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Date: 8 June 2026

TPB Ref.: A/YL-KTS/1131

By Email

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

Dear Sir,

Temporary Shop & Services (Real Estate Agency) and Associated Filling of Land for a Period of 3 Years at Lot 1568 (Part) in D.D.106 & Adjoining Government Land , Yuen Kong, Pat Heung, Yuen Long, N.T.

This letter intends to supersede our letter dated 8.6.2026. Our response to the comments of the DLO/YL is as follows:

Comments of DLO/Yuen Long	Applicant's response
<p>(i) The application site (the Site) comprises Government Land (GL) and Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;</p> <p>(ii) The private lot is covered by Short Term Waiver (STW) No. 2036 for the purpose of "Temporary Shop and Services (Real Estate Agency)"; and</p> <p>(iii) The following irregularities covered by the subject planning application have been detected by this office:</p> <p>The Government land within the Site (about 16.15 m²) has been unlawfully occupied with unauthorized structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap.</p>	<p>Noted. The applicant will apply for Short Term Tenancy (STT) and modification of Short Term Waiver (STW) to DLO/YL upon planning approval. He agrees to pay the corresponding application fee and rent for the occupation of adjoining Government land.</p>

28. Her office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice.

If the planning application is approved, the STW holders shall be apply to her office for a modification of STW condition where appropriate and the lot owner shall apply to her office for a Short Term Tenancy (STT) to permit the occupation of the Government land in D.D. 106. The application for STW an STT will be considered by the Government in its capacity as landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed se is temporary in nature, only erection of temporary structure(s) will be considered.

The applicant will follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (COP) to minimize potential environmental nuisance. He will also comply with the relevant environmental protection/pollution control ordinances. The applicant will reinstate the site including the removal of hard paving and fill materials and grassing of the site after the completion of the planning permission.

The purpose of land filling is intended for the operation of the proposed development and erection of the temporary structures at the application site. In view of that site paving has been done more than a decade, the application for the filling of land is for regularization purpose and no further land filling will be carried out.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: [REDACTED]) – By Email