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Timothy Wai Pui WU/PLAND

寄件者: Anson Lee <[REDACTED]>
寄件日期: 2025年07月16日星期三 15:42
收件者: tpbpd/PLAND
副本: Timothy Wai Pui WU/PLAND
主旨: RE: Planning Application No. A/NE-TKLN/101 - Further Information
附件: 2638AL06.pdf

類別: Internet Email

To: TPB

Dear sir/madam,

Please see the attached further information for submission.

Regards,

Anson Lee
Lanbase Surveyors Limited

Our Ref.: NH/TPN/2638A/L06

16 July 2025

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

By Post and Email

Dear Sir/Madam,

**Planning Application for
Temporary Shop and Services and Associated Filling of Land
for a Period of Three Years
Lot Nos. 410SBss2 and 410SBRP in D.D. 78
Tsung Yuen Ha, Ta Kwu Ling, New Territories
(Planning Application No. A/NE-TKLN/101)**

We refer to the captioned planning application.

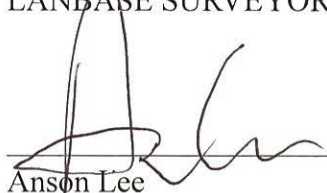
We would like to clarify the followings:

- (1) there is only one “car parking spaces cum loading/unloading space” proposed in the application; and
- (2) the proposed “waiting space” is for maneuvering of vehicles but it is not an actual parking and/or loading/unloading spot.

A set of “Response-to-Comments” is also submitted herewith for responding to the Lands Department’s comments for the captioned planning application.

Should you have any queries, please feel free to contact our Mr. Anson Lee at [REDACTED]
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
Encl.
RK/AL

c.c.
DPO/ Sha Tin, Tai Po and North (Attn.: Mr. Timothy Wu

By Email)



Response-to-Comments

| | Departmental Comments | Responses |
|----|---|---|
| | <u>Lands Department (LandsD)</u> | |
| 1. | Objects to the application. | Noted. |
| 2. | 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 the prior approval of the Government. The proposed ingress/egress of the application site is required to pass through Government land (GL) but no right of access via GL is granted to the application site. | Noted. However, please also note that the location of the proposed ingress/egress is identical to previous Planning Application No. A/NE-TKLN/22 approved on 6.9.2019, which was required to pass through the Government Land (GL) to the application site. |
| 3. | <p>I must point out that the following irregularity covered by the subject planning application has been detected by this office:</p> <p>Unauthorised structures within the said private lots covered by the planning application</p> <p>LandsD has reservation on the planning application since there are unauthorized structures on the private lots which are already subject to lease enforcement actions according to case priority. The lot owners should rectify/regularize the lease breaches as demanded by LandsD.</p> | Noted. The existing unauthorized structures would be demolished and the lot owners would make Short Term Waiver application for the proposed structures on the application site after obtaining planning permission. |
| 4. | If the planning application is approved, the lot owners shall apply to this office for Short Term Waiver (STW) to permit the structures erected/to be erected within the said private lots. 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 whole lot | Noted. The lot owners would make Short Term Waiver application for the proposed structures on the application site after obtaining planning permission. |

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|----|--|--------|
| | <p>basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date of the erection of the unauthorised structures and administrative fee as considered appropriate 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 breaches 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> | |
| 5. | <p>Unless and until the unauthorised structures are duly rectified by the lot owners, 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> | Noted. |
| 6. | <p>The applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval.</p> | Noted. |