

Our Ref. : DD94 Lot 424 RP
Your Ref. : TPB/A/NE-KTS/566

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

By Email

4 November 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lot 424 RP (Part) in D.D. 94, Kwu Tung South, Sheung Shui, New Territories**

(S.16 Planning Application No. A/NE-KTS/566)

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 Planning Limited



Louis TSE
Town Planner

[REDACTED]

[REDACTED]

Responses-to-Comments

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and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
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(Application No. A/NE-KTS/566)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) (Contact Person: Mr. HO Kwok-leung, Brian; Tel: 2675 1777)		
(a)	<u>Unauthorized structure within the said private lot covered by the planning application</u> There are unauthorized structures on the said private lot. The lot owner should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	Noted. The applicant will submit Short Term Waiver (STW) application to rectify the proposed structures erected on the concerned lot after planning approval has been obtained from the Town Planning Board (the Board). No structure is proposed for domestic use.
(b)	<u>Unauthorised structures extended from the said private lot not covered by the planning application</u> There are unauthorized structures extended from the said private lot to adjoining Lot Nos. 423 and 424 S.A in D.D.94 not covered by the subject planning application. The lot owner should immediately rectify the lease breaches and this office reserves the right to take necessary lease enforcement action against the breaches without further notice.	Noted. The unauthorised structures erected on the concerned lot not covered by the current application will be demolished by the applicant after planning approval has been obtained from the Board to facilitate the proposed scheme.
(c)	<u>Unlawful occupation of Government land with unauthorized structure not covered by the planning application</u> The GL adjoining the said private lot has been fenced off/illegally occupied with unauthorized structure without permission. The GL being illegally occupied is not included in the application. Please clarify the extent of the	The unlawful occupation of Government land (GL) will be demolished by the applicant after planning approval has been obtained from the Board. No structure will be erected on GL.

	application site with the applicant. Any occupation of GL without Government's prior approval is an offence under Cap.28. This office reserves the rights to take necessary land control against the illegal occupation of GL without further notice. The lot owner shall either (i) remove the unauthorized structure and cease the illegal occupation of the GL not covered by the subject planning application immediately; or (ii) include the unauthorized structures and the adjoining GL being illegally occupied in the subject planning application for further consideration by the relevant department <u>and</u>, subject to approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for Short Term Wavier (STW) and Short Term Tenancy (STT) to permit the structures erected/to be erected and the occupation of 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 on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date the unauthorised structures were erected/occupation of GL as well as administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserved the right to take enforcement action against the lot owner 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 structures will be considered.	
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