

Our Ref. : DD 91 Lot 1511 S.H & VL  
Your Ref. : TPB/A/NE-PK/221

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

**By E-mail**

31 October 2025

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,  
Lots 1511 S.H, 1511 S.I, 1511 S.J, 1511 S.K, 1511 S.Q (Part), 1644 (Part) and 1645 in D.D. 91,  
Kai Leng, Sheung Shui, New Territories**

**(S.16 Planning Application No. A/NE-PK/221)**

We write to submit further information in response to departmental comments on the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



**Christian CHIM**  
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Theodora CHAN  
(Attn.: Ms. Iris YIK

email: tpschan@pland.gov.hk )  
email: ityyik@pland.gov.hk )



## Response-to-Comment (RtC)

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and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,  
Lots 1511 S.H, 1511 S.I, 1511 S.J, 1511 S.K, 1511 S.Q (Part), 1644 (Part) and 1645 in D.D. 91,  
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**(S.16 Application No. A/NE-PK/221)**

(i) A RtC table:

| Departmental Comments                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Applicant's Responses                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                 |
| (a)                                                                                      | The application 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 prior approval of the Government. No right of access via Government Land is granted to the application site.                                                                                                                                                                                                                 | Noted. No structure is proposed for the proposed development at the application site (the Site).                                                                                                                                                                                                                                                                                                |
| (b)                                                                                      | Lot No. 1644 in D.D. 91 is partly covered by Modification of Tenancy (MOT) No. 32324 for erection of temporary structures for dwelling and kitchen. Lot No. 1511 S.Q in D.D. 91 is covered by Letter of Approval (LoA) No. 6653 for erection of temporary structures for agricultural purpose. This office reserves the rights to take enforcement action for any irregularities and cancel the MOT/LoA as appropriate.                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                 |
| (c)                                                                                      | It is noted that no structure is proposed in the subject planning application. However, there is a minor portion of structures extended from adjoining Lot No. 1646 in D.D. 91 to Lot No. 1644 in D.D. 91 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 the structures. This office reserves the rights to take necessary lease enforcement action against the breaches without further notice. | <p>Understanding that the concerned portion of the structure extending from adjoining Lot No. 1646 is falling <u>outside</u> the boundary of the Site, the applicant will remind the lot owner(s) to liaise with respective owner(s) of the adjacent lot over the concerned issue.</p> <p>The applicant reaffirms that no structure will be erected <u>within</u> the boundary of the Site.</p> |