

## Appendix I

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### **Cheryl Tsz Man TSANG/PLAND**

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寄件者: TsangShun Qi <[REDACTED]>  
寄件日期: 2026年01月12日星期一 11:29  
收件者: Cheryl Tsz Man TSANG/PLAND  
主旨: 回复 : Re: Planning Application No. A/NE-MKT/56 Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of Land for a Period of 3 Years  
附件: A\_NE\_MKT\_56\_AFCD comments & response.pdf; A\_NE\_MKT\_56\_DSD comments & response-01.pdf  
類別: Internet Email

Dear Sir/Madam,

Please find the revised documents for DSD & AFCD in attachment.

Thanks & Regards

Tsang shun ki  
[REDACTED]

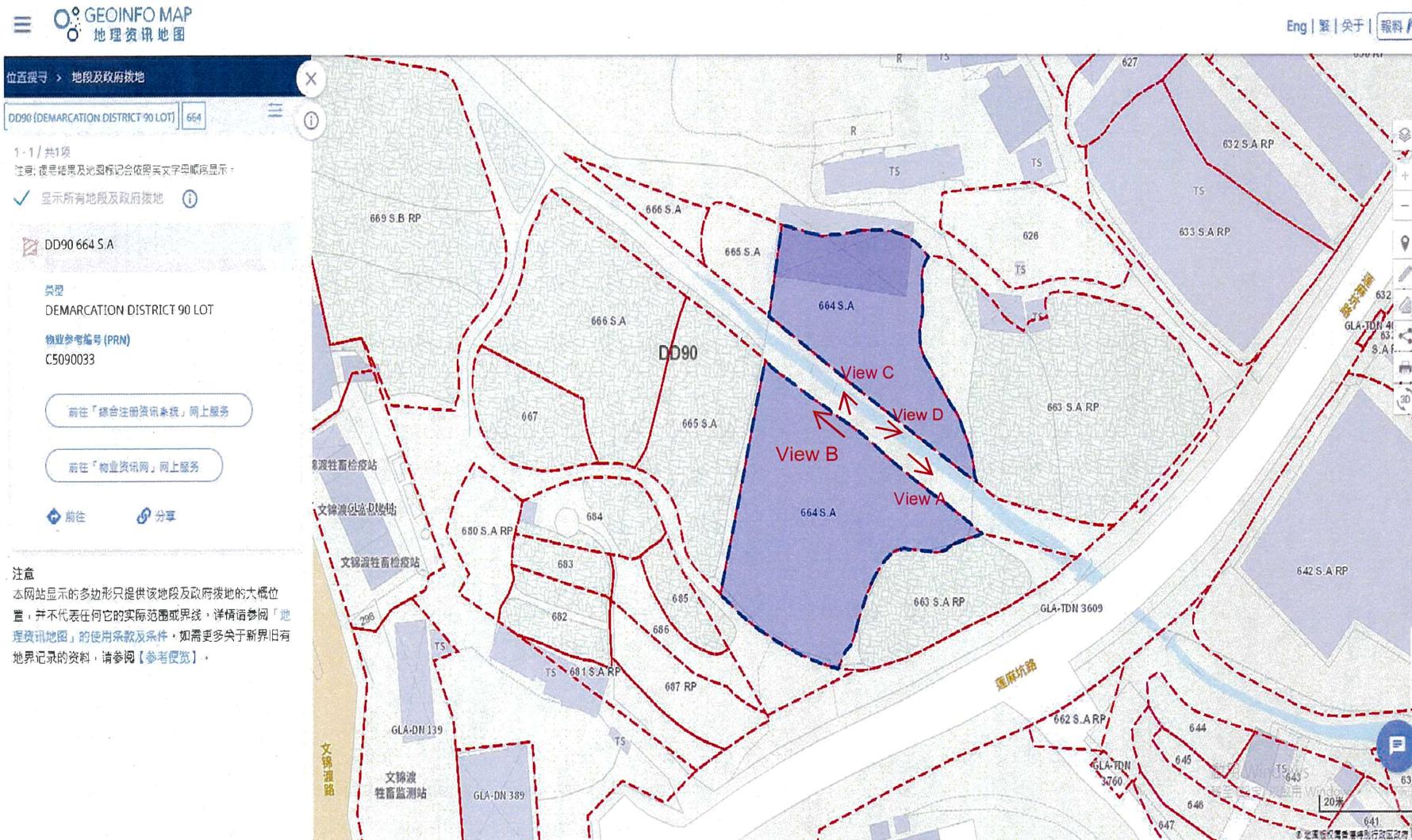
Department	Date	Comments	Response to comments
Director of Agriculture, Fisheries and Conservation	16-12-2025	<p>From agricultural perspective</p> <p>The application site (the Site) falls within the "Agriculture" zone and is generally vacant. Agricultural infrastructures such as road access and water source are available in the area. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed use is not supported from agricultural perspective.</p>	Noted, this purposed planning is of a temporary nature, and the applicant will comply with all comments raised by the departments to minimize any potential impacts.

		<p>From nature conservation perspective</p> <p>The applicant should implement good site practice and measures to protect nearby watercourses from adverse impacts during the construction and operational phases.</p>	<p>Construction Phase :</p> <ol style="list-style-type: none"> <li>1. The applicant will fine the contractor if any dispose of construction waste and debris into nearby watercourses.</li> <li>2. The applicant will regularly remove silt and debris to keep waterways clear and minimize pollutant buildup.</li> <li>3. The applicant will be placing sandbags or silt curtains to prevent any adverse impacts on the stream water qualities.</li> </ol>
			<p>Operation Phase:</p> <ol style="list-style-type: none"> <li>1. The applicant will regularly remove silt and debris to keep waterways clear and minimize pollutant buildup.</li> <li>2. No open storage activities, maintenance, dismantling, repairing, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period.</li> </ol>

05-01-2026	<p>The applicant should provide more site photos with different viewpoints to confirm whether the whole watercourse within the application site is already modified.</p>	<p>The whole watercourse within the application site be constructed to an existing 2.1m(W) x2.7m(D) open channel.</p> <p>In this S16 application, the applicant has submitted a proposal to the Drainage Services Department to modify the existing open channel into a trapezoidal channel. Construction has not yet commenced.</p> <p>All site photos refer to Appendix A</p>

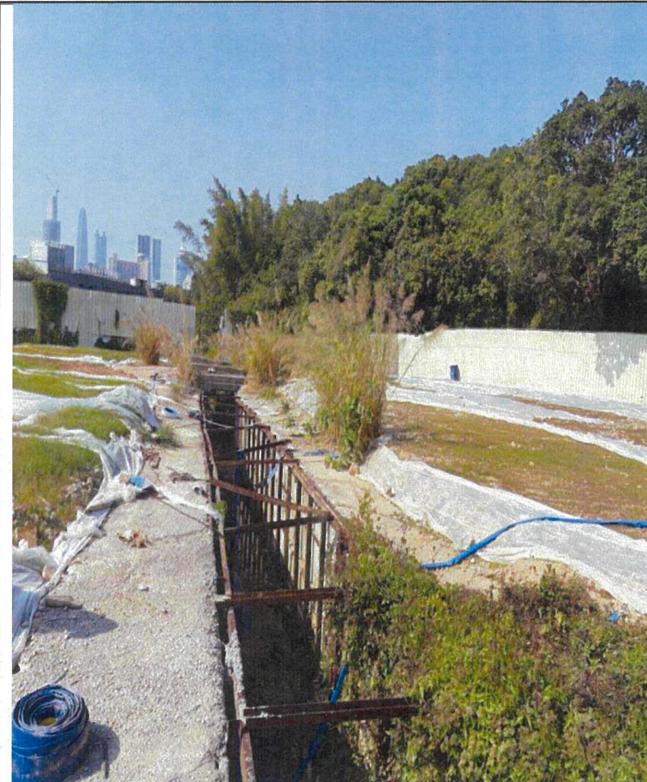
		<p>(ii) The applicant should also confirm whether the proposed drainage improvement works or modification works will not be implemented at the immediate upstream, which is a natural stream.</p>	<p>No drainage improvement work will implement at the immediate upstream which is outside the site boundary.</p>

## Appendix A - Site Photos

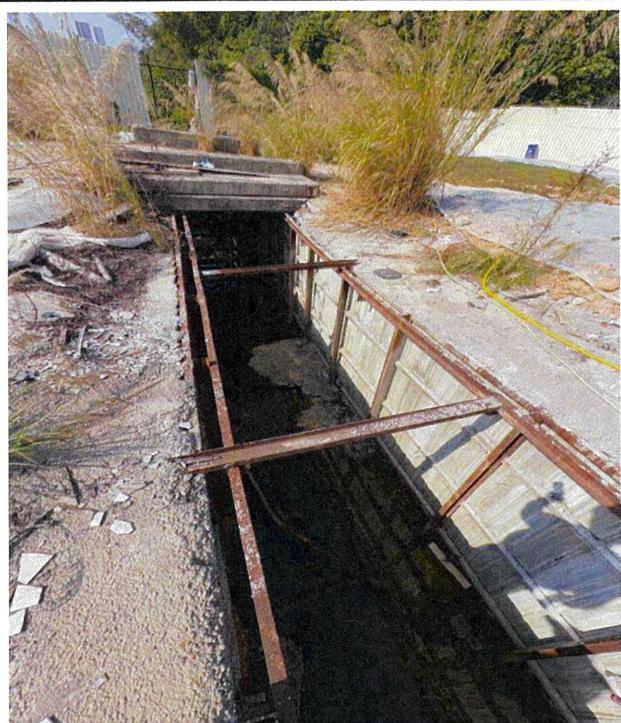




View A (Existing Open Channel )



View B (Existing Open Channel )



View C (Existing Open Channel )



View D (Existing Open Channel )

Department	Date	Comments	Response to comments
Chief Engineer/Mainland North, Drainage Services Department (DSD)	16-12- 2025	<p>a. The Site is located adjacent to an existing streamcourse with a platform decking over. The Site area is considered as a complicated site and the applicant should submit a comprehensive Drainage Impact Assessment (DIA) referring to DSD Advise Note No. 1 'Application of the Drainage Impact Assessment Process to Private Sector Projects'. Please review if the current assessment has covered the relevant requirements. Particularly, the completed DIA should be signed and certified by the qualified engineer in charge before it is submitted to DSD for comment;</p>	<p>Noted. The DIA has been revised and signed by RPE. Please refer to Appendix C</p>
		<p>b. The DIA shall demonstrate that there would be adequate measures provided at the resources of the applicant to ensure capacity of streamcourse and flooding susceptibility of the adjoining areas</p>	<p>Adequate measures are provided and presented in the DIA</p>

		<p>would not be adversely affected by the proposed use and to avoid the Site from being eroded and flooded. The applicant is required to assess whether the downstream for drainage connection would have sufficient capacity to receive the stormwater runoff. Flood mitigation measures proposed in the DIA and any other stormwater drainage facilities should be provided and maintained by the applicant to the satisfaction of her office;</p>	
		<p>c. Drawing D01 refers. Please provide details including alignment, extent and invert levels of the proposed trapezoidal open channels. Also, please review if the invert level can effectively discharge the upstream surface runoff. If the drainage improvement works are to be conducted at the streamcourse within the fencing, please consider extend the area of the Site to include</p>	<p>The alignment, extent and invert levels of the proposed trapezoidal open channels have been presented in Drawing D01.</p>

		such works area for consistency purpose;	
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		<p>d. As reflected in Photo 1, there is existing platform with steel truss structure underneath which could block the flow path. Please review if the platform and steel truss can be removed;</p>	All the steel truss structures shall be removed.
		<p>e. Please provide more photos to demonstrate the condition of the existing streamcourse, immediate upstream and further downstream, and surrounding environment of the Site;</p>	More photos are provided.
		<p>f. Layout plan refers. Please advise whether the proposed new platform shall have any supporting structure erected within the proposed trapezoidal channel, which may affect the hydraulic performance;</p>	The new platform stated in the layout plan to solely above the proposed trapezoidal channel that would not affect the hydraulic performance.
		<p>g. Drawing D02 refers. According to record, the ground level at Lot 663 S.A RP in D.D. 90 is around +7.5mPD rather than +10.2mPD. Please justify the flow path within Lot 663 S.A RP in D.D. 90. Also, the flooding situation as reflected in Photo 2 can be related to the elevated site formation level at the Site, where the</p>	It is revised accordingly. With the modified channel, the invert level will be lowered such that the overland flow from Lot 663 S.A RP in D.D.90 can be collected and discharged properly.

		<p>overland flow cannot path through.</p> <p>Mitigation measures to reinstate or divert the original flow path should be provided;</p>	
		<p>h. The applicant shall be required to place all the proposed works 3m away from existing streamcourse between the Site. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to her satisfaction;</p>	Noted.
		<p>i. Please ensure that no site debris/untreated runoff is allowed to be dumped and/or washed into the streamcourse/proposed channel. If any refuse or other materials are found to have been deposited in the streamcourse/proposed channel as a result of the applicant's works, the applicant shall take immediate actions to remove them without undue delay;</p>	Noted.
		<p>j. The applicant should be reminded to</p>	Noted.

		minimize the possible adverse environmental impacts on the existing streamcourse in his/her design and during construction;	
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		<p>k. The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;</p>	Noted.
		<p>l. The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;</p>	Noted.

		<p>m. The proposed drainage works, whether within or outside the Site, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;</p>	Noted.
		<p>n. The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his/her completed drainage works;</p>	Noted.
		<p>o. The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required;</p>	Noted.
		<p>p. For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from the District Lands Officer/North of Lands Department and/or relevant private lot owners;</p>	Noted.

		q. The applicant should make good all the adjacent affected areas upon the completion of the drainage works; and	Noted.
		r. The site is in an area where no public sewerage connection is available.	Notcd.

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主旨: 回复 : Re: Planning Application No. A/NE-MKT/56 Proposed Temporary Warehouse for  
Storage of Car Parts and Associated Filling of Land for a Period of 3 Years  
附件: A\_NE\_MKT\_56\_Lands comments & response.pdf  
類別: Internet Email

Dear Sir/Madam,

Regarding to the comments from **Lands Department**. We note and response to all the comments.  
Please find attachment.

Thanks & Regards

Tsang shun Ki  
[REDACTED]

Department	Date	Comments	Response to comments
District Lands Officer/North, Lands Department	07-01-2026	<p>a) he objects to the application;</p> <p>(b) the application site (the Site) comprises Old Schedule Agricultural Lot 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 Site is required to pass through Government Land (GL) but no right of access via GL is granted to the Site;</p>	<p>We noted. This proposed planning is of a temporary nature, and the applicant will comply with all comments raised by the Lands Department.</p> <p>We noted. The proposed ingress/egress areas are included in and mentioned within the S16 planning application, related plans, and planning statement.</p>

	<p>(c) no consent is given for inclusion of GL in the Site. However, part of the adjoining GL within an existing watercourse has been filled and fenced off without any permission. Any disturbance and occupation of GL without Government's prior approval are offences under law. The lot owner/applicant shall immediately cease the illegal occupation of the GL and reinstate the watercourse to government's satisfaction;</p>	<p>After receiving the comments from the Lands Department on 7 January 2026, we immediately started the reinstatement works for the unauthorized filling on the Government Land adjoining the existing watercourse within the site.</p> <p>We are fully cooperative and compliant with instructions from all relevant government departments. As the work requires time to complete, we will do our utmost to finish the reinstatement as early as possible.</p>
	<p>(d) 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. As the applicant does not provide any details on the policy support, the applicant should seek comments from the relevant bureau, especially noting that the application highlights the original business operation of the applicant is affected by the development of Hung Shui Kiu/Ha Tsuen New Development Area;</p>	<p>We noted the comments. We have consulted the views of other relevant departments through the Section 16 planning application, including DSD, TD, EPD, and AFCD, and all departmental comments have been received and addressed. We sincerely hope that these responses satisfy all requirements.</p> <p>Supplementary documents have been provided in support of the applicant, demonstrating that the applicant's original business operations have been affected by the development of the Hung Shui Kiu/Ha Tsuen New Development Area.</p>

		<p>(e) the following irregularities covered by the subject planning application have been detected by his office:</p> <p>Unauthorised structure within the said private lot covered by the planning application</p> <p>LandsD has reservation on the planning application since there are unauthorised structures on the private lot which is already subject to lease enforcement actions according to case priority.</p> <p>The lot owner should rectify the lease breaches as demanded by LandsD; and</p> <p>Unlawful occupation of GL with unauthorised</p>	<p>After receiving the comments from the Lands Department on 7 January 2026, we immediately started the demolition works for the unauthorized structure within the site.</p> <p>We are fully cooperative and compliant with instructions from all relevant government departments. As the work requires time to complete, we will do our utmost to finish the reinstatement as early as possible.</p>

		<p>structure covered by the planning application</p> <p>LandsD objects to the planning application since there are illegal land filling and occupation of GL in which regularisation would not be considered according to the prevailing policy. The lot owner should immediately reinstate the watercourse falling within GL, cease the illegal occupation of GL and remove the unauthorised structures as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;</p>	
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	<p>(f) the lot owner/applicant shall reinstate the watercourse falling within GL, cease the illegal occupation of the GL immediately and subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required and the availability of the policy support of the direct grant STT, apply to his office for a Short Term Waiver (STW) and STT to permit the structures erected/to be erected and occupation of GL. The applications for STW/STT will be considered by the Government in its capacity as a landlord and there is not guarantee that it will be approved. The STW, if approved, will be on whole lot basis and the STW/STT will be subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date when the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner/applicant for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in</p>	<p>We have carefully reviewed and fully understood the comments provided by the Lands Department in respect of the subject planning application.</p> <p>As the lot tenant, we sincerely regret the unauthorized filling and erection of structures on Government land</p> <p>We undertake to fully cooperate with the Department and to rectify the irregularities as soon as possible. In accordance with the Department's requirements, we are actively carrying out the reinstatement of works and have immediately ceased all unauthorized occupation of Government land. We will make every effort to complete the necessary reinstatement and remedial measures in the shortest possible time. Upon approval of the planning application by the Town Planning Board, we will immediately submit a formal application to the Lands Department for a short-term waiver and short-term tenancy to regularize the structures erected/to be erected on Government land.</p> <p>We fully accept that the application will be processed on a whole-lot basis and will be subject to all relevant terms and conditions, including payment of retrospective waiver fees/rent (calculated from the date the unauthorised</p>
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		<p>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;</p> <p>structures were first erected) and any administrative fees as determined by the Lands Department at its discretion.</p> <p>We remain committed to complying with all governmental requirements and sincerely appreciate the Department's guidance in this matter.</p>
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	<p>(g) the applicant should comply with all the land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval; and</p>	<p>We Noted.</p>
	<p>(h) unless and until the disturbance and the unlawful occupation of GL are duly rectified by the lot owner/applicant, it should be taken as his office objects to the application which must be brought to the attention of the Town Planning Board when it considers the application.</p>	<p>After receiving the comments from the Lands Department on 7 January 2026, we immediately started the reinstatement works within the site.</p> <p>We are fully cooperative and compliant with instructions from all relevant government departments. As the work requires time to complete, we will do our utmost to finish the reinstatement as early as possible.</p>

## **Supplementary Document**

**Supplementary statement for Sympathetic Consideration of Genuine Difficulties Arising  
from the Hung Shui Kiu/Ha Tsuen New Development Area Project**

Dear Sir/Madam,

The applicant's original business operations have been significantly impacted by the development of the Hung Shui Kiu/Ha Tsuen New Development Area. The attached documents clearly demonstrate that the relevant land parcels were used for lawful purposes prior to the announcement and implementation of the New Development Area. The progressive land resumption and infrastructure works associated with the New Development Area have directly affected the applicant's years of effort, operational space, and viability of the applicant's long-standing business at its original location. Consequently, the applicant was compelled to relocate in order to sustain business operations and livelihood. Given the circumstances described above, we earnestly hope that relevant departments will take into consideration the genuine hardship faced by the applicant arising from the New Development Area project. We will fully cooperate with all requirements and rectify the non-compliant situation as soon as possible. We sincerely appreciate your committee and relevant departments understanding and support in this matter.

(申請人的原有業務運作因洪水橋 / 廈村新發展區的發展而受到重大影響。隨附文件清楚顯示，有關地段在新發展區宣布及實施之前，曾用作合法用途。新發展區相關的土地逐步收回及進行基建工程，直接影響申請人於原址經營多年的業務的心血、營運空間及可行性。因此，申請人被迫遷址以維持業務運作及生計。

鑑於上述情況，我們殷切期盼相關部門能體恤申請人因新發展區計劃所衍生的真實困境。我們將全力配合各項要求，並盡快糾正違規狀況，同時衷心感謝貴委員會和相關部門對此事宜的理解與支持。)

Yours faithfully,

電話 Tel: 3547 0726  
圖文傳真 Fax: 3565 4270  
電郵地址 Email: slep7@landsd.gov.hk  
本署檔號 Our Ref: ( ) in LD NDA HSK/SBUT/0251  
來函檔號 Your Ref:

來函請註明本署檔號  
Please quote our reference in your reply



地政總署  
新發展區組  
NEW DEVELOPMENT AREA SECTION  
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室  
Units 1501-10, Level 15, Landmark North,  
39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website : [www.landsd.gov.hk](http://www.landsd.gov.hk)

Topfaith Electronics Limited (德暉電子有限公司)

(經辦人：梁志強 先生)



梁先生：

洪水橋／廈村新發展區第二期發展工程  
業務經營者：Topfaith Electronics Limited (德暉電子有限公司)

清拆編號：H29/401-404 and 404A-M

你／貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須遷出。

有關你／貴公司露天／戶外業務經營者的特惠津貼評估正審核中，本署會稍後通知你／貴公司審核結果。

如你／貴公司對此事有任何查詢，請於辦公時間內致電 3547 0719 與本人聯絡。

總產業測量師／新發展區

(劉妙萍



代行)

2026 年 1 月 8 日