Response to Comments from the Commissioner for Transport(Contact Person: Mr. Ray LAM, Tel: 2399 2405):

The applicant should also provide relevant signages to alert the pedestrians and road users at ingress/egress points for item (i).

The applicant understands that, in accordance with your department's recommendations, appropriate signages will be installed at the entrances and exits to alert pedestrians and road users. Furthermore, the entrance located on the northern side of the application site is reserved exclusively for authorized vehicles or government department use only.

Response to District Lands Officer/North, Lands Department (DLO/N, LandsD) (Contact Person: Ms. Tsang Yee Shun, Tel: 2675 1745):

1. The application site consists of old schedule agricultural lots of Lot Nos. 169 (part), 187 S.A (part) and 188 (part) all in D.D. 52 and adjoining Government land ("the GL"). The private lots are held under the Block Government Lease which contains the restriction that no structure is allowed to be erected without the prior approval of the Government. According to the plan attached to the planning application, the proposed vehicle access (ingress/egress) requires to pass through Government land. Please be advised that there is no right of access via the Government land granted to the application site.

2. I must point out that the following irregularity covered by the subject planning application has been detected by this office:

Unlawful occupation of the GL adjoining Lot No. 188 in D.D. 52 with unauthorized structure covered by the planning application

The GL within the application site (about 1,508.13m² as mentioned in the application form) has been illegally occupied with unauthorized structures without permission. Any occupation of the GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of the GL without further notice.

3. If the planning application is approved, the lots owner shall apply to this office a Short Term Waiver ("STW") to permit structures erected within the said private lots and

a Short Term Tenancy ("STT") to permit the occupation of the GL. The applications 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 will be considered.
4. The lots owner should comply with all the landfilling and excavation requirements imposed by relevant Government departments. The GL should not be disturbed unless prior approval is granted.

The applicant acknowledges that the unauthorized structures on Lot 188 have been cleared. Regarding the structures on government land—for which the applicant is neither the owner nor the occupier—discussions have been held with the Lands Department's Enforcement Section. The Lands Department has arranged for a contractor to carry out demolition and fencing works in late November. Should the planning permission be granted, the applicant intends to apply to your office for a "Short Term Waiver" (STW) to authorize the construction of structures on the aforementioned private lot, and concurrently for a "Short Term Tenancy" (STT) to authorize the occupation of the said government land.

Response to Comments from the Chief Town Planner/Urban Design and Landscape, Planning Department

(Contact Person: Mr. CHUI Wai Lun Martin, Tel. 3565 3947)

- with reference to the aerial photo taken in 2024, site photos taken on 9.10.2026 and her site visit conducted on 16.10.2026, the application site (the Site) was fenced off and generally formed with concrete. Some trees of common species were found in the eastern to southern portion of the Site; and
- since the Site is immediately adjacent to "Green Belt" zone, to mitigate possible landscape impacts from the proposed uses, consideration should be given to providing a landscape buffer at the northern part of the Site.

Eight trees located on government land within the eastern to southern portions of the site will be retained; an application for their transplantation will be formally submitted to the relevant departments once a Short Term Tenancy (STT) has been granted by the Lands Department.



Given the site’s immediate proximity to a "Green Belt" zone, the applicant will provide screen planting along the northern boundary to serve as a landscape buffer and mitigate any potential landscape impact arising from the proposed use (please refer to the attached plan).

