



Our Ref.: YL/TPN/1025J/L02

7 October 2026

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

By Email

Dear Sir/Madam,

**Renewal of Planning Approval for
Temporary Eating Place (Restaurant) for a Period of 3 Years
Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101
Mai Po, Yuen Long, New Territories
(Planning Application No. A/YL-MP/422)**

We refer to the captioned planning application.

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

Should you have any queries, please feel free to call the undersigned or our Ms. Nora Choi at [REDACTED]. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

Anson Lee
AL/NC

Encl.

c.c. DPO/FS&YLE, PlanD (Attn.: Ms. Jessie Lau) (Email: [REDACTED])
DPO/FS&YLE, PlanD (Attn.: Ms. Chloe Leung) (Email: [REDACTED])



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



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

Response-to-Comments

	Departmental Comments	Responses
	Environmental Protection Department (Contact: Mr. Chris Wong at 2835-1145)	
1.	Please clarify the type(s) of vehicles the proposed loading/unloading bay will accommodate.	Please be clarified that the existing loading/unloading bay (5.0m x 2.5m) will accommodate private vehicles only.
	Lands Department (Contact: Mr. Wong Yu Chun at 2443-3474)	
1.	The application site comprises Old Schedule Agricultural Lots in D.D. 101 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.	Noted.
2.	Lot No. 10 in D.D. 101 is covered by a Short Term Waiver (STW) No. 4280 for the purpose of “Temporary Restaurant”.	Noted.
3.	The following irregularities covered by the subject planning application have been detected by DLO/YL, LandsD: <u>Unauthorised structure(s) within the said private lot covered by the planning application</u> LandsD has reservation on the planning application since there is/are unauthorized structure(s) or uses on Lot Nos. 6 and 7 (which have been carved out into Lot Nos. 7 S.A and 7 RP) in D.D.101 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD. If the planning application is approved, the STW holder(s) will need to apply to DLO/YL, LandsD for modification of the STW conditions where appropriate and the lot owner(s) shall apply to DLO/YL, LandsD for a STW to permit the structure(s) erected within the said private lot(s). The application(s) for STW will be considered by the Government in its capacity as a	The Applicant would remove, if necessary, the unauthorised structure(s) or uses on Lot Nos. 7 S.A and 7 RP. The Applicant would apply to the Lands Department for a Short Term Waiver if they intend to keep the said unauthorised structure(s) or use for regularisation on the lease breaches.

landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent 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.	
--	--