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Adrian Tsz Hin TAM/PLAND

寄件者: INNOVATIVE LAND USE PLANNING <[REDACTED]>
寄件日期: 2026年09月18日星期五 22:04
收件者: Adrian Tsz Hin TAM/PLAND
副本: Sheren Si Wai LEE/PLAND; Johnny Chung Yin LAM/PLAND
主旨: Re: Planning Application No. A/NE-TKL/850 --- Proposed Temporary Warehouse for Storage of Construction Materials/Tools and Equipment with Ancillary Office/Workshop and Associated Filling of Land for a Period of 3 Years
附件: R to C A-NE-TKL-850 dd 18.9.2026.pdf
類別: Internet Email

Dear Adrian,
Please find the attached R to C in relation to TD and Lands D for your follow up actions.
Elaine SO
Town Planner
Innovative Land Use Planning Consultancy Co Ltd

Application No. A/NE-TKL/850

Responses to Departments' comments

<u>Comments from TD</u> the applicant should advise the width of the ingress and egress points; the applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; the applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the application site; the applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the application site; and 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 for the proposed vehicular access road.	The width of the ingress and egress is 6.2m wide The applicant will install warning signs (yellow/black) written "Caution: Vehicles entering and Exiting" and install convex mirrors to alert both pedestrians and vehicle users. The applicant will erect a signage "Do not block the passageway" at the ingress and egress area The applicant will erect a signage "No parking" at the ingress and egress area. The applicant will seek approvals from the concerned land owners for the entry of vehicles between Ping Che Road and the application site.
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Comments from LandsD

LandsD objects to the application;

the application site comprises two Old Schedule Agricultural Lots held under the Block Government Lease which contains restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress point of the application site requires to pass through a portion of the application lot not under application and also Government land (GL). There is no right of access via GL granted to the application site yet. There is also no guarantee that the GL shall be allowed for the proposed use/ingress or egress point;

the following irregularities covered by the planning application have been detected by LandsD:
suspected unauthorised structures within Lot 752 RP in D.D. 77 covered by the planning application
there are suspected unauthorised structures found within Lot 752 RP in D.D. 77. The lot owner should immediately rectify/regularise the lease breaches and LandsD reserves the rights to take necessary enforcement action against the breaches without further notice;

the following irregularities not

Application for the use of G.L for right of way will be submitted to the Lands Department under STW application upon approval of the application.

The unauthorized structures within Lot 752 RP will be demolished upon approval of the application in order to proceed the proposed structures as per the layout plan under the application.

covered by the planning application have been detected by LandsD: <u>unauthorised structures within Lots 747 RP, 750, 751 RP and 761 RP in D.D. 77 and the adjoining GL not covered by the planning application</u> there are unauthorised structures on Lots 747 RP, 750 and 751 RP in D.D. 77 and the adjoining GL. The lot owner(s) should immediately rectify/regularise the lease breaches and LandsD reserves the rights to take necessary lease enforcement action against the breaches without further notice. LandsD objects to the planning application since there are unauthorised structures on Lot 761 RP in D.D. 77 which is already subject to lease enforcement actions. The lot owner should immediately rectify the lease breaches, otherwise, LandsD will without any further warning re-enter the lot or vest all the interests of the lot owner in The Financial Secretary Incorporated under the Government Rights (Re-entry and Vesting Remedies) Ordinance (Chapter 126), as the case may be in which case the lot owner's rights in the lot will be forfeited; and <u>unlawful occupation of GL not covered by the planning application</u> the GL adjoining Lots 751 RP and 761 RP in D.D. 77 has been fenced off/illegally occupied without permission. The GL being illegally occupied is not included in the	All concerned unauthorized structure within the subject site under this application will be demolished upon approval of the application in order to proceed the proposed structures as per the layout plan under this application. The warning of Lands D is noted. There is no G.L involved within the application site.
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application. The applicant should clarify the extent of the application site. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and

subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, the lot owners shall apply to LandsD for Short Term Waiver (STW) to permit the proposed structures. 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 basis and subject to such terms and conditions including the payment of back-dated waiver fees and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant 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

STW will be submitted after the approval of the application by the Town Planning Board. The other comments of Lands D is noted.

in nature, only erection of temporary structures will be considered.	
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