

寄件者: Fongs Property  
寄件日期: 2025年01月14日星期二 13:07  
收件者: William Shu Tai WONG/PLAND  
主旨: 回覆: MUP/211 (2)  
附件: 6(e).pdf; 附圖(一)DLON.pdf  
類別: Internet Email

Dear Mr. Wong,

In reply DLON comments

- (a) objects to the application;
- (b) the Site comprises Old Schedule Agricultural Lots 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. No right of access via Government land (GL) is granted to the Site.

以下申請人會詳細回覆北區地政處的意見

- (c) the following irregularity covered by the subject planning application has been detected by her office: unauthorised structures within the said private lots covered by the planning application  
LandsD has reservation on the planning application since there are unauthorised structures on the private lots which are already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD;

申請人的規劃設計方案已經申報會將現有私人土地範圍內荒廢了及違例的構築物完全拆除 (請參考申請表6(e))。

申請人同意遵守及執行北區地政處的通知將附圖(一)上的兩個業主遺留下來荒廢了的違規構築物A及B完全拆除,以糾正的原有違規事項。

- (d) the following irregularity not covered by the subject planning application has been detected by her office:  
unlawful occupation of GL not covered by the planning application  
the GL adjoining the private lots has been fenced off without permission. The GL being illegally occupied is not included 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. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (e) the lot owner/applicant shall either (i) cease the illegal occupation of the GL not covered by the subject planning application immediately; or (ii) include the adjoining GL being illegally occupied in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to her office for 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 and STT will be

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential  
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 of the unauthorised structures were erected/occupation of GL as well as administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner/applicant for any breach of the lease conditions, including the breaches already in existence or to be 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 structure(s) will be considered;

另外有關貴處指出南邊構築物B附近有小部分 (大約12平方米) GL被原業主圍封，這部分GL並未納入是次申請的範圍，申請不包括任何政府土地，

申請人會安排在拆除南邊構築物B的時候同時把原有圍封了的GL恢復，以糾正有關的違規事項。

(f) unless and until the unlawful occupation of GL is duly rectified by the lot owner/applicant 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 Board when they consider the application.

無論如何申請人現在清楚知悉有關土地上的違例情況，在發展的前期會聘請測量師定出發展的地界以確保不會佔用任何政府土地，而且會將一切違規事項完全糾正，以符合貴處的要求，

申請人希望是次的回覆能夠釐清有關當局的問題。

Encl.

附圖(一)

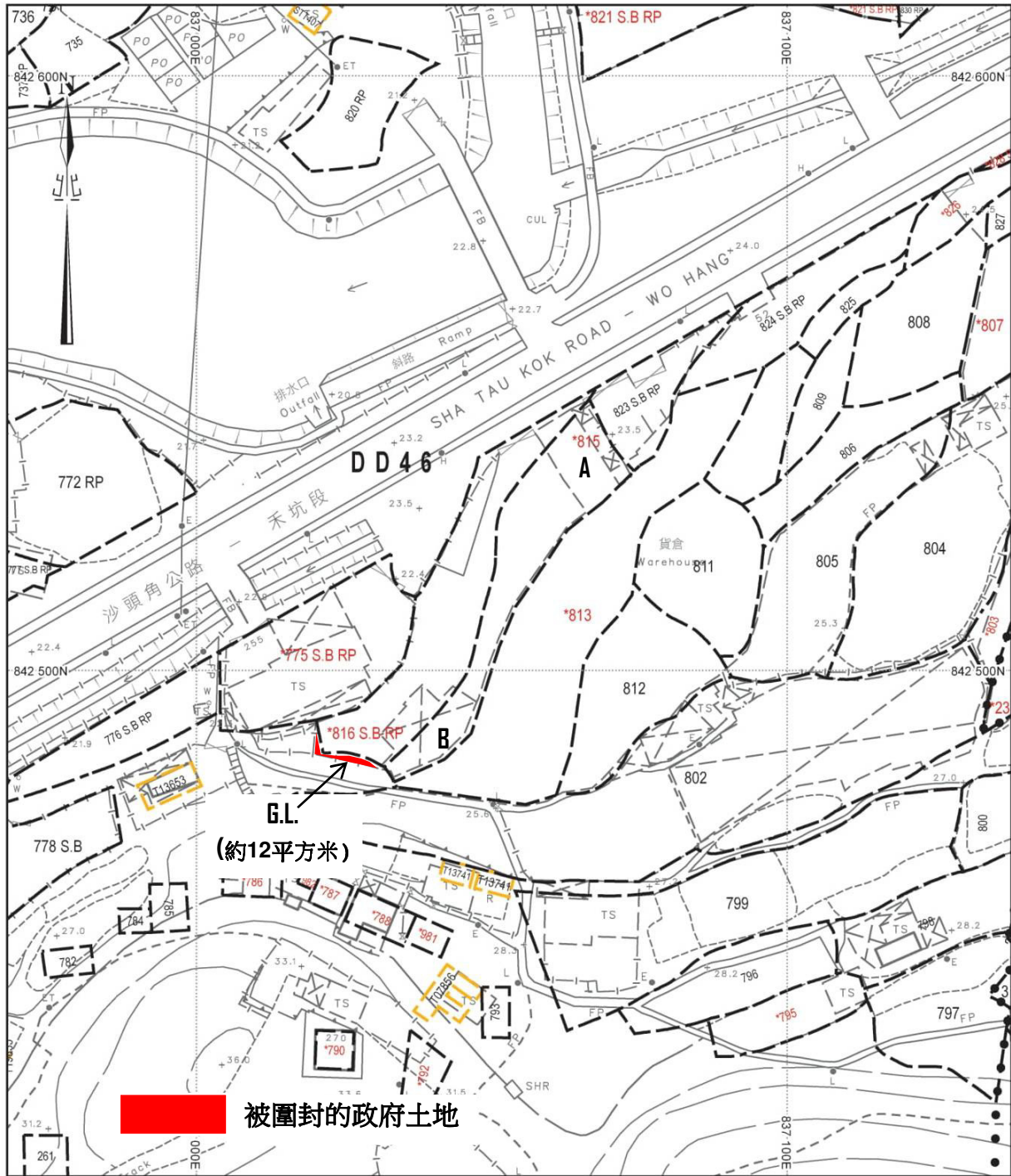
TPB申請表6(e)

Best Regards

Ben Fong

---

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input checked="" type="checkbox"/>	Please provide details 請提供詳情 拆除現有構築物.....	
	No 否 <input type="checkbox"/>		
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input checked="" type="checkbox"/>	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍)	
	No 否 <input type="checkbox"/>	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1165.9 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 ..... m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	_____		

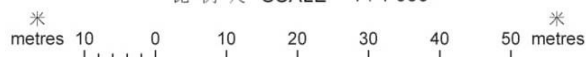


G.L.  
(約12平方米)

被圍封的政府土地

地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土

Locality : \_\_\_\_\_

Lot Index Plan No. : ags\_S00000137543\_0001

District Survey Office : Lands Information Center

Date : 13-Jan-2025

Reference No. : 3-NW-25D,3-NW-25B

Prepared by  
**HONEST LAND SURVEYS COMPANY**