

Our Ref. : DD100 Lot 1435 & VL
Your Ref. : TPB/A/NE-KTS/568

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

By Email

13 February 2026

Dear Sir,

1st 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,
Various Lots in D.D. 100, Lin Tong Mei, Kwu Tung South, New Territories**

(S.16 Planning Application No. A/NE-KTS/568)

We are writing to submit further information to respond to departmental comments upon the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner

1st 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,
Various Lots in D.D. 100, Lin Tong Mei, Kwu Tung South, New Territories**

(Application No. A/NE-KTS/568)

- (i) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) Contact Person: Ms. TSANG Yee Shun; Tel: 2675 1745)	
(1)	<p><u>Unauthorized structures within Lot Nos. 1435, 1601 S.A RP, 1601 S.B RP and 1602 in D.D. 100 not covered by the planning application</u></p> <p>There are unauthorized structures within Lot Nos. 1435, 1601 S.A RP, 1601 S.B RP and 1602 in D.D. 100 not covered by the planning application. The lot owners should immediately rectify the lease breaches or advise any toleration was given by competent authority to these structures. This office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>
(2)	<p><u>Unlawful occupation of Government land not covered by the planning application</u></p> <p>The GL adjoining Lot Nos. 1435 and 1601 S.B RP in D.D. 100 has been fenced off without permission. The GL being illegally occupied is not included in the application. Regularization would not be considered according to prevailing policy. 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 action against the illegal occupation of GL without further notice.</p>

<p>(3)</p>	<p>The lot owners/applicant shall either (i) remove the structures and cease the illegal occupation of GL not covered by the subject planning application immediately; or (ii) include the structures in the subject planning application which shall have reflected the rectification or amendment as aforesaid and required, apply to this office for Short Term Waiver (STW) to permit the structures erected/to be erected on site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on the whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the unauthorised structures were erected as well as administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	
<p>(4)</p>	<p>Unless and until (i) the unauthorized structures not covered in the planning application are duly rectified by the lot owner/applicant or entirely included in the subject application; and (ii) the unlawful occupation of GL is duly rectified by the lot owner/applicant, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p>	