



顧問有限公司
盈卓物業

Our Ref.: DD 106 Lot 154 RP
Your Ref.: TPB/A/YL-KTS/1045

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

By Email

04 March 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 154 RP (Part) in D.D. 106 and Adjoining Government Land,
Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1045)

We write to submit further information in response to department comments of the subject application.

Should you require more information regarding the application, please contact our [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

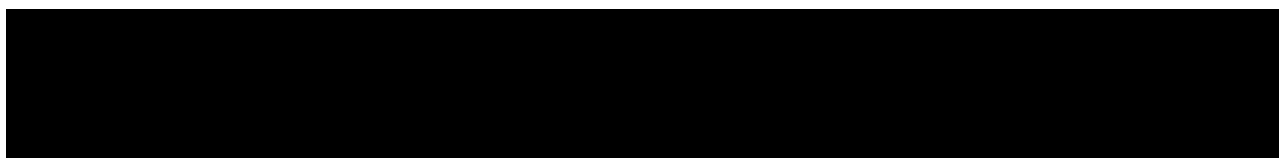
For and on behalf of
R-riches Property Consultants Limited

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Selena SIN
(Attn.: Mr. Michael SO

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Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 154 RP (Part) in D.D. 106 and Adjoining Government Land,
Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTS/1045)

- (i) The applicant supplements the following information for the captioned application:
- the applicant represents an affected operator whose warehouse business is affected by the development of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). The land where the affected business premises is located, i.e. formerly known as *Lots 1303 (Part), 1322 RP (Part), 1325 RP (Part) and 1326 RP (Part) in D.D. 125*, has been reverted to the Government. The affected operator currently operates the warehouse at the affected premises and is pending for the planning permission to facilitate its relocation to the application site (the Site);
 - all goods will be properly stored within the enclosed structure at all time during the period of the planning permission;
 - no open storage, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities and storage of dangerous goods will be carried out at the Site at any time during the period of the planning permission; and
 - the applicant will reinstate the Site to an amenity area upon expiry of the planning permission.
- (ii) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	According to the established practice, application of Short Term Tenancy for the purpose of access road on GL will not be normally entertained, even if the planning application is approved by TPB. If an Emergency Vehicle Access (EVA) on GL is requested by TPB and other government departments, a non-exclusive right of way (ROW) clause over GL on the STW application may be considered by this office.	Noted.

<p>(b)</p>	<p>If the planning application is approved, the lot owner(s) of the lots will need to apply to this office to permit the structures to be erected or regularize any irregularities on site, if any. The applicant has to either exclude the GL from the application site or immediately apply for a formal approval prior to the actual occupation of the GL. The application(s) for STW/ROW clause over GL will be considered by the Government in its capacity as a 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 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.</p>	<p>Noted. Upon obtaining the planning permission from the Town Planning Board, the applicant will submit applications for Short Term Waiver (STW) and right of way clause over the Government Land on the STW application.</p>
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