



盈卓
規劃
有限公司

Our Ref. : DD104 Lot 4000 & VL
Your Ref. : TPB/A/YL-NSW/351

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

By Email

7 August 2025

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land
for a Period of 5 Years in “Village Type Development” Zone,
Various Lots in D.D. 104 and Adjoining Government Land, Pok Wai, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-NSW/351)

We are writing to submit further information responding to departmental comments upon the subject application (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in blue ink is positioned to the left of a circular purple stamp. The stamp contains the text 'R-riches Planning Limited' around the perimeter and '盈卓規劃有限公司' in the center.

Danny NG
Town Planner

cc DPO/FSYLE, PlanD

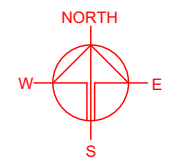
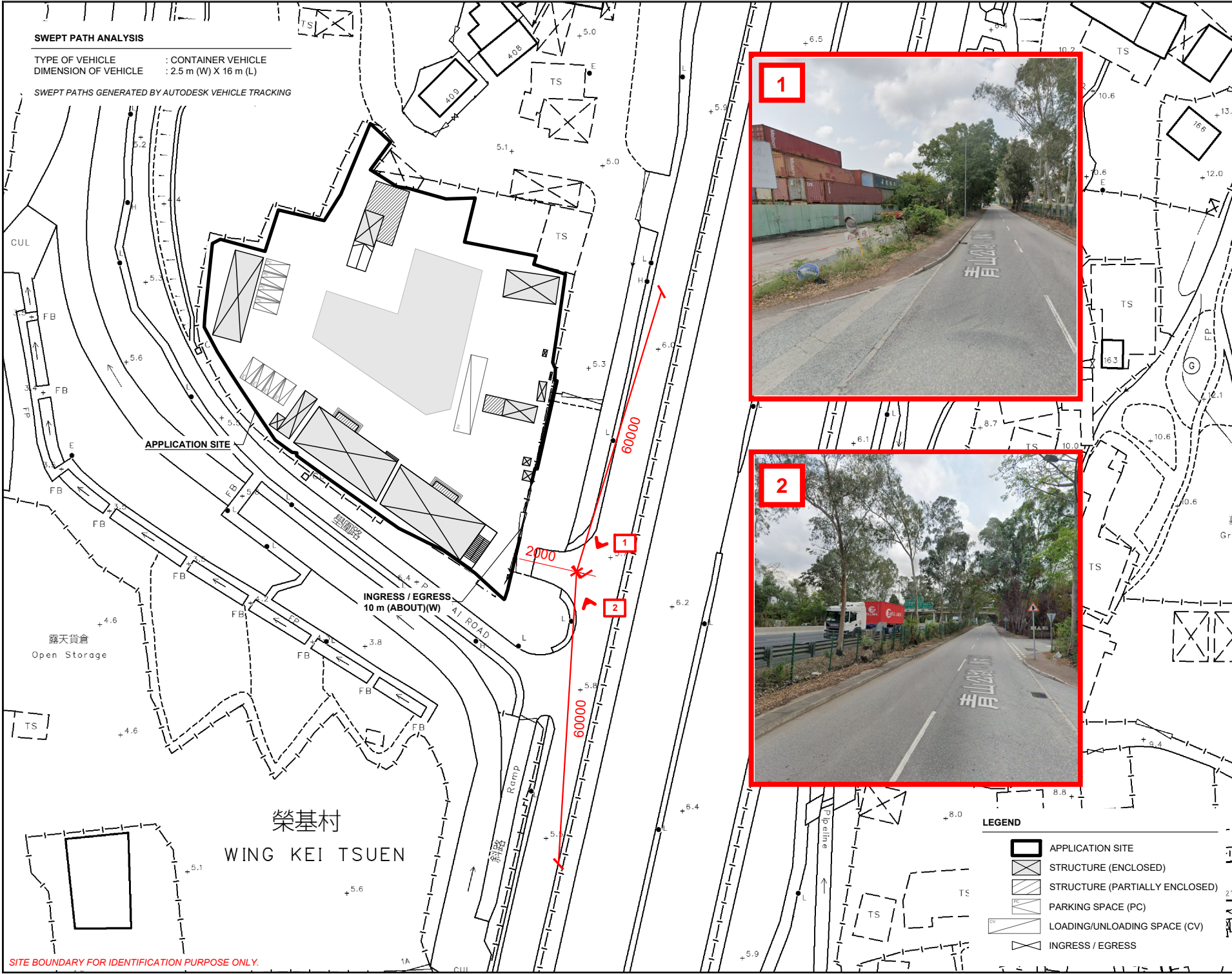
(Attn.: Mr. Ajyum CHAN
(Attn.: Mr. Michael SO

email: adchan@pland.gov.hk)
email: mckso@pland.gov.hk)

Appendix I - Response to departmental comments

Comments of the Commissioner of Transport (C for T) (Contact Person: Mr. Donald LEUNG; Tel: 2399 2778)		
(1)	From the swept path analysis, it appears that vehicle leaving the site towards Castle Peak Road - Tam Mi northbound would encroach into opposite lane when turning which has a safety concern. To address this safety concern, please advise if there are any mitigation measure.	<p>Noted. The applicant will arrange staff for assistance when needed: staff will be deployed to station at the ingress/egress of the application site (the Site) to direct incoming/outgoing vehicles to enhance pedestrian safety.</p> <p>As 60m sightlines are provided at the Site ingress/egress currently for both directions, slight encroachment into the opposite lane would be foreseeable during vehicle turning from the Site to Castle Peak Road - Tam Mi northbound with assistance from staff (Appendix II).</p> <p>As the Site had been used as a container storage yard since the 90s, CVs had been entering/leaving the Site over the years and it has been proven workable.</p> <p>With the mitigation measures taken by the applicant, no adverse traffic impact would be anticipated.</p>
Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. WONG; Tel: 2443 3474)		
(1)	<p><u>Unauthorised structure(s) within the private lot(s) covered by the planning application</u></p> <p>There is/are unauthorised structure(s) on the Lot Nos. 4005 RP, 4006, 4008, 4009, 4020 & 4041 S.D RP in D.D. 104. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;</p>	Noted. The applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) for rectification concerning the structures and Government Land portion within the Site after the planning application has been granted by the Town Planning Board.
(2)	<u>Unlawful occupation of Government land (GL) with unauthorised structure(s) covered</u>	

	<p><u>by the planning application</u></p> <p>The GL within the application site (about 73m² as mentioned in the application form) has been fenced off/unlawfully occupied with unauthorised structure(s) without any permission. 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 unlawful occupation of GL without further notice;</p>	
(3)	<p>If the planning permission is approved, the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW and/or Short Term Tenancy (STT) to permit the structure(s) erected within the private lot(s) and the occupation of the GL. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), 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 use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	



LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (PARTIALLY ENCLOSED)
- PARKING SPACE (PC)
- LOADING/UNLOADING SPACE (CV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE 31.7.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SIGHTLINE OF VEHICLE	
DWG NO. PLAN 1	VER. 001