

**Timothy Wai Pui WU/PLAND**

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寄件者: TsangShun Qi <[REDACTED]>  
寄件日期: 2026年04月20日星期一 10:42  
收件者: Timothy Wai Pui WU/PLAND  
主旨: TKLN/125 -Further Information  
附件: A\_NE\_TKLN\_125\_ Further Information.pdf  
類別: Internet Email

Dear Sir,

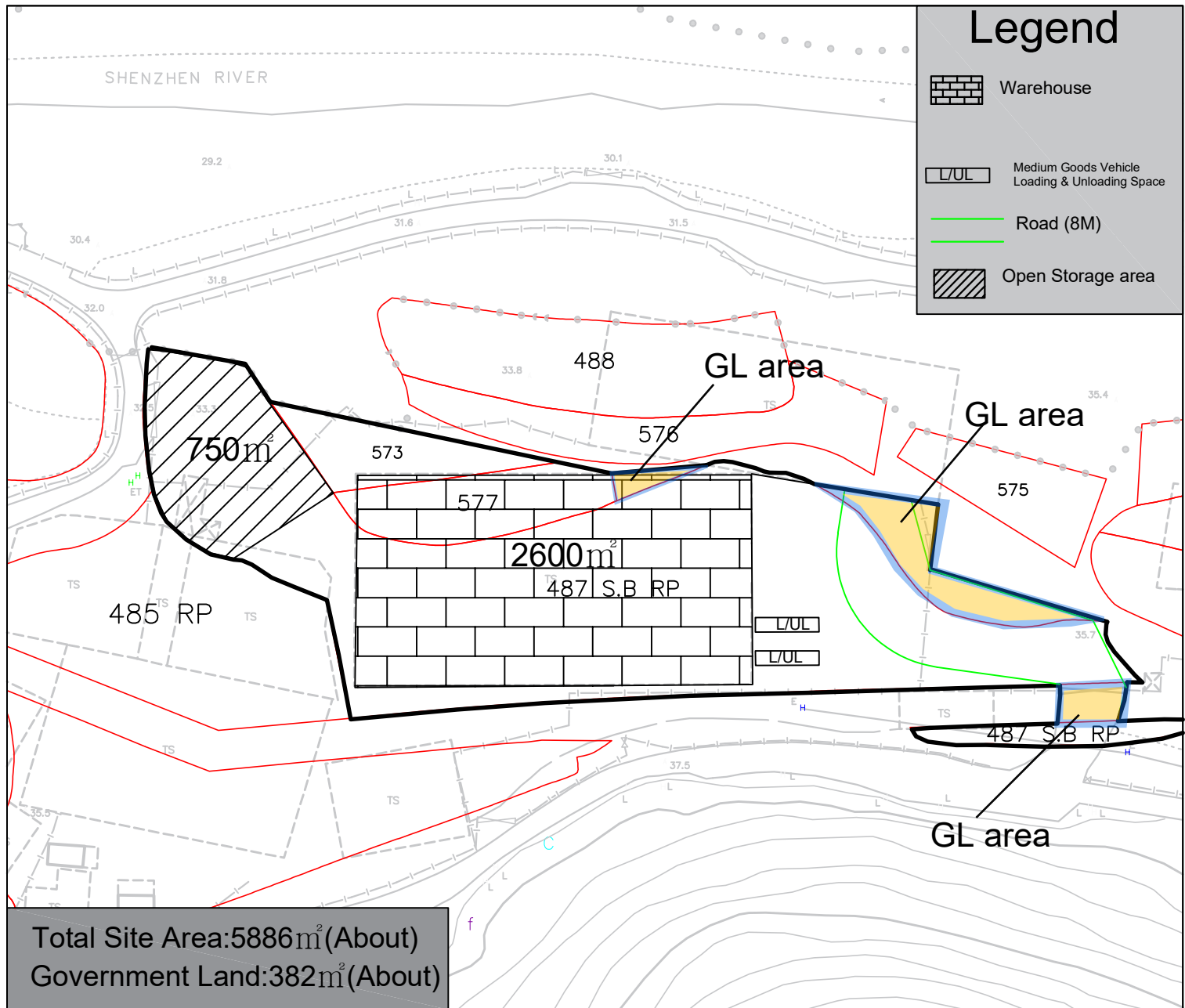
Please find attached the Further Information for clarification. **The applicant also confirms that the proposed warehouse and open storage area will not be used for the storage of any dangerous goods.** This email supersedes the one send on 17/4/2026.

The following main revisions have been made:

1. The site boundary has been revised for clarification. The area of Government Land has been reduced from 720 m<sup>2</sup> to approximately 382 m<sup>2</sup>.
2. The content of the planning statement has been revised to ensure greater accuracy.
3. Noise prevention measures have been provided.
4. The locations of the existing trees on the site are now shown on the tree plan. All trees on the site will be retained and will not be felled.

Thanks & Regards

Carter Tsang  
[REDACTED]



February  
2026

# Layout Plan

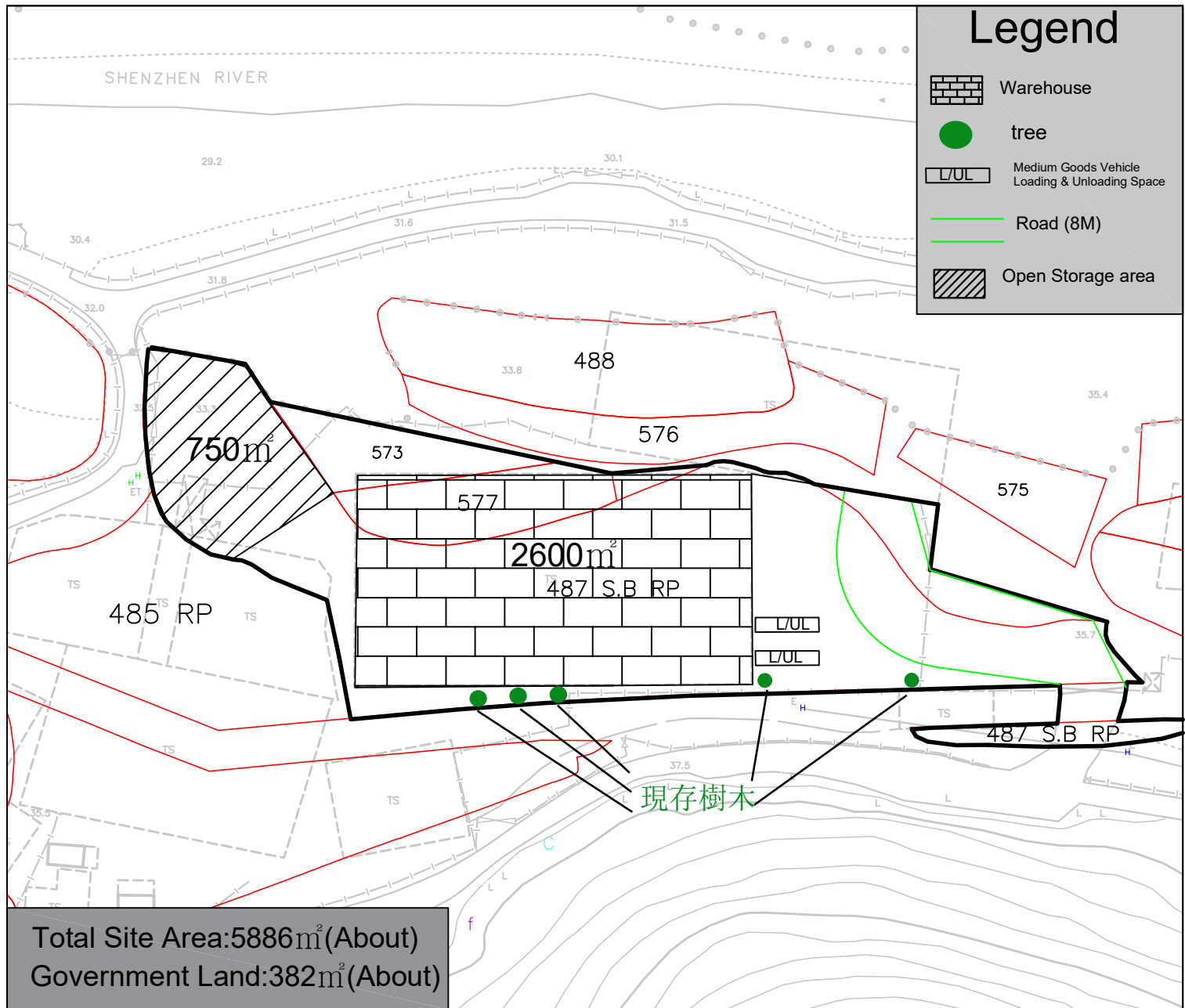
For LD

Lots 487 S.B RP, 573, 577 in D.D.  
80, and adjoining Government Land .Ta  
Kwu Ling, N.T.

YING SHING  
(HOPEWELL)  
ENGINEERING  
CO.LTD.

1:1000

Annex 1



# Tree Plan

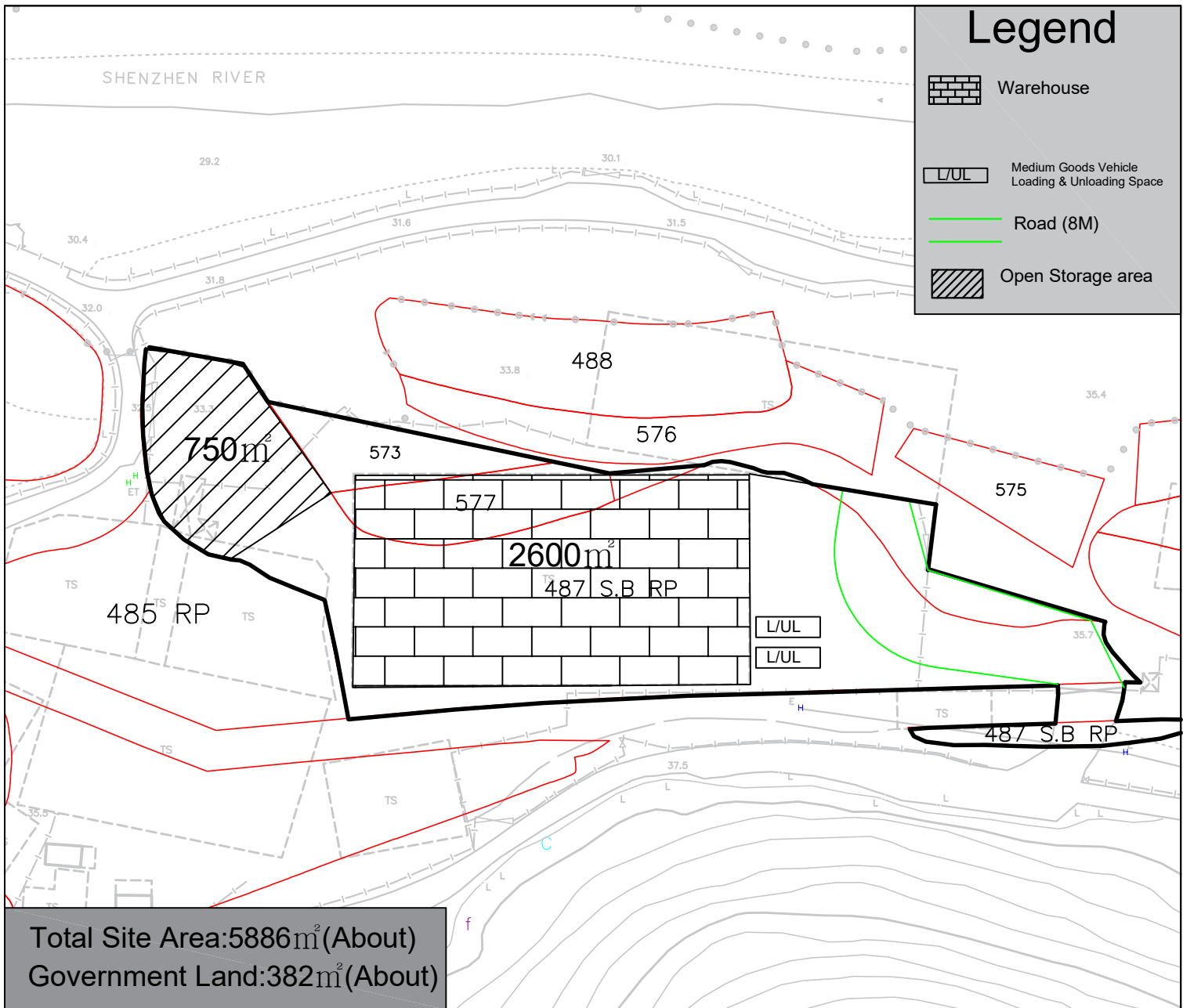
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Annex 1



# Layout Plan

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


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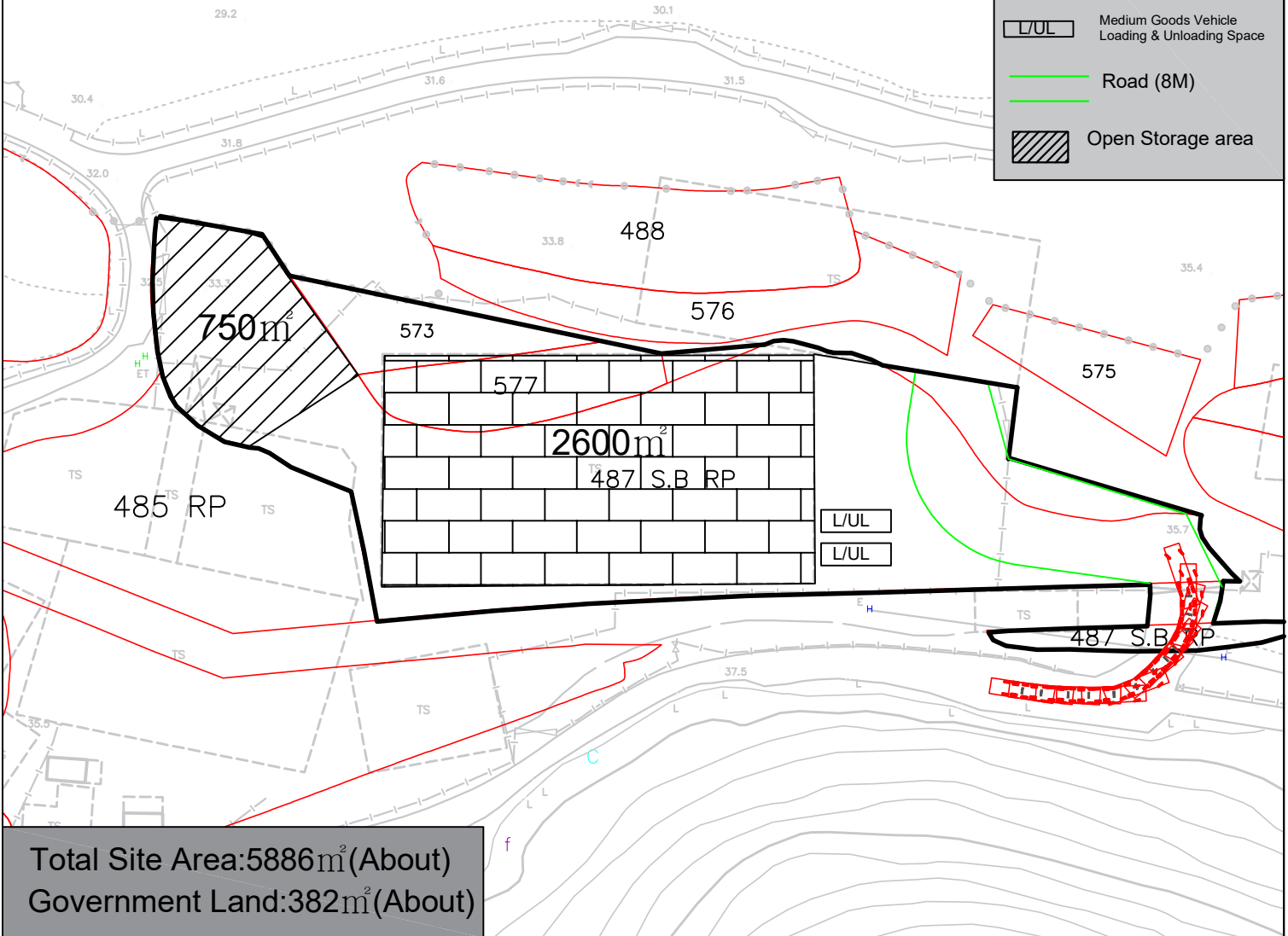
Annex 1

Red : Forward  
Entering

SHENZHEN RIVER

# Legend

-  Warehouse
-  Medium Goods Vehicle Loading & Unloading Space
-  Road (8M)
-  Open Storage area



Total Site Area:5886m<sup>2</sup>(About)  
 Government Land:382m<sup>2</sup>(About)

February  
2026

## Layout Plan

YING SHING  
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Lots 487 S.B RP,573,577 in D.D.  
80,and adjoining Government Land .Ta  
Kwu Ling, N.T.

1:1000


Annex 1


Red : Forward


Bule : Reverse


SHENZHEN RIVER

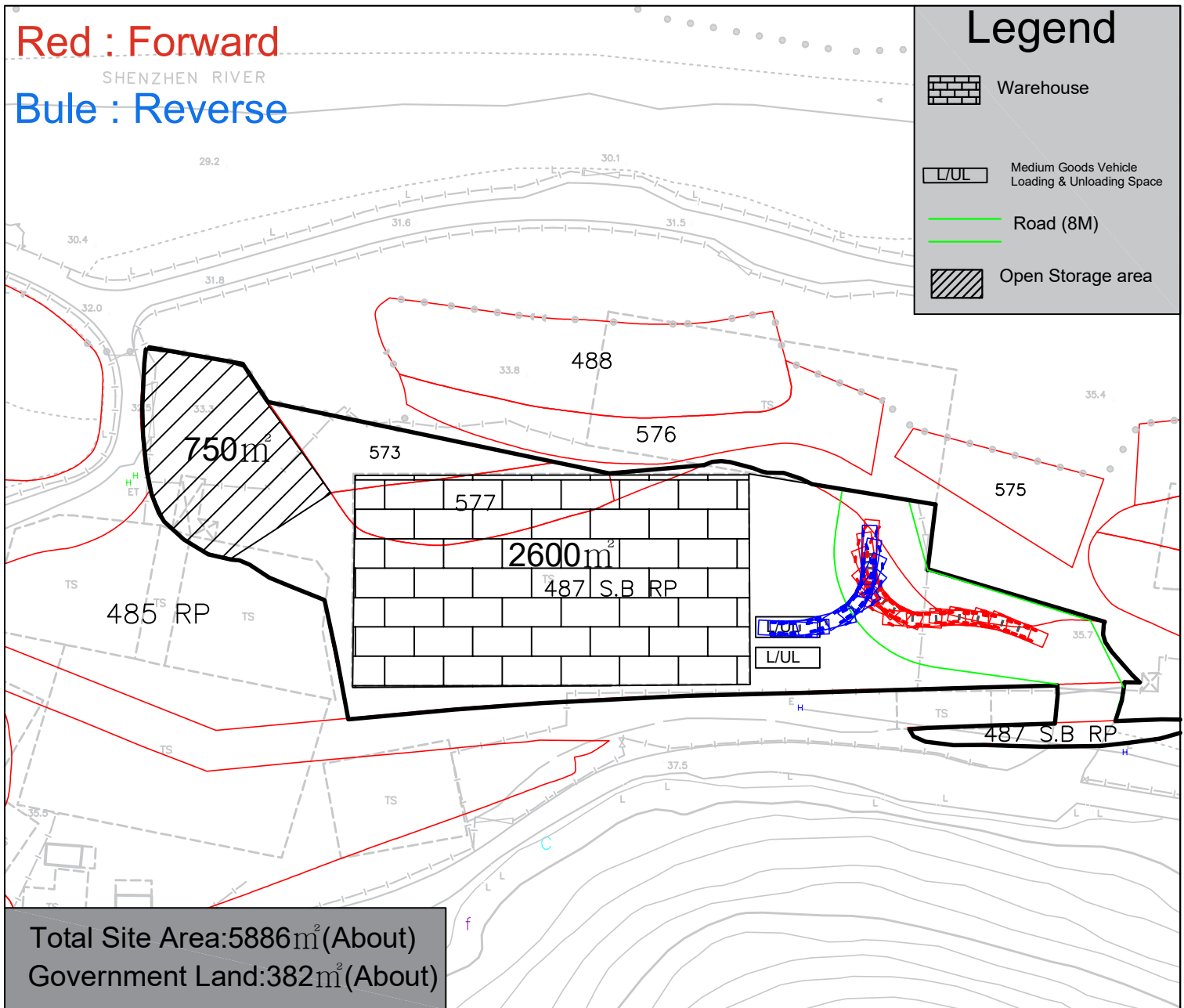
# Legend

 Warehouse

 Medium Goods Vehicle Loading & Unloading Space

 Road (8M)

 Open Storage area



Total Site Area: 5886m<sup>2</sup> (About)  
Government Land: 382m<sup>2</sup> (About)

February  
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## Layout Plan

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(HOPEWELL)  
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Lots 487 S.B RP, 573, 577 in D.D.  
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


Annex 3

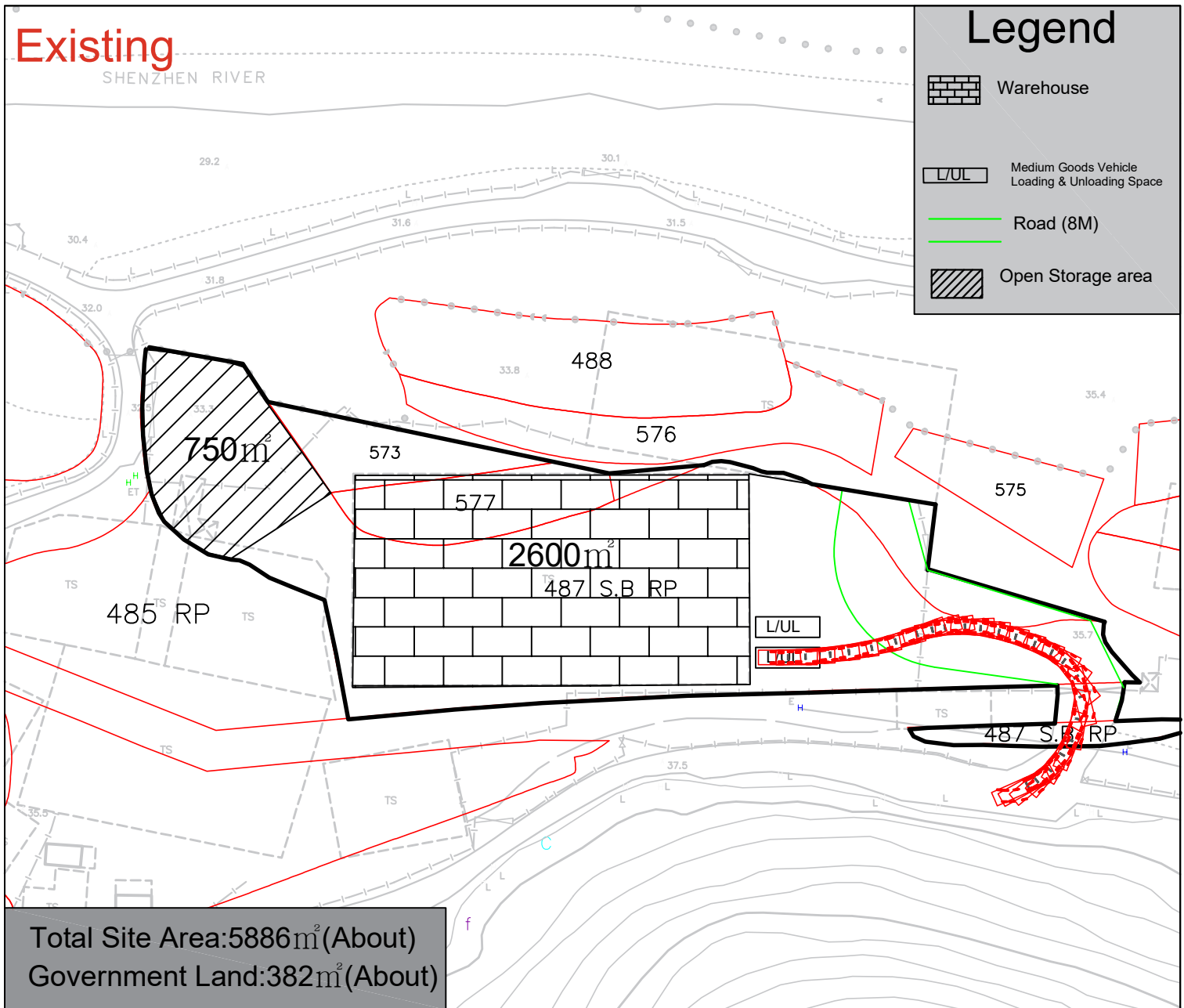


# Existing

SHENZHEN RIVER

## Legend

-  Warehouse
-  Medium Goods Vehicle Loading & Unloading Space
-  Road (8M)
-  Open Storage area



February  
2026

## Layout Plan

YING SHING  
(HOPEWELL)  
ENGINEERING  
CO.LTD.

Lots 487 S.B RP, 573, 577 in D.D.  
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Kwu Ling, N.T.

1:1000

Annex 4



## A/NE-TKLN-125, Response to comments

### Lands Department (LD)

<b>Comment 1</b>
he objects to the application;
<b>Response</b>
We acknowledge and respect the stance of the Lands Department. This application seeks to secure the requisite approval at the planning stage. Irrespective of the outcome of the planning application, the applicant will comply with all requirements stipulated by the Lands Department.

<b>Comment 2 &amp; 3</b>
the Site comprises GL, Old Schedule Agricultural Lot 487 S.B RP in D.D. 80 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, and New Grant Lots 573 and 577 both in D.D. 80 for agricultural use only and no structure shall be erected on the lots. The proposed ingress/egress of the Site is required to pass through GL but no right of access via GL is granted to the Site;
no consent is given for inclusion of GL (about 720m <sup>2</sup> as mentioned in the Application Form) in the Site;
<b>Response</b>
We are fully aware of the land nature and the land administration procedures applicable to the lots mentioned above. These lots have already been included in the boundary of the planning application. We wish to first secure approval at the planning stage. Irrespective of whether the planning application is ultimately approved or not, the applicant is prepared to fulfil all requirements imposed by the Lands Department, including the demolition of any structure as may be required.

#### **Comment 4**

the following irregularities covered by the planning application have been detected by his office:

**unauthorised structures within Lots 487 S.B RP, 573 and 577 all in D.D. 80 covered by the planning application**

there are unauthorised structures on Lot 487 S.B RP, 573 and 577 all in D.D. 80. The lot owner(s) should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

LandsD has reservation on the planning application since there are unauthorised structures on Lots 487 S.B RP. 573 and 577 all in D.D. 80 which are already subject to lease enforcement actions according to case priority. The lot owners should rectify the lease breaches as demanded by LandsD. According to the records at the Land Registry, statutory orders (Nos. C/TC/00926/22/NT, C/TC/00927/22/NT and C/TC/00928/22/NT) under Buildings Ordinance were registered against the unauthorised structures on the said private lots. Such unauthorised building works (UBW) whether or not within the Site cannot be considered for the Short Term Waiver (STW) application;

**unlawful occupation of GL adjoining Lots 487 S.B RP and 577 both in D.D. 80 with unauthorised structures covered by the planning application**

the GL within the Site has been fenced-off/illegally occupied with unauthorised structures without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD objects to the planning application since there is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owners should immediately 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;

**Response**

We acknowledge and respect the stance of the Lands Department. The reason for the existence of the structures on the Site is as follows: The applicant originally rented Lots 330 and 332 S.A in D.D. 87 for the operation of its business. However, owing to breaches of the lease conditions on those lots, the Government forfeited the land owner's title and repossessed the land. The applicant was compelled to vacate the premises within a short timeframe. Having no other viable options, the applicant was forced to temporarily relocate its business operations and materials to the present application site.

The applicant respectfully requests that the Lands Department give due consideration to this planning application. Irrespective of the outcome of the planning application, the applicant undertakes to fully cooperate with the Lands Department and the Buildings Department in complying with all relevant requirements and ensuring ongoing compliance.

With regard to the application for a Short Term Waiver (STW) to regularise the land administration requirements, should the planning application be approved, the applicant will — by making reference to other similar approved cases — first demolish the existing unauthorised structures to the satisfaction of the Lands Department, and only then proceed to submit the Short Term Waiver (STW) application.

**Comment 5**

the following irregularities not covered by the planning application have been detected by his office:

unauthorised structures within Lots 485 RP, 488, 575 and 576 all in D.D. 80 not covered by the planning application

there are unauthorised structures on Lot 487 S.B in D.D. 80 extended to the adjoining Lots 485 RP, 488, 575 and 576 all in D.D. 80 which are not covered by the planning application. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

unlawful occupation of GL adjoining Lots 488, 573, 575, 576 and 577 all in D.D. 80 not covered by the planning application

the GL adjoining Lots 488, 573, 575, 576 and 577 all in D.D. 80 has been fenced-off/illegally occupied with unauthorised structure(s) without permission. The GL being illegally occupied is not included in the application. The applicant should clarify the extent of the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

**Response**

We understand the above situation. We wish to clarify that the private Lots 485 RP, 488, 575 and 576, all in D.D. 80, as mentioned above, are not included within the boundary of this planning application. The unauthorised structures referred to have no connection with this application, nor do they form any extension of the structures on Lot 487 S.B. The applicant is neither the user nor the owner of the said structures.

In the latest layout plan, the Government Land (GL) area involved about is 382 m<sup>2</sup>, as clearly shown in the attached layout plan. The other occupied Government Land areas referred to have no connection with this application.

<b>Comment 6</b>
unless and until the unauthorised structures including those subject to the statutory orders issued by Building Authority mentioned in paragraph 9.2.1(d) above and the illegal occupation of GL are duly rectified by the lot owners/applicant, his office's objection to the application must be brought to the attention of the Board when they consider the application;
<b>Response</b>
We acknowledge and respect the stance of the Lands Department. This application seeks to secure the requisite approval at the planning stage. Irrespective of the outcome of the planning application, the applicant will comply with all requirements stipulated by the Lands Department.

<b>Comment 7</b>
the applicant mentioned at the Planning Statement that his business operation at Lots 330 and 332 S.A in D.D. 80 were affected by re-entry actions taken by the Government. According to his record, Lots 332 S.A in D.D. 80 is not a valid lot and no re-entry action has been taken for Lots 330 and 332 both in D.D.80
<b>Response</b>
We wish to clarify that the applicant originally rented Lots 330 and 332 S.A in D.D. 87 for the operation of its business. However, owing to breaches of the lease conditions on those lots, the Government forfeited the landowner's title and repossessed the land. The applicant was compelled to vacate the premises within a short timeframe. Having no other viable options, the applicant was forced to temporarily relocate its business operations and materials to the present application site.