



DeSPACE (International) Limited

Date: 17th March 2025

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

Pages: 1+12
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 (6)

Reference is made to the call on 14th 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, **Attachment 2**- Land Register of Lot No. 233 S.B ss.1, **Attachment 3**- Deed Poll 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 and **Attachment 4**- Replacement Pages of the Planning Application Form (P. 2,10).

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>The planning application is originally submitted for Lot No. 233 S.B RP (Part) in DD.41 and adjoining government land. After the planning application submitted on 12 December 2024, Lot No. 233 S.B RP in DD.41 has been further 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 & 3). However, Lot No. 233 S.B ss.1 has not yet been reflected and updated on the Lot Index Plan of the Land Registry.</p> <p>Please be reiterated that the site boundary of the planning application remains unchanged since the original submission despite the Location/address change from Lot No. 233 S.B RP (Part) in D.D. 41 and adjoining government land to Lot No. 233 S.B ss.1 in D.D. 41 and adjoining government land. The layout and parameters of the proposed development remain unchanged with the original application.</p> <p>Please be reiterated 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.</p> <p>The replacement pages of the planning application form (P.2, 10) are attached as Attachment 4 to clarify the location/address of the planning application.</p> |

Attachment 1

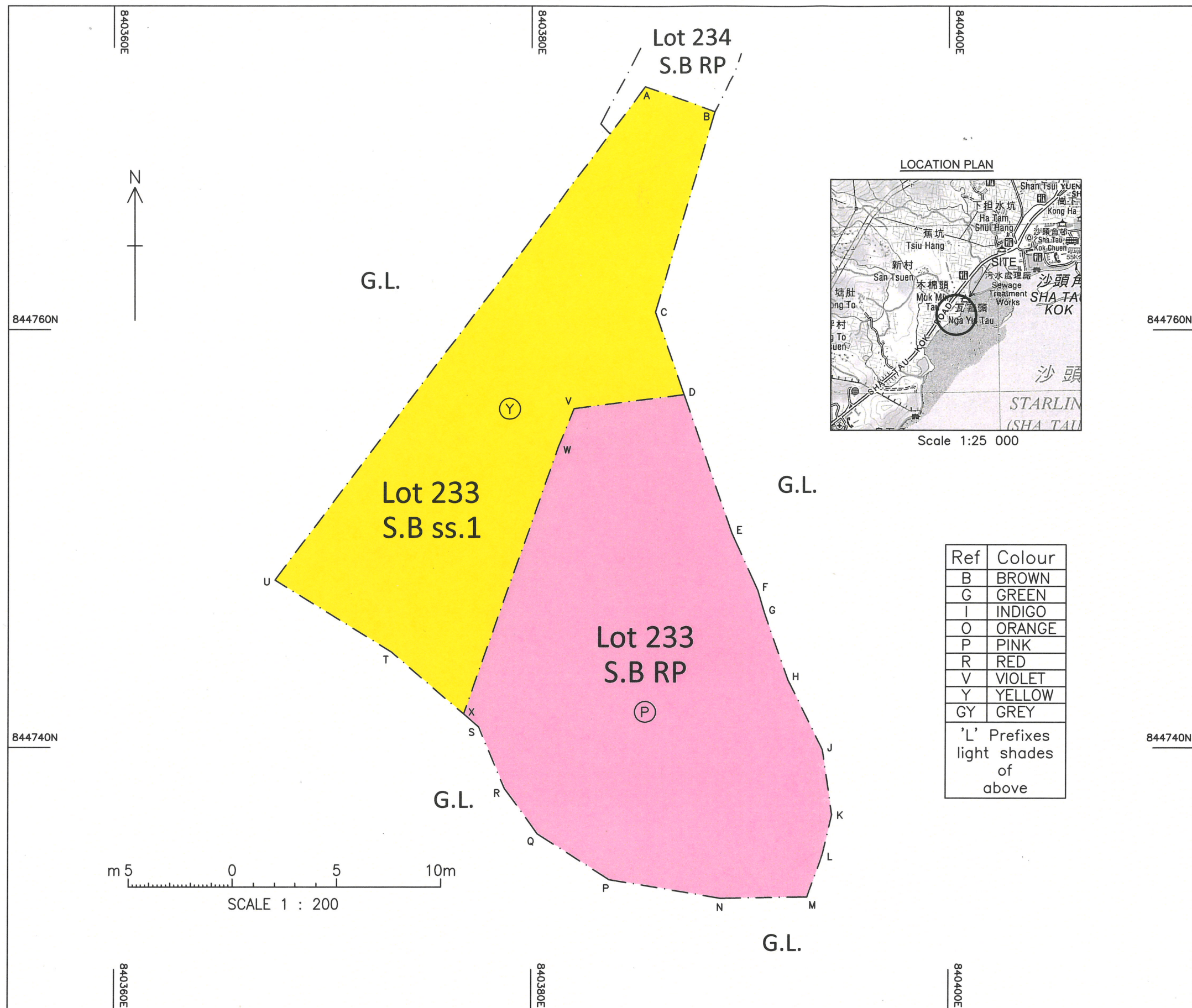
Land Register of Lot No. 233 S.B RP

Attachment 2

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

Attachment 3

Deed Poll 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

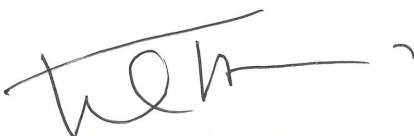


| LOT COORDINATES & DIMENSIONS | | | | |
|--|-----------|--------------|--------------|-------------|
| Boundary Point | Bearing | Distance (m) | Northing (m) | Easting (m) |
| Lot 233 S.B ss.1 (Area 226.9 sq.m About) | | | | |
| A | | | 844771.644 | 840385.468 |
| B | 109 56 50 | 3.530 | 844770.440 | 840388.786 |
| C | 196 35 40 | 10.009 | 844760.847 | 840385.928 |
| D | 160 46 46 | 4.178 | 844756.902 | 840387.304 |
| V | 262 48 39 | 5.310 | 844756.237 | 840382.035 |
| W | 202 27 56 | 1.961 | 844754.424 | 840381.286 |
| X | 199 27 38 | 13.584 | 844741.617 | 840376.760 |
| T | 310 40 50 | 4.554 | 844744.586 | 840373.307 |
| U | 301 29 30 | 6.575 | 844748.020 | 840367.701 |
| A | 36 56 50 | 29.559 | 844771.644 | 840385.468 |
| Lot 233 S.B RP (Area 281.4 sq.m About) | | | | |
| V | | | 844756.237 | 840382.035 |
| D | 82 48 39 | 5.310 | 844756.902 | 840387.304 |
| E | 160 59 20 | 7.007 | 844750.277 | 840389.586 |
| F | 155 31 23 | 2.995 | 844747.551 | 840390.827 |
| G | 163 45 15 | 1.126 | 844746.470 | 840391.142 |
| H | 160 27 00 | 3.416 | 844743.251 | 840392.286 |
| J | 153 09 50 | 3.749 | 844739.906 | 840393.978 |
| K | 171 41 30 | 3.145 | 844736.794 | 840394.432 |
| L | 193 16 00 | 1.928 | 844734.917 | 840393.990 |
| M | 200 12 00 | 2.183 | 844732.869 | 840393.236 |
| N | 269 11 20 | 4.157 | 844732.810 | 840389.080 |
| P | 279 27 10 | 5.398 | 844733.697 | 840383.755 |
| Q | 302 13 40 | 4.092 | 844735.879 | 840380.294 |
| R | 324 06 20 | 2.673 | 844738.044 | 840378.726 |
| S | 337 10 50 | 3.201 | 844740.994 | 840377.485 |
| X | 310 40 50 | 0.955 | 844741.617 | 840376.760 |
| W | 19 27 38 | 13.584 | 844754.424 | 840381.286 |
| V | 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 | 508.3m ² (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, EHKIS, FRICS, RPS(LS)
Authorized Land Surveyor

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

FOR OFFICIAL USE

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

Attachment 4

Replacement Pages of Application Form (P.2,
10)

| | | |
|---------------------------------|-------------------------|--|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | |
| | Date Received 收到日期 | |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：<http://www.tpb.gov.hk/>)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

HO PAK HEI

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

DESPACE (INTERNATIONAL) LIMITED

3. Application Site 申請地點

| | |
|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | Lot 233 S.B ss.1 in D.D. 41/A, Sha Tau Kok, New Territories |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 230.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | 17.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |

| Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。) | |
|---|--|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置／地址 | Lot 233 S.B ss.1 in D.D. 41, and adjoining government land, Sha Tau Kok, New Territories |
| Site area 地盤面積 | 230.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 17.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約) |
| Plan 圖則 | Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2 |
| Zoning 地帶 | Recreation (1) |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years |

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

寄件者:
寄件日期: 2025年03月17日星期一 17:25
收件者: William Shu Tai WONG/PLAND
主旨: Submission of Lot Index Plan of Lot No.233 S.B RP and Lot No. 233 S.B ss.1 (A/NE-STK/28)
附件: Site Boundary of 233 S.B ss.1.pdf
類別: Internet Email

Dear William,

As spoke, please find attached the Lot Index Plan of Lot No.233 S.B RP and Lot No. 233 S.B ss.1.

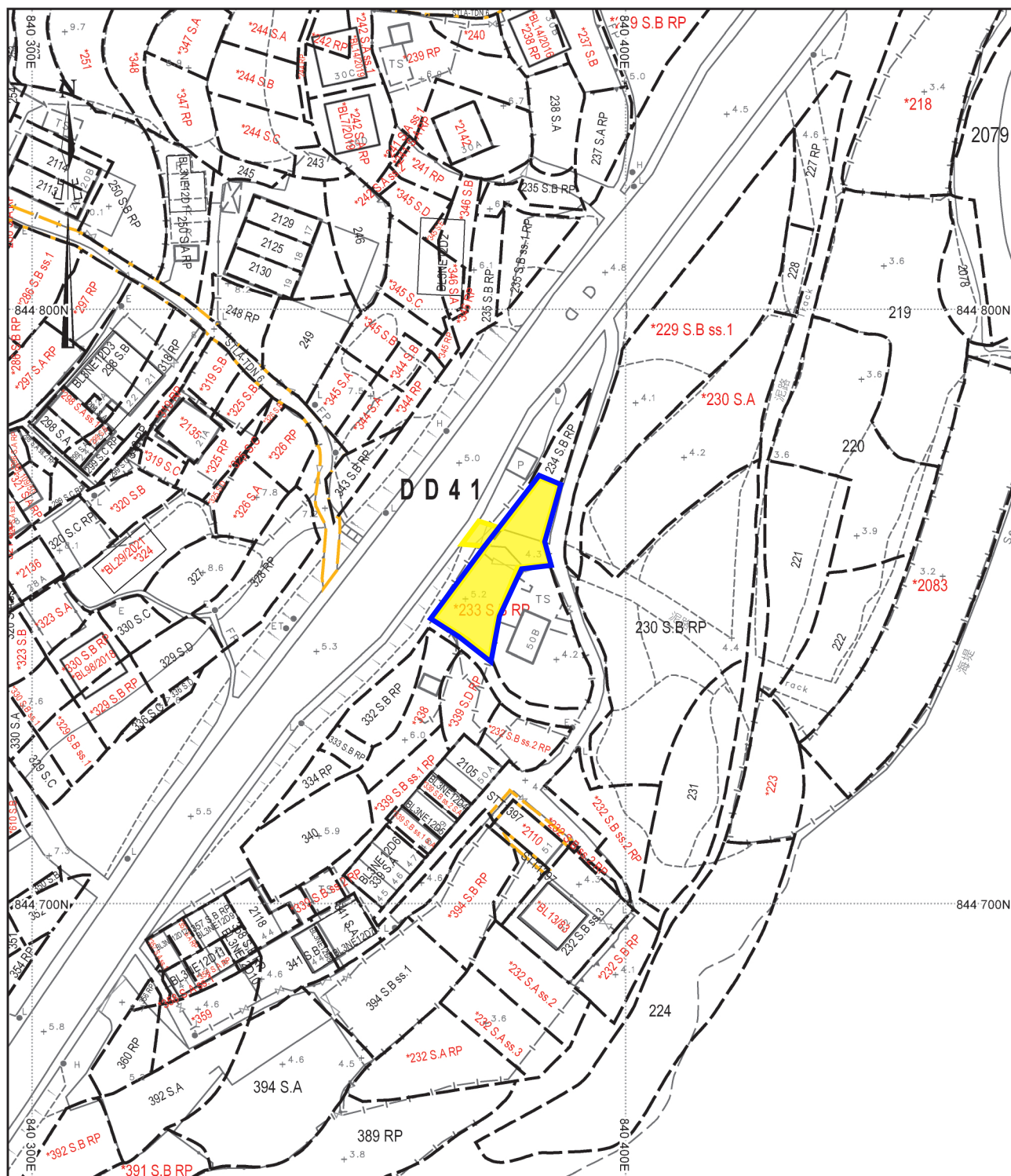
Should you have any queries, please contact me at 24933626.

Regards,

Kin Leung



地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality :

Lot Index Plan No. : ags_S00000140062_0001

District Survey Office : Land Information Centre

Date : 17-Mar-2025

Reference No. : 3-NE-12D

- Site Boundary of Application No. A/NE-STK/28
- Site Boundary of Lot No. 233 S.B ss.1 in DD. 41

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