

Our Ref. : DD91 Lot 3350 S.B RP  
Your Ref. : TPB/A/NE-KTS/551

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

**By Email**

6 March 2025

Dear Sir,

**2<sup>nd</sup> 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,  
Various Lots in D.D. 91 and D.D.100, Lin Tong Mei, Fanling, New Territories**

**(S.16 Planning Application No. A/NE-KTS/551)**

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 [REDACTED]  
[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

(Attn.: Ms. Selena SIN

email: synsin@pland.gov.hk )

(Attn.: Ms. Charlotte CHI

email: ylchi@pland.gov.hk )



**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, Various Lots in D.D. 91 and D.D.100, Lin Tong Mei, Fanling, New Territories**

**(Application No. A/NE-KTS/551)**

- (i) A replacement page of the application form is provided (**Annex I**).
- (ii) The applicant would like to provide clarifications on the subject application, details are as follows:
- The applicant's original premises in Tong Yan San Tsuen has already ceased operation due to the land resumption by the Government in August 2022, the applicant therefore desperately needs to identify a suitable site for relocation to continue their business premises.
  - No open storage activities will take place within the application site (the Site) at any time during the planning approval period. All goods will be stored within the enclosed structures within the Site at any time during the planning approval period.
- (iii) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD)</b> <b>(Contact Person: Mr. HO Kwok-leung ; Tel.: 2675 1777)</b>		
(a)	No consent is given for the proposed vehicular access via GL (as mentioned in the DRW No. PLAN 11 attached to the application form). The applicant should make his own arrangements for acquiring access to the application site. Any occupation of GL without Government's prior approval is an offence under Cap. 28.	The vehicular access indicated in Plan 11 of the submission will be demolished by the applicant after planning approval has been obtained from the Town Planning Board (the Board).
(b)	The following irregularity <u>not</u> covered by the subject planning application has been detected by this office:  <u>Unlawful occupation of Government land not covered by the planning application</u>  The Government land adjoining the application site has been fenced off without permission. The Government land being illegally occupied is	The unlawful occupation of Government land (GL) not covered by the current application will be demolished by the applicant after planning approval has been obtained from the Board.

	not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of Government land 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 Government land without further notice. For direct grant of Short Term Tenancy (STT) of the adjoining GL to the Applicant for temporary uses, prior policy support from the relevant Bureau has to be obtained.	
(c)	The lot owner shall cease the illegal occupation of the Government land not covered by the subject planning application immediately <u>and</u> , subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required and subject to the availability of policy support as mentioned in para. 3 above, apply to this office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures to be erected and the occupation of GL. The application 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/STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take 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.	As the Site would only cover 7 private lots in D.D. 91 and 4 private lots in D.D. 100, the applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concerned lots after planning approval has been obtained from the Board. No structure will be erected on GL.

Proposed operating hours 擬議營運時間 Monday to Saturday from 07:00 to 19:00, no operation on Sunday and public holiday ..... .....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  Accessible from Fan Kam Road via a local access <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
	No 否	<input type="checkbox"/>	
(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 type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" 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)  <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 ..... 6,604 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... not more than 2.3 ..... m 米 <input 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	
	No 否	<input type="checkbox"/>	
(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 checked="" type="checkbox"/> No 不會 <input 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 checked="" type="checkbox"/> ..... .....		

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7 March 2025

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(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the Director of Environmental Protection (DEP)</b> <b>(Contact Person: Ms. Abby LAU; Tel.: 2835 1300)</b>		
(a)	The applicant shall advise if septic tank and soakaway system will be provided for wastewater treatment or chemical toilets will be provided.	During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by the staff. Given that no public sewer is available in the vicinity of the Site, the applicant proposes to provide septic tank and soakaway system to collect sewage generated from the proposed development. The design and construction of the septic tank and soakaway system will strictly follow the requirements as stipulated in <i>ProPECC PN 1/23</i> . Licensed collectors will be employed by the applicant to collect and dispose of the sewage regularly.