

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

By Email

25 November 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. 111 and adjoining Government Land, Pat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-PH/1094)

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



Danny NG
Town Planner

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(Application No. A/YL-PH/1094)

- (i) The applicant would like to submit a response-to-comments table for the consideration of government departments:

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(1)	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.	Noted. The applicant will apply for Short Term Waiver (STW) and Short Term Tenancy (STT) applications to rectify the applied use and the occupation of Government Land (GL) on the application site (the Site) respectively after planning permission has been granted from the Board. No structure is proposed for domestic use.
(2)	I must point out that the following irregularities covered by the subject planning application have been detected by this office: <u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u> LandsD has reservation on the planning application since there are unauthorized structure(s) and uses on the private lots which are already subject to lease enforcement actions according to case priority. The lots owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD. <u>Unlawful occupation of Government land adjoining the said private lot(s) with unauthorised structure(s) covered by the planning application</u>	

	The GL within the application site (about 265m² as mentioned in the application form) has been unlawfully occupied with unauthorised structure(s) without any permission. 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 unlawful occupation of Government land without further notice. If the planning application is approved, the lots owner(s) shall apply to this office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit structure(s) erected within the said private lots and the occupation of the Government Land. The applications for STW and STT will be considered by the Government in its capacity as a 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 use is temporary in nature, only erection of temporary structure(s) will be considered.	
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