



盈卓物業
顧問有限公司

Our Ref. : DD104 Lot 3250 S.B ss.45
Your Ref. : TPB/A/YL-MP/392

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

By Email

30 July 2025

Dear Sir,

1st Further Information

**Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years
in “Commercial/Residential” and “Other Specified Uses” Annotated
“Comprehensive Development to Included Wetland Restoration Area” Zones,
Lot 3250 S.B ss.45 in D.D.104, Mai Po, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-MP/392)

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Ms. Jessie LAU
(Attn.: Ms. Anna TONG

email: jsylau@pland.gov.hk)
email: akytong@pland.gov.hk)



Responses-to-Comments

**Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years
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“Comprehensive Development to Included Wetland Restoration Area” Zones,
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(Application No. A/YL-MP/392)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. WONG; Tel: 2443 3474)		
(a)	<p><u>Unauthorised structure(s) within the said private lot covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorised structure(s) or uses on the Lot No. 3250 S.B ss.45 in D.D.104 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy/apply for regularization on the lease breaches as demanded by LandsD.</p>	Noted. The applicant will submit Short Term Waiver (STW) application to Lands Department to make way for erection of the proposed structure at the Site. No structure is proposed for domestic use.
(b)	<p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee 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.</p>	

2. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Jessica KWAN; Tel: 2300 1444)		
(a)	GEO TGN No. 43 - Proposed 375HR appears not suitable for the assessment. Please upgrade the drain size accordingly.	Noted. The applicant will submit the revised drainage proposal after planning approval has been granted from the Town Planning Board.
(b)	Figure D01 - Previous comment (f) has not been addressed. Please provide more details of existing manhole on drainage plan.	