

Date: 11 December 2025

TPB Ref.: A/YL-PS/764

By Email

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

Dear Sir,

Proposed Temporary Public Vehicle Park (Private Cars) & Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 106 (Part), 107 (Part), 289 (Part), 293 (Part), 294 (Part), 295 (Part), 301 (Part), 302 (Part) and 319 (Part) in D.D. 126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.

Our response to the comments of the DLO/Yuen Long is as follows:

DLO/Yuen Long's comments	Applicant's response
1. irregularities covered by the current planning application have been detected by his office. LandsD has reservation on the planning application since there are unauthorised structures on Lot 319 in D.D. 126 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify and/or apply for regularisation the lease breaches as demanded by LandsD;	The applicant will submit the application for Short Term Waiver (STW) immediately upon planning approval.
2. if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the 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 it will be approved. The STW, 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.	
--	--

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Emily WONG) – By Email