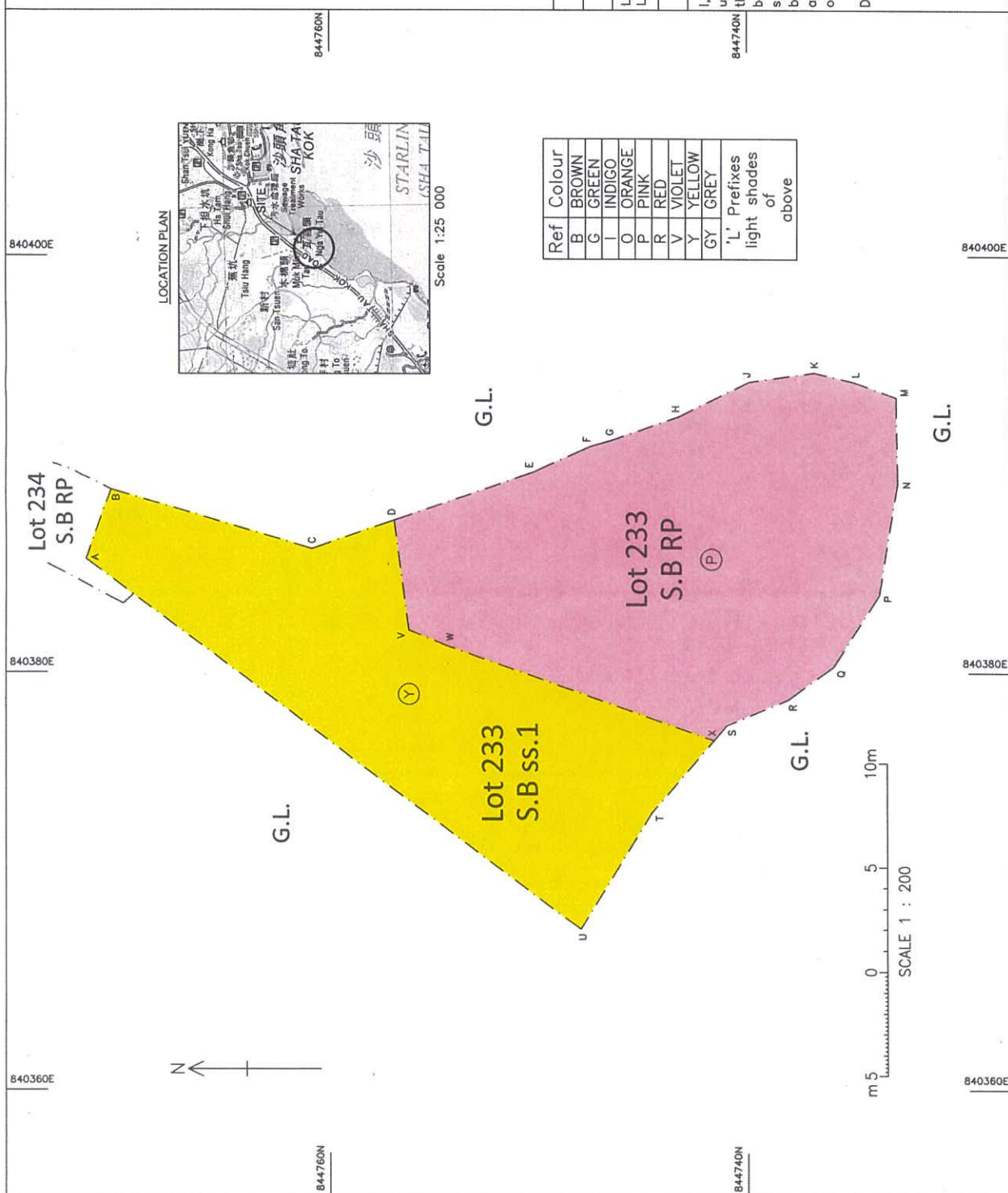
TABLE OF SUBDIVISIONS

SECTION	AREA
Lot 233 S.B ss.1 (Coloured Yellow)	226.9m ² (About)
Lot 233 S.B RP (Coloured Pink)	281.4m ² (About)
TOTAL AREA	508.3m² (About)

I, Tang Wing Lun, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 10th day of December 2024.

Dated this 8th January, 2025


 Tang Wing Lun, FHKIS, FRICS, RPS(LS)
 Authorized Land Surveyor



FOR OFFICIAL USE

Land Boundary Plan No. : LBP/DN/053/05203/D1

Survey District : North
 Date of survey : December, 2024
 Survey Sheet No. : 3-NE-12D
 Survey Record Plan No.: SRP/DN/053/05203/D1

PLAN OF LOT Nos. 233 S.B ss.1 & 233 S.B RP
 BEING SUBDIVISION OF LOT No. 233 S.B RP IN D.D.41

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

寄件者:
寄件日期: 2025年02月14日星期五 10:10
收件者: tpbpd/PLAND
副本: William Shu Tai WONG/PLAND; Jeffrey Kwok DeSPACE; Greg Lam
主旨: Submission of Further Information (3) for Planning Application No. A/NE-STK/28
類別: Internet Email

Dear Sir/Madam,

As spoke, please find attached the link to the updated submission, which is to supersede the submission of Further Information (3) for Planning Application No. A/NE-STK/28, originally submitted on 20/01/2025.

https://drive.google.com/file/d/1S_IpizkFvZlhFwo5a3U4VilweCG_yIAk/view?usp=drive_link

Should you have any queries, please contact me at

Regards,

Kin Leung



DeSPACE (International) Limited



Date: 20th January 2025

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

Pages: 1+ Attachment
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S16 Application No.: A/NE-STK/28 – Further Information (3)

References are made to the email on 16th January 2025 from the Planning Department. In order to address the departmental comments, attached please find the table of response-to-comment (RtC) with **Appendix 1-** Revised Master Layout Plan and **Appendix 2-** Run-in/out Design Plan.

Should you have any queries with this submission, please feel free to contact Mr. Kin Leung or Jeffrey Kwok at 2493-3626 or the undersigned at

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED



Greg Lam

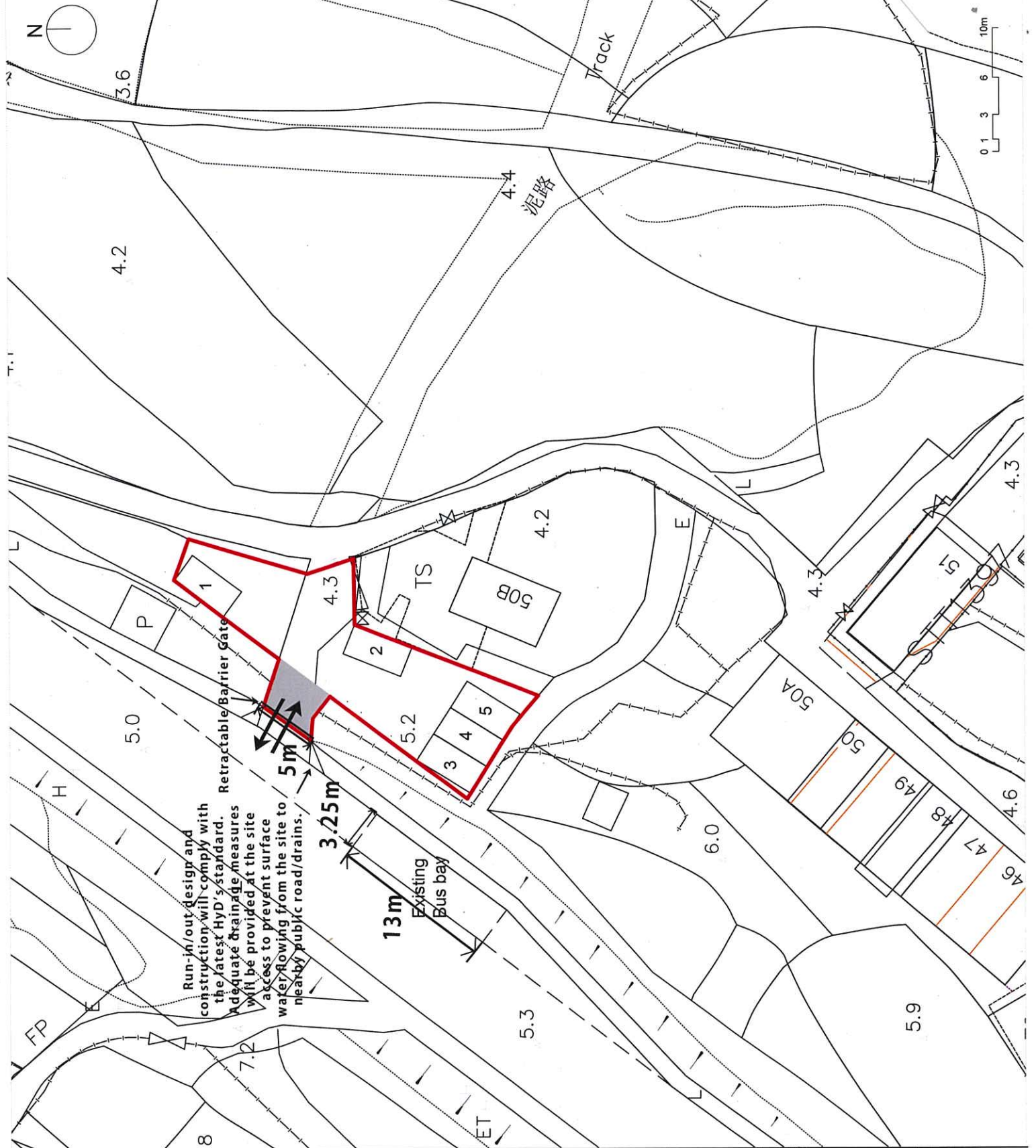
APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION FOR THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS IN "RECREATION (1)" ZONE IN LOT 233 S.B RP (PART) IN D.D. 41 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES (Application No. A/NE-STK/28)

Response-to-Comment Table

Departmental Comments		Responses
16 January 2025 refers: Transport Department:		
1	The details of run-in/out design is missing in the FI, and the run-in/out arrangement should be illustrated on the layout plan.	Run-in/out design and construction will comply with the latest HyD's standard. Adequate drainage measures will be provided at the site access to prevent surface water flowing from the site to nearby public road/drains. Please refer to Appendix 1 for the revised Master Layout Plan and Appendix 2 for Run-in/out Design Plan.
2	The run-in/out design shall also be subject to HyD's comment and approval.	Noted with thanks.
3	The applicant shall undertake that it should be at his cost employ a competent professional to construct the run-in/out of the vehicular access, and the details of the works shall comply with current TD and Highways Department Standards.	Noted with thanks. The applicant undertakes that it should be at his cost employ a competent professional to construct the run-in/out of the vehicular access, and the details of the works shall comply with current TD and Highways Department Standards.

Appendix 1

Revised Master Layout Plan



DRAWING TITLE:

Master Layout Plan




DATE:

Jan 2025

LOCATION:

Lot No: 233 S.B RP (Part) in
D.D. 41 and Adjoining
Government Land,
Sha Tau Kok,
New Territories

LEGEND:

-  Site Boundary
-  Government Land
-  Parking Space
(5m x 2.5m)

DRAWING NUMBER:

Figure 3

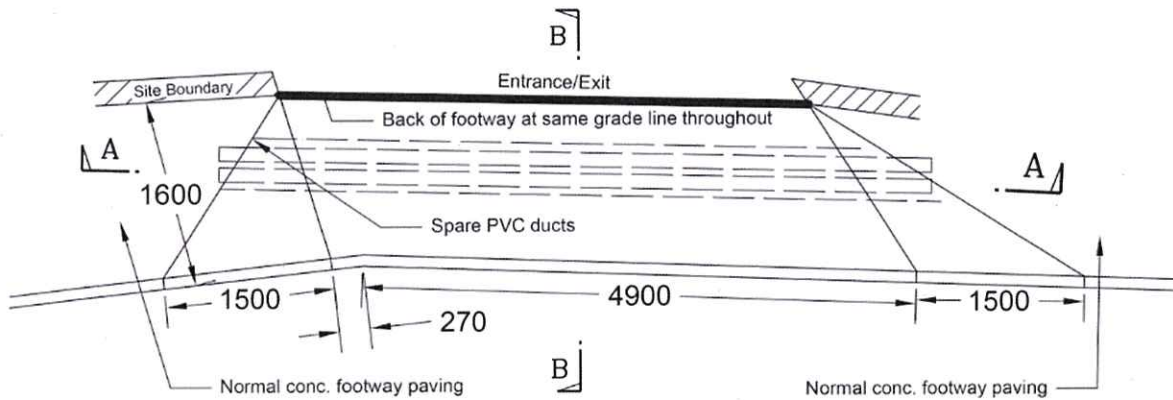
PREPARED BY:



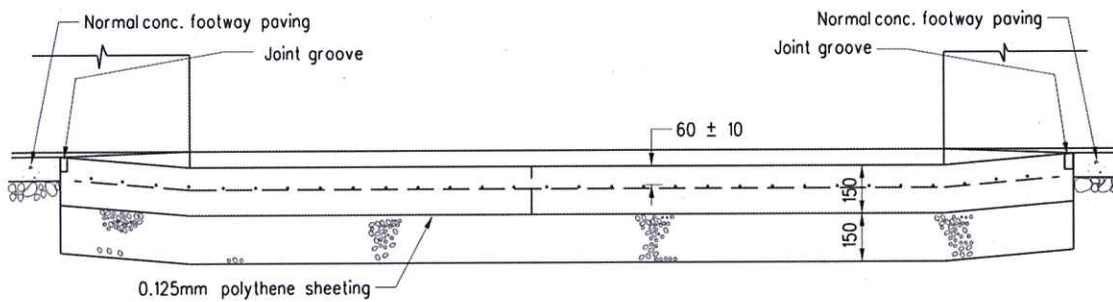
DeSPACE (International) Limited

Appendix 2

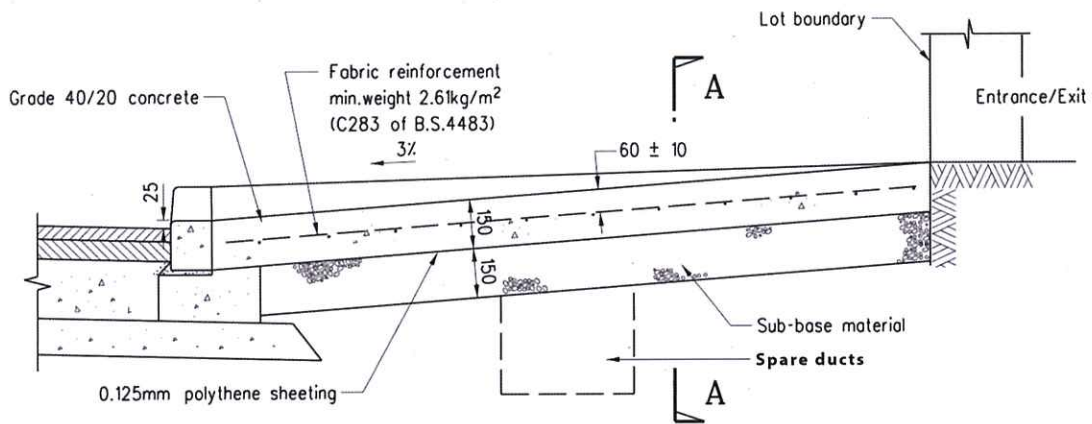
Run-in/out Design Plan



PLAN
N.T.S



SECTION A - A



SECTION B - B

NOTE:
The detail of spare ducts will comply with HyD's standard drawings no. H1113C and H1114B.

PROJECT TITLE:
Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a period of 3 years in "Recreation (1)" Zone in Lot 233 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories

DRAWING NO.:

FIGURE TITLE:

DATE:

SCALE:

PREPARED BY:

Figure 5

Run-in/out Design Plan

20.01.2025

N.T.S.



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