

Our Ref.: DD117 Lot 1483 & VL
Your Ref.: TPB/A/YL-TT/683

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

By Email

13 January 2025

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years in “Open Storage” and “Recreation” Zones,
Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/683)

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 [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/TMYLW, PlanD (Attn.: Ms. Eva TAM email: ekytam@pland.gov.hk)
(Attn.: Mr. Tommy MA email: tncma@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years in “Open Storage” and “Recreation” Zones,
Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

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(i) A RtoC Table:

Departmental Comments	Applicant’s Responses
1. Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. LI; Tel: 2443 1072)	
(a) The application site comprises Government Land (GL) and Old Schedule Agricultural Lot Nos. 1477 S.A ss.1, 1481, 1483, 1484 S.B, 1484 S.C, 1484 S.D, 1484 S.E, 1484 S.F, 1484 S.G, 1485 and 1486 all in D.D. 117 held under the Block Government Lease which contains The restrictions that no structures are allowed to be erected without the prior approval of the Government.	Noted. The applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to rectify the applied use erected on the concerned lots and Government Land after planning approval has been obtained from the Town Planning Board (the Board). The unauthorised structures erected on the concerned lots and GL will be demolished by the applicant after planning approval has been obtained from the Board to facilitate the proposed scheme.
(b) Within the application site, the following private lots and portion of GL are currently covered by Short Term Waivers (STWs) and Short Term Tenancy (STT), details of which are listed below:	Noted.

Lot No. GL in D.D.117	STW / STT No.	Permitted Use
1483, 1484 S.A, 1484 S.D and 1484 S.E	STW 5474	Temporary Wholesale Trade with Ancillary Office
1484 S.B and 1484 S.G	STW 5475	
1484 S.C and 1484 S.F	STW 5476	
GL in D.D.117	STTYL0186	

<p>(c) I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there are unauthorised structure(s) and/or uses on Lot 1477 S.A ss.1 and 1485 both in D.D. 117 which is 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.</p> <p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unlawful occupation of Government land adjoining the said private lot(s) with unauthorised structure(s) covered by the planning application</u></p> <p>The Government land within the application site (about 1,458m² as mentioned in the application form) has been fenced off and unlawfully occupied with</p>	<p>Noted. The applicant will apply for relevant approval to rectify the applied use accordingly.</p>
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<p>unauthorised structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap.28. LandsD objects to the planning application since there is unlawful occupation of Government Land (GL) and regularization would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the unlawful occupation of GL and remove the unauthorized structure(s) as demanded by LandsD. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice.</p> <p>If the planning application is approved, the STWs and STT holder(s) will need to apply to this office for modification of the STWs and STT conditions where appropriate and the lot owner(S) shall apply to this office for an STW to permit the structure(s) erected within Lot Nos. 1477 S.A ss.1, 1481, 1485 and 1486 in D.D.117. The application(s) for STW and 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 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.</p>	
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