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BY EMAIL

Secretary, Town Planning Board
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(CC: Ms. SIU Wai Yin, Florence (Town Plnr/Fanling, Sheung Shui 3)
Mr. JIANG Yu, Connie (Town Planning Grad/Fanling, Sheung Shui & Yuen Long E 4)

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED TEMPORARY PRIVATE VEHICLE PARK (EXCLUDING CONTAINER
VEHICLES) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS IN
“VILLAGE TYPE DEVELOPMENT” AND “GREEN BELT” ZONES AT LOTS 3335 S.U SS.1
AND 3335 S.T SS.1 IN D.D. 91, LIN TONG MEI, NEW TERRITORIES**

Planning Application No. A/NE-KTS/571 – Further Information (1)

References are made to the email dated 9th March 2026, 23rd March 2026 and 10th April 2026 regarding further comments from various government departments and public comments.

To address the comments, please find the attached response-to-comment (R-to-C) table (**Attachment 1**) for your reference.

Should you have any queries with this submission, please feel free to contact Mr. Arthur Ma at [REDACTED]

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED



Greg Lam
P.P. Greg Lam



Planning Application No. A/NE-KTS/571

Attachment 1: Response-to-Comment Table (Departmental Comments)

<i>Departmental Comments</i>	<i>Response</i>
Transport Department received on 09.03.2026 by email	
1. TD has no adverse comment on the swept path analysis in Appendix I of the Supplementary Planning Statement.	Noted with thanks.
2. The applicant shall also advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site. In particular the road outside the subject lot is a one-lane two-way carriageway which shall not be blocked.	As the Subject Premises is proposed for the private operation of a construction company only, the Applicant will schedule arrivals to ensure construction vehicles return at different times. Additionally, a CCTV system has been installed at the Subject Site to enhance traffic monitoring of the surrounding area by on-site staffs, who will carry out site traffic management when required to ensure no queuing of vehicles outside the subject site.
3. The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	Given that the site is for private use only, traffic volume will be minimal; Nonetheless, to ensure pedestrian safety, signage such as "BEWARE OF VEHICLES" and "BEWARE OF PEDESTRIANS" will be installed at the site entrance to alert both drivers and pedestrians. Additionally, a convex mirror will be provided to ensure clear sightlines for drivers entering or exiting the premises. The Applicant will instruct company drivers to remain vigilant of both traffic and pedestrians.
4. The concerned access road leading to the subject site from Fan Kam Road is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the concerned local track for using it as the vehicular access to the subject site.	Noted with thanks.
Environmental Protection Department received on 09.03.2026 by email	
1. The applicant shall advise if the proposed development will cause any traffic of heavy vehicles (vehicles having a permitted gross vehicle weight exceeding 5.5 tonnes) in its operation.	Since the Applicant operates a construction company, the proposed development will involve traffic from its construction vehicles (exceeding 5.5 tonnes). However, as a private parking facility, the site will accommodate only five company-owned vehicles, with no other parking permitted. As these vehicles depart for work during the day and return only in the evening (before 8pm), the resulting traffic impact on the surroundings

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<i>Departmental Comments</i>	<i>Response</i>
	is insignificant.
Lands Department received on 10.04.2026 by email	
<p>1. The application site comprises Old Schedule Agricultural Lot Nos. 3335 S.U ss.1 and 3335 S.T ss.1 in D.D. 91 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the application site is required to pass through both Government land and private lots but no right of access via Government land is granted to the application site. The applicant should make his own arrangements for acquiring access to the Site. The Government shall accept no responsibility in such arrangements.</p>	Noted with thanks.
<p>2. The application site is already being used for the uses according to the application.</p>	This planning application demonstrates the Applicant's intention to rectify the existing use at the Subject Site, and therefore no additional land filling is required. The Applicant will also regularize the lease breaches as requested by the relevant government departments once the town planning application is approved.
<p>3. I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structures within the said private lots covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there are unauthorised structures and uses on the private lots which are already subject to lease enforcement actions according to case priority. The lot owner should immediately rectify/regularise the lease breaches as demanded by LandsD.</p>	Noted. The Applicant will regularize the lease breaches as requested by the relevant government departments once the town planning application is approved.
<p>4. The following irregularities <u>not</u> covered by the subject planning</p>	Noted. The Applicant will regularize the lease breaches as requested by

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<i>Departmental Comments</i>	<i>Response</i>
<p>application have been detected by this office:</p> <p><u>Unauthorised structures extended from the said private lots to the adjoining private lots not covered by the planning application</u></p> <p>There is unauthorized structure extended from application site to the adjoining private lots (i.e. Lot Nos. 3335 S.BG ss.1, 3335 S.BG RP, 3335 S.BH ss.1, 3335 S.BH RP, 3335 S.BI ss.1, 3335 S.BI RP, 3335 S.BJ ss.1 and 3335 S.BJ RP in D.D. 91) which are not covered by the subject planning application. The lot owner should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	<p>the relevant government departments once the town planning application is approved.</p>
<p>5. The lot owner/applicant shall either (i) remove the unauthorised structures not covered by the subject planning application immediately or (ii) include the unauthorised structures in the subject planning application for the further consideration by the relevant departments <u>and</u>, subject to the 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 STW (on whole lot basis) to permit the structures erected. 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 subject to such terms and conditions including the payment of back-dated waiver fee from the first date the structures were erected and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be</p>	<p>The structures within the application boundary have been entirely included in this planning application. The Applicant will regularize these structures by applying for a Short Term Waiver (STW) upon obtaining approval from the Town Planning Board.</p>

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<i>Departmental Comments</i>	<i>Response</i>
considered. In addition, LandsD reserves the right to take enforcement action against the lot owner/applicant 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.	
6. Unless and until the unauthorised structures are duly rectified by the lot owner/applicant or entirely included in the subject planning application, 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.	Noted. The structures within the application boundary have been entirely included in this planning application. The Applicant shall rectify all the unregularized structures at the Subject Site and apply for STW upon the approval by the Town Planning Board.
Public Comments received on 23.03.2026 by email	
1. Planning Context of the Subject Site	The Site has been in use by the Applicant since 1989, predating the first Gazette publication of the Kwu Tung South Interim Development Permission Area (DPA) on August 17, 1990. Through this application, the Applicant intends to regularize the existing use of the Site with no major changes to current settings. The proposal involves a private operation with only five parking spaces. No vehicles other than those owned by the Applicant's company will be permitted to park on-site. This small-scale development is expected to have an insignificant impact on nearby residents, as the Site is intended only for the temporary parking of construction vehicles and will not frustrate the long-term planning intentions of the "V" and "GB" zones.
2. Traffic concerns	Given the small scale and private nature of the proposed development, the traffic impact on the surroundings is insignificant, particularly as the private vehicle park has been in operation for over three decades. The site provides only four parking spaces for construction vehicles and one additional space for private car; consequently, traffic generation is minimal. Nevertheless, to ensure pedestrian safety, the Applicant will carry out traffic management measures as appropriate.
3. Proposed Filling of Land at the Subject Site	This planning application seeks to regularize the existing use of the Subject Site. Therefore, no additional land filling is required.
4. Nuisance to nearby residents	As the Subject Site is used exclusively for the private parking of

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<i>Departmental Comments</i>	<i>Response</i>
	construction vehicles and private cars of 5 spaces only, which will depart for work during the day and return only in the evening (before 8pm), any potential nuisance to nearby residents is insignificant. Furthermore, no car washing, vehicle repairs, or other workshop activities will be permitted on the Application Site.
5. Land matters and structures at the Subject Site	The structures within the application boundary have been entirely included in this planning application. Upon approval of the planning application, the Applicant will proceed with the application for short-term waivers and the regularization of structures at the Subject Site.
6. Other matters	Noted with thanks.