

Our Ref. : DD94 Lot 424 S.A
Your Ref. : TPB/A/NE-KTS/548

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

By Email

10 February 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 424 S.A (Part) in D.D. 94, Kwu Tung South, Sheung Shui, New Territories**

(S.16 Planning Application No. A/NE-KTS/548)

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 [REDACTED]



Responses-to-Comments

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lot 424 S.A (Part) in D.D. 94, Kwu Tung South, Sheung Shui, New Territories

(Application No. A/NE-KTS/548)

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) (Contact Person: Mr. HO Kwok-leung; Tel.:2675 1777)	
<p>(a) I must point out that the following irregularities have been detected by this office:</p> <p><u>Unauthorised structures within the said private lot covered by the planning application</u></p> <p>There are unauthorized structures on the private lot. The lot owner should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	<p>Noted. The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concerned lot after planning approval has been obtained from the Town Planning Board (the Board). No structure is proposed for domestic use.</p>
<p>(b) The following irregularities <u>not</u> covered by the subject application have been detected by this office:</p> <p><u>Unauthorised structures extended from the said private lot not covered by the planning application</u></p> <p>There is unauthorised structure extended from the said private lot to adjoining lot not covered by the subject planning application. The lot owner should immediately rectify/regularize the lease breaches of the said private lot and this office reserve the rights to take necessary enforcement action against the breaches without further notice.</p>	<p>Noted. The unauthorised structures erected on the concerned lot not covered by the current application will be demolished by the applicant after planning approval has been obtained from the Board to facilitate the proposed scheme.</p>

<p>(c)</p>	<p><u>Unlawful occupation of Government land not covered by the planning application</u></p> <p>The GL adjoining the application site has been fenced off and illegally occupied with <u>unauthorised structures without permission. The GL being illegally occupied is not included</u> in the application. Please clarify the extent of the application site with the applicant. Any occupation of GL without Government’s prior approval is an offence under Cap. 28. This office reserves the right to take necessary land control action against the illegal occupation of GL without further notice.</p>	<p>The unlawful occupation of Government land (GL) will be demolished by the applicant after planning approval has been obtained from the Board. No structure will be erected on GL.</p>
<p>(d)</p>	<p>The lot owner shall <u>either</u> (i) remove the unauthorised structures and cease the illegal occupation of the GL not covered by the subject planning application immediately; <u>or</u> (ii) include the adjoining GL being illegally occupied and unauthorised structures in the subject planning application for the further consideration by the relevant departments <u>and</u>, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected/to be erected and the occupation of the GL. The applications for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date the unauthorised structures were erected/occupation of GL and administrative fee as considered appropriate by LandsD. In addition, LandsD reserved the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breaches already in existence or to be</p>	<p>Noted. The applicant will apply for relevant approval to rectify the applied use accordingly.</p>

<p>detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.</p> <p>Unless and until the unauthorised structures within Lot No. 424 S.A (Part) in D.D. 94 and unlawful occupation of GL are duly rectified by the lot owner or entirely included in the subject planning application, please take it as this office’s objection to the application which must be brought to the attention of the Town Planning board when they consider the application.</p>	
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