



DeSPACE (International) Limited

Date: 5th March 2025

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

Pages: 1+9
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 (5)

Reference is made to the email on 4th March 2025 from the Planning Department. In order to address the departmental comments, attached please find the table of response-to-comment (RtC) with **Attachment 1**- Land Register of Lot No. 233 S.B RP and **Attachment 2**- Land Register of Lot No. 233 S.B ss.1.

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
4 March 2025 refers:		
Lands Department:		
a	<p>According to the FI, the subject application lot has been carved out into Lot No. 233 SB 53. 1 and Lot. No. 233 SB RP in DD. 41. As such, the applicant should clarify the lot under application, otherwise, this is not consistent with the application form which refers to “Lot. No. 233 SB RP” instead of “Lot No. 233 SB ss. 1” in DD. 41. It is the general practice that this office provides comments on lot basis.</p>	<p>Please be clarified that the two lots mentioned, Lot No. 233 S.B ss.1 and Lot No. 233 S.B RP in DD.41, are both owned by Mr. Ho Pak Hei, the Applicant of this planning application. Lot No. 233 S.B RP in DD.41 was subdivided into Lot No. 233 S.B ss.1 and Lot No. 233 S.B RP in DD.41 by a deed poll registered on 4 February 2025 (see Attachment 1 & 2), after the planning application was submitted on 12 December 2024.</p> <p>It is important to highlight that the site boundary of the planning application remains unchanged from its original state despite the deed poll action being conducted. The planning intent and the proposed development remain consistent with the original application.</p>

Attachment 1

Land Register of Lot No. 233 S.B RP

Attachment 2

Land Register of Lot No. 233 S.B ss.1