

Our Ref.: YL/TPN/2645A/L10

10 March 2026

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
“Temporary Storage of Construction Materials with Ancillary Site Office and
Associated Filling of Land” for a Period of Three Years
Lots 469s.ARP(Part) and 469s.BRP(Part) in D.D. 110 and adjoining Government Land
Pat Heung, Yuen Long, New Territories
(Planning Application No. A/YL-PH/1104)

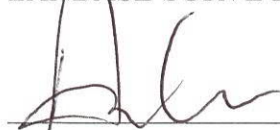
We refer to the captioned planning application.

We would like to submit herewith a set of “Response-to-Comments” in responding to the government departmental comments for the captioned planning application.

Please note that the site boundary has been revised in responding to the HyD’s comments and the site area is now reduced to 835m² including government land of about 105m². Attached please find a set of revised plans including Site Plan (Lot Index Plan), Proposed Layout Plan, Land Filling Plan and the Swept Path Analysis for submission.

Should you have any queries, please feel free to contact 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

[REDACTED]



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

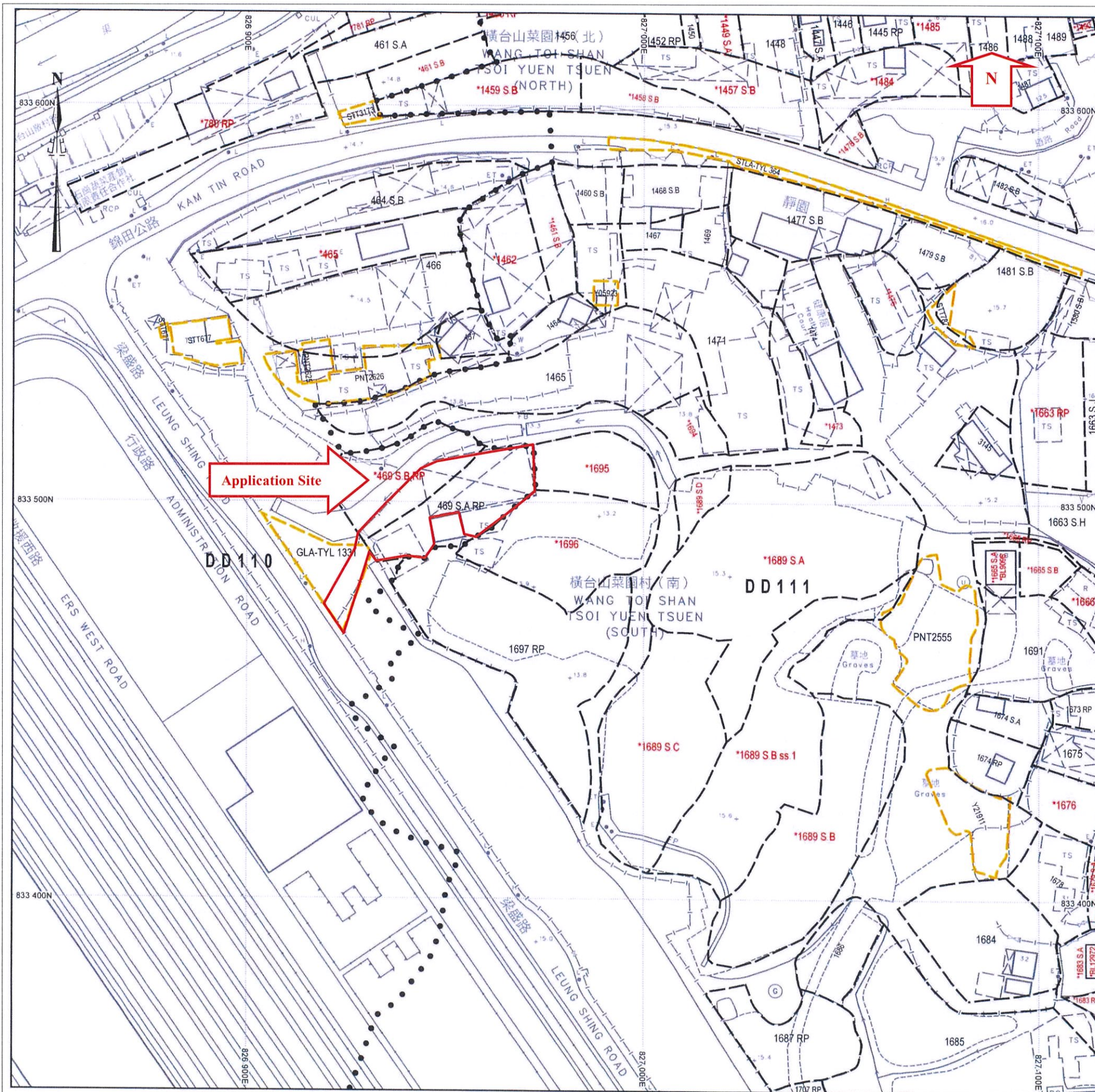


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Response-to-Comments

	Departmental Comments	Responses
	Railway Development 1-1, Highways Department (Contact: Mr. Andy Li at 3525-0039)	
	<u>Express Rail Link (XRL)</u>	
(1)	It is noted that the applicant site partially overlaps with GLA-TYL 1331 currently allocated to HyD/RDO and in the process of handing back to LandsD. We have therefore no objection to this application from XRL project viewpoint, subject to LandsD taking over the concerned land lot in GLA-TYL 1331 from HyD/RDO at its status quo.	Noted.
	<u>Northern Link (NOL)</u>	
(2)	The application site encroaches into the boundary of the railway scheme of the NOL Main Line, which was authorized by the Chief Executive in Council in accordance with the Railways Ordinance (Cap. 519) on 8 April 2025 and conflicts with Works Area no. WA. M01 for tree nursery and material storage and the associated land requirement period, from Q1 2026 to Q4 2034. We hereby lodge objection to this application unless the applicant sets back the boundary to exclude the encroached area and confirm that their proposed development shall have no adverse impact on NOL Main Line implementation and operation.	Please see the attached revised Site Plan and Proposed Layout Plan for setting back the application site boundary to exclude the encroached area. Hence, the proposed development shall have no adverse impact on NOL Main Line implementation and operation.
	District Lands Office, Lands Department	
(3)	The application site comprises Government land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains restriction that no structures are allowed to be erected without the prior approval of the Government.	Noted.
(4)	Portion of Lot 469S.ARP in D.D. 110 is covered by Short Term Waiver (STW No. 1586 for purpose of "private residential".	Noted.
(5)	According to the established practice, application for Short Term Tenancy (STT) for the purpose of the access road on Government land (GL) will not be normally entertained, even if the planning application is approved by the Town Planning Board (TPB). If an emergency vehicle access on GL is required by the TPB and other departments, a non-exclusive right of way clause over GL in the STW application may be considered by his office.	Noted.

(6)	If the planning application is approved, the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate, and the lots owner(s) shall apply to his office for a STW to permit the structure(s) erected within Lot 469S.BRP in D.D. 110. The application(s) 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered.	Noted.



地段索引圖 LOT INDEX PLAN

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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

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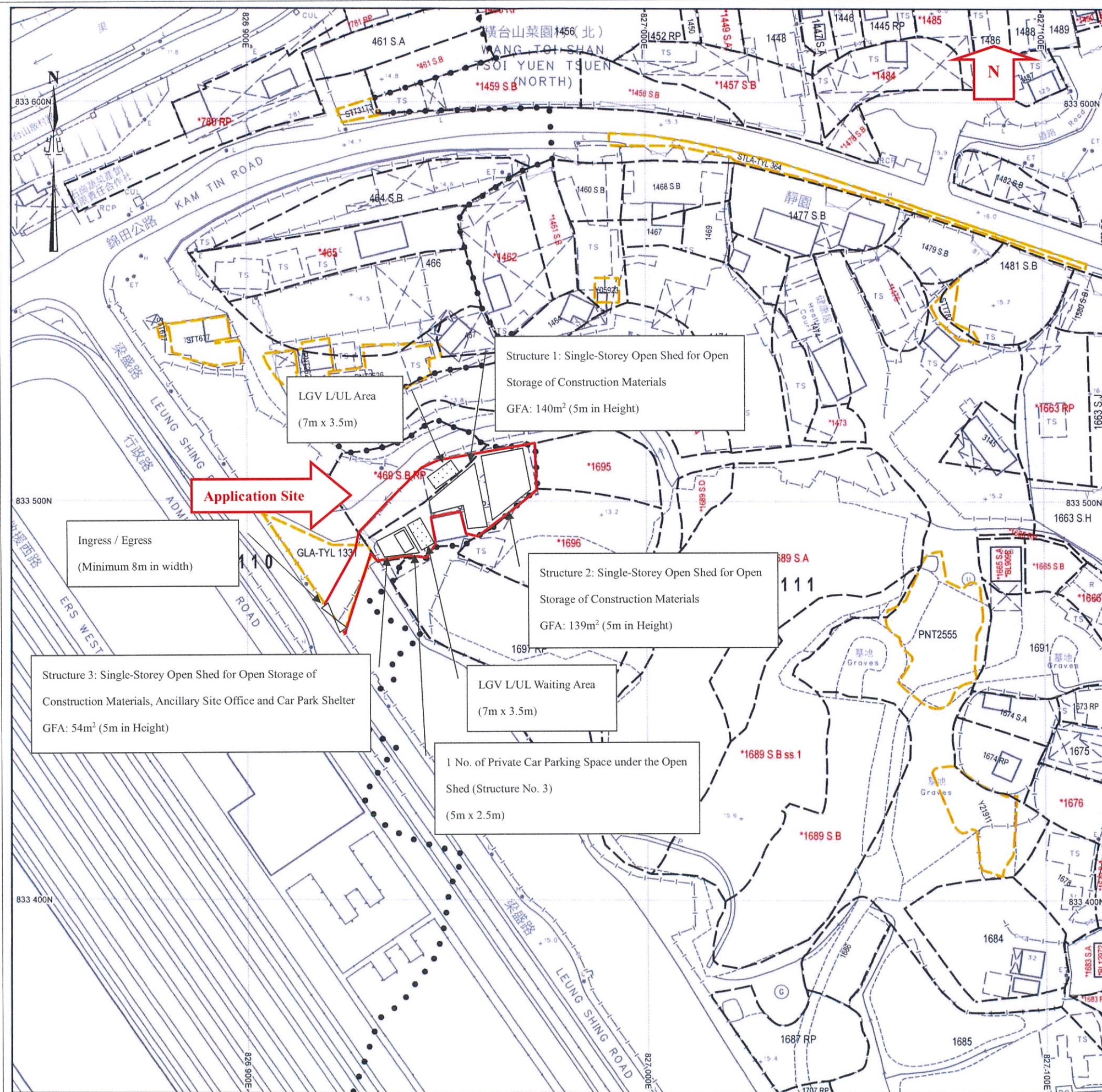
Locality :

Lot Index Plan No. : ags_S00000140758_0001

District Survey Office : Lands Information Center

Date :31-Mar-2025

Reference No. : 6-NE-8D,6-NE-9C,6-NE-13B,6-NE-14A



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比例尺 SCALE 1:1000
米 10 0 10 20 30 40 50 米

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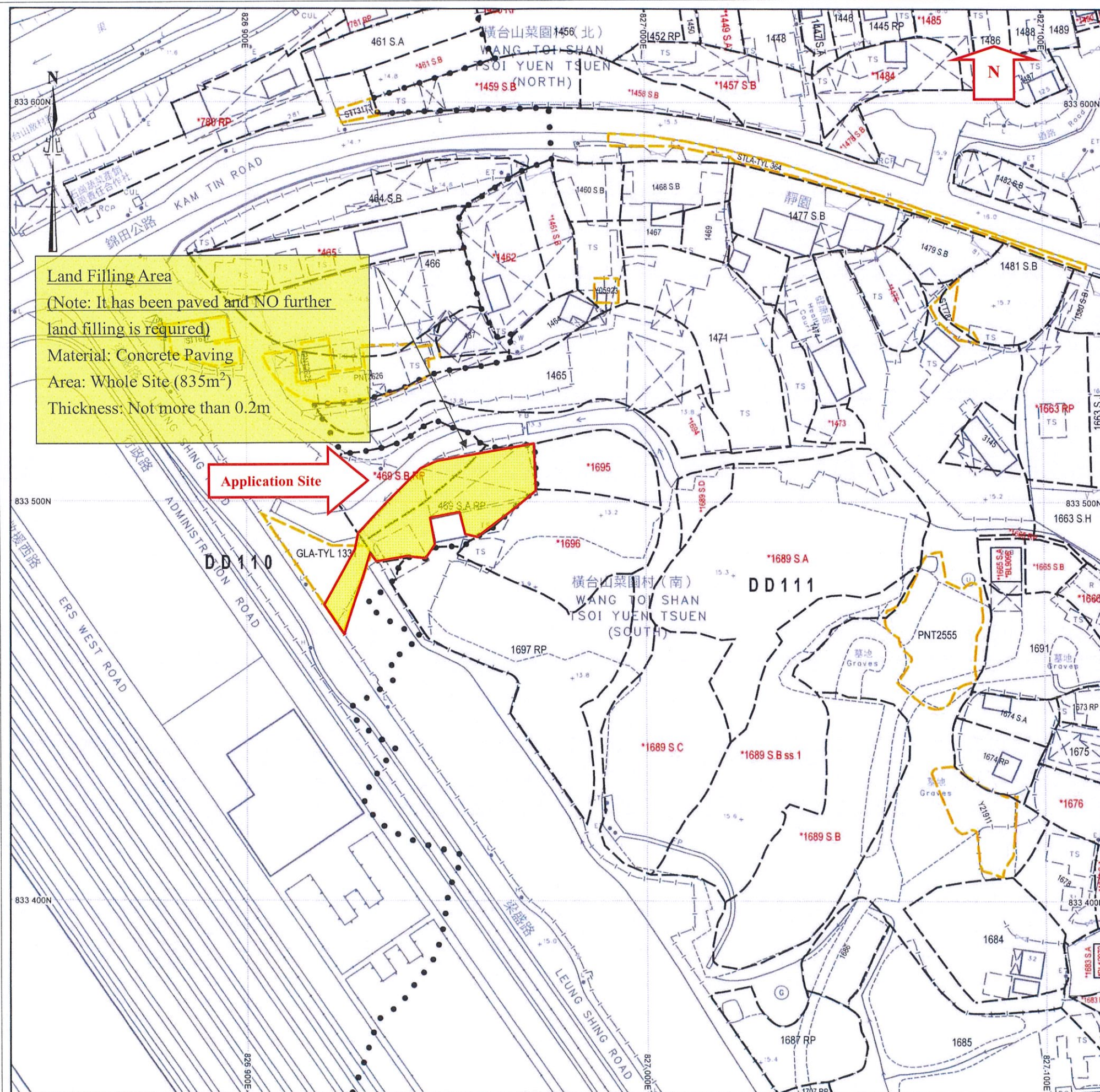
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Land Filling Area
(Note: It has been paved and NO further land filling is required)
Material: Concrete Paving
Area: Whole Site (835m²)
Thickness: Not more than 0.2m

Application Site

Application Site

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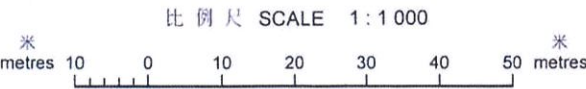
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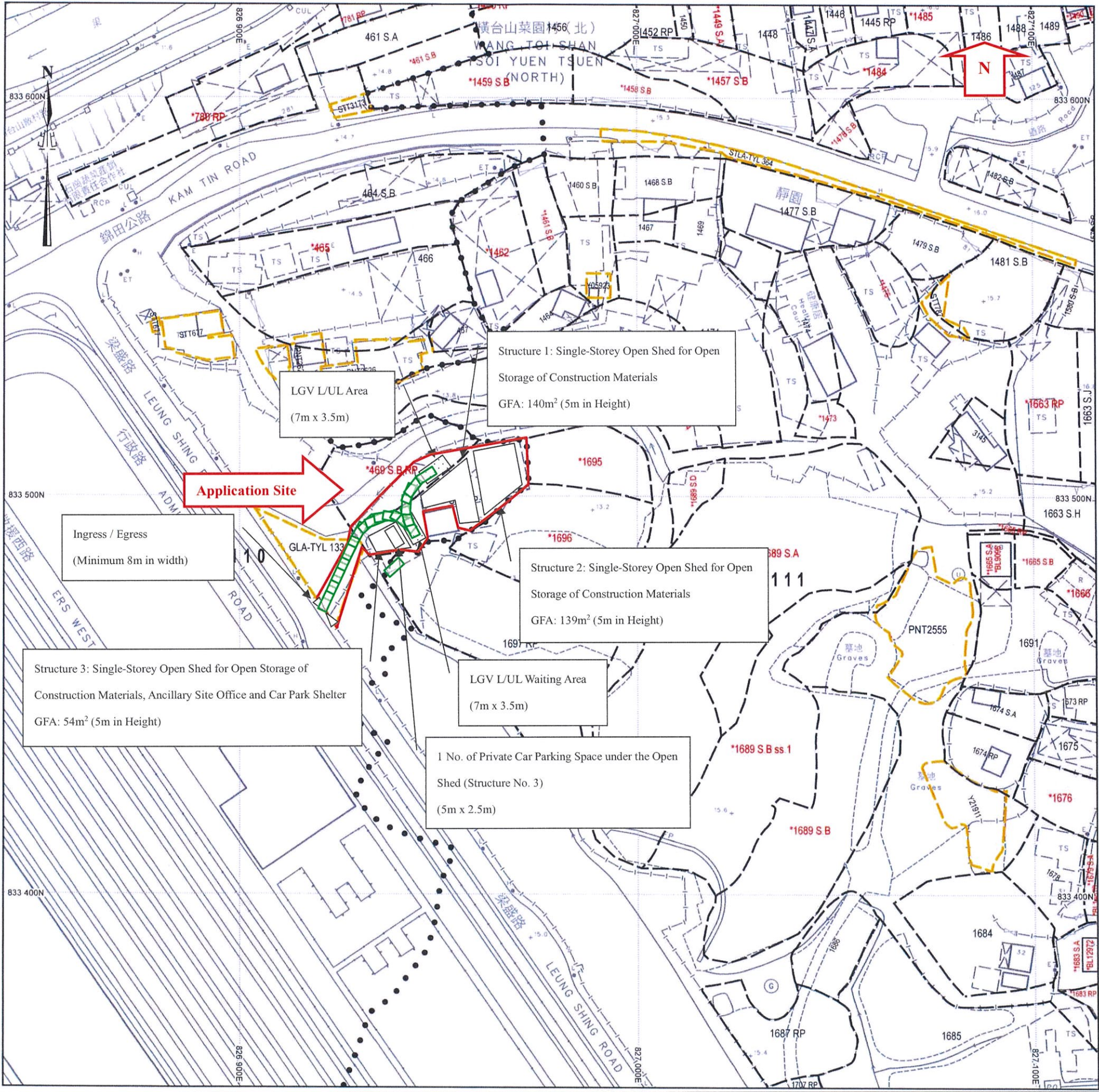
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Drive-in Swept Path Analysis



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Reference No. : 6-NE-8D,6-NE-9C,6-NE-13B,6-NE-14A



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Drive-out Swept Path Analysis

比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

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