

Our Ref.: YL/TPN/2592C/L03

26 November 2025

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

By Post and Email

Dear Sir/Madam,

**Planning Application For
Proposed Temporary Shop and Services (Sale of Electric Goods Vehicles) and
Electric Goods Vehicle Charging Station and Associated Filling of Land
for a Period of Three Years
Lot Nos. 2942sARP(Part), 2952 and 2953 in D.D. 104
Mai Po, Yuen Long, New Territories
(Planning Application No. A/YL-MP/399)**

We refer to the captioned planning application.

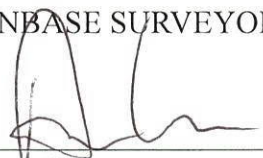
We would like to clarify the followings:

- (1) the proposed filling of land is for site formation and circulation space purposes; and
- (2) the use of the single-storey 20ft container underneath the Metal Structure (1) is ancillary storeroom and/or reception counter for the showroom (Metal Structure (1)).

We also submit herewith a set of "Response-to-Comments" in response to the government departmental comments for the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED]
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
Encl.
RK/AL

c.c.
DPO / FSS & YLE

(Attn.: Ms. Anna Tong

By Email)



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



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Response-to-Comments

	Departmental Comments	Responses
	<u>Environment and Ecology Bureau (EEB)</u> <u>(Contact: Mr. Vincent FONG at 2594-6507)</u>	
(a)	Please clarify whether each of the private car (PC) parking spaces of the subject site could be provided with at least 7kW EV charging simultaneously (i.e. when all PC parking spaces are occupied by e-PCs and are re-charging at the same time, each of the parking spaces could still be provided with at least 7kW EV charging).	Please be confirmed that each of the private car (PC) parking spaces of the subject site could be provided with at least 7kW EV charging simultaneously.
	<u>Lands Department (LandsD)</u> <u>(Contact: Mr. Wong Yu Chun at 2443-3474)</u>	
	<u>Unauthorized Structure(s) within the said private lot covered by the planning application</u>	
(a)	LandsD has reservation on the planning application since there is/are unauthorized structure(s) on the Lot Nos. 2942ARP, 2952 and 2953 in D.D. 104 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on lease breaches as demanded by LandsD.	Noted.
(b)	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. 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	Noted. The lot owner(s) will apply to this office for a Short Term Waiver (STW) to permit the temporary structure(s) erected within the said private lot.

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	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.	
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