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Cheryl Tsz Man TSANG/PLAND

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類別: Internet Email

Dear Sir,

Please see attached response to the comments of Government departments. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 5 pages

Date: 4 March 2026

TPB Ref.: A/NE-MKT/57

By Email

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

Dear Sir,

Proposed Temporary Warehouse (Excluding Dangerous Goods) and Associated Filling of Land for a Period of 3 Years at Lots 588, 589 & 590 RP in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Our response to the comments of the DEVB is as follows:

DEVB's comments	Applicant's response
<p>Planning application No. A/NE-TKLN/117 for 宏興行 was approved with conditions on 6.2.2026, and the site area (about 2,715.7m²) is similar to that of the affected operation in San Tin (about 25,000ft² or 2,322.6m²). The applicant is required to submit additional information to justify the need of an additional site under planning application No. A/NE-MKT/57 for further consideration.</p>	<p>Noted. The current application is to facilitate relocation of the storage business from Shan Ha Tsuen occupied by Fugo Furniture Trading Co. which has been resumed by Government for the Yuen Long South New Development Area. The previous site falls within the Yuen Long South New Development Area (YLS NDA) and the concerned lot (i.e. Lot 313 (Part) in D.D.119). The warehouse at the application site in the current application as shown in the attached layout plan (i.e. 740m²) is the most closely to the area of the original site at Shan Ha Tsuen (i.e. about 550m²). The limited size of the affected site at Shan Ha Tsuen restricted the loading/unloading of goods and manoeuvring of vehicle within the affected site. All the loading/unloading of goods, manoeuvring of vehicle and vehicle circulation were carried out outside the affected site since the affected site was only 550m² in size. In the current application, all the loading/unloading of goods, manoeuvring of vehicle and vehicle circulation will be carried out within the 740m² warehouse. As such, the size of the storage use at the affected site is about the same as the storage use within the covered warehouse in the current</p>

	application.
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Our response to the comments of DLO/N is as follows:

DLO/N's comments	Applicant's response
<p>(a) he has adverse comment on the application;</p> <p>(b) the application site (the Site) comprises Old Schedule Agricultural Lots 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>(c) the following irregularity covered by the subject planning application has been detected by his office:</p> <p><u>Unauthorised structure within Lot 590 RP in D.D. 90 covered by the application</u></p> <p>there is an unauthorised structure within Lot 590 RP in D.D. 90. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;</p> <p>(d) the following irregularity not covered by the subject planning application has been detected by his office:</p> <p><u>Unlawful occupation of GL not covered by the application</u></p> <p>the GL adjoining the Site on the northern side has been fenced off without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Land (Miscellaneous Provisions) Ordinance (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further</p>	<p>The applicant will remove the fencing at the site to cease the unlawful occupation of Government land. He will also apply for Short Term Waiver (STW) to the DLO/N upon planning approval.</p>

notice;

(e) the lot owners/applicants shall either remove the unauthorized structure and cease the illegal occupation of GL not covered by the application immediately, and subject to the approval of the Town Planning Board to the application which shall have reflected the rectification as aforesaid required, apply to his office for Short Term Waiver (STW) to permit the structure(s) erected/to be 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 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 unauthorized structure was 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 owners/applicants 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 and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

(f) the lot owners/applicants should comply with all the land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval; and

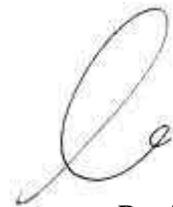
(g) unless and until the unlawful occupation of GL is duly rectified by the lot owners/applicants, it should be taken as his office's adverse comment on the application which must be brought to the attention of the Town Planning Board when it considers the application.

Our response to the comments of the CTP, UD&L, Planning Department

CTP/UD&L, Planning Department's comments	Applicant's response
Please clarify if the Site has no distinctive landscape resources, including Old and Valuable Tree, Tree of Particular Interest and Mature tree, and consists only common species.	The applicant confirms that the site has no distinctive landscape resources, including Old and Valuable Tree, Tree of Particular Interest and Mature tree, and consists only common species.

Should you have any questions, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Cheryl TSANG) –
By Email