

Our Ref. : DD 82 Lot 567 & VL
Your Ref. : TPB/A/NE-TKL/833

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

By E-mail

27 March 2026

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated
Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 82
and Adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/833)

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 the undersigned at [REDACTED] at your convenience. Thank you for your kind attention.

Yours faithfully,

Christian CHIM
Tai Wah Development Consultants Limited

cc DPO/STN, PlanD

(Attn.: Ms. Sheren LEE

email: sswlee@pland.gov.hk)

Response-to-Comment (RtC)

Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 82 and Adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

(S.16 Application No. A/NE-TKL/833)

(i) An RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (C for T)		
(a)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	Staff will be deployed at the ingress/ egress to direct incoming/outgoing vehicles to/from the application site (the Site) to ensure pedestrian safety and road safety. 'BEWARE OF PEDESTRIAN' and 'STOP' signs will be shown at the ingress/egress to ensure pedestrian safety.
(b)	The proposed vehicular access road between Ping Che Road and the application site is not managed by TD. The applicant should seek comments/approvals from the responsible parties to validate the feasibility to/from the proposed vehicular access road.	Noted.

Departmental Comments		Applicant's Responses
2. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD)		
(a)	The application site comprises Government Land (GL) and 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 GL but no right of access via GL is granted to the application site.	Noted. Upon obtaining relevant planning permission, the applicant will submit an application for Short Term Tenancy (STT) to permit for the occupation of Government Land (GL) <u>within</u> the boundary of the Site.
(b)	No consent is given for inclusion of GL (about 91 m ²) as mentioned in the application form in the application site.	
(c)	<u>Unauthorised structures within Lot Nos. 567, 568, 573, 574 and 576 all in DD. 82 covered by the planning application</u> There are unauthorised structures on Lot Nos. 567, 568, 573, 574 and 576 all in D.D. 82 covered by the subject planning application. The lot owners should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	According to the development scheme, the proposed development is solely for open storage use. No structure is proposed <u>within</u> the boundary of the Site. Upon obtaining relevant planning permission, the applicant will demolish the existing structures <u>within</u> the boundary of the Site.
(d)	<u>Unlawful occupation of GL in D.D. 84 adjoining Lot No. 568 in D.D. 82 covered by the planning application</u> The GL within the application site (about 91 m ² as mentioned in the application form) has been fenced off/illegally occupied without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. The lot owner(s) should immediately cease the illegal occupation of GL as demanded by LandsD. This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice.	Noted. Upon obtaining relevant planning permission, the applicant will submit an application for STT to permit for the occupation of GL <u>within</u> the boundary of the Site.

<p>(e)</p>	<p><u>Unauthorised structure(s) within Lot No. 577 in DD. 82 not covered by the planning application</u></p> <p>There is an unauthorised structure extended from Lot Nos. 573, 574 and 576 in DD. 82 to Lot No. 577 in DD. 82 which is not covered by the subject planning application. The lot owner(s) should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	<p>According to the development scheme, the proposed development is solely for open storage use. No structure is proposed <u>within</u> the boundary of the Site.</p> <p>Upon obtaining relevant planning permission, the applicant will demolish the existing structures <u>within</u> the boundary of the Site. The proposed development will be confined <u>within</u> the boundary of the Site. The applicant will ensure that there will be no encroachment onto adjoining lots and GL not included in the boundary of the Site.</p>
<p>(f)</p>	<p><u>Unlawful occupation of Government land not covered by the planning application</u></p> <p>The GL adjoining the application site and Lot No. 569 in DD. 82 has been fenced off without permission. The GL being illegally occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice.</p>	
<p>(g)</p>	<p>If the planning application is approved, the lot owner(s)/occupier(s) shall apply to this office for a Short Term Tenancy (STT) to permit the occupation of the GL. The application for STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STT, if approved, will be subject to such terms and conditions including the payment of back-dated rent from the date when the GL was first enclosed and administrative fee as considered appropriate to be imposed by LandsD.</p>	<p>Noted. Upon obtaining relevant planning permission, the applicant will submit an application for STT to permit for the occupation of GL <u>within</u> the boundary of the Site.</p>