

Date : 14th April, 2026

Our Ref. : [REDACTED]

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

By Email

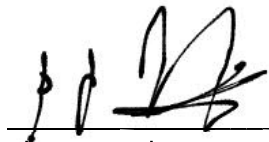
Dear Sir/Madam,

Re: Section 16 Planning Application for Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years at Lot Nos. 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long (Planning Application No. A/YL-SK/452)

We refer to the departmental comments received from the Lands Department regarding the subject application and would like to provide a Responses-to-Comments Table to address the abovementioned departmental comments and facilitate considerations by the Board.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited



Thomas Luk
Planning Consultant

Encl.

Section 16 Planning Application for Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years at Lot Nos. 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long

Department	Date	Comments	Responses to Departmental Comments						
Lands Department	13.4.2026	<p>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.</p> <p>2. The following private lot is covered by Short Term Wavier (STW) as below table:</p> <table border="1" data-bbox="680 600 1263 798"> <thead> <tr> <th data-bbox="680 600 875 667">STW No.</th> <th data-bbox="875 600 1070 667">Lot No. (in D.D.114)</th> <th data-bbox="1070 600 1263 667">Purposes</th> </tr> </thead> <tbody> <tr> <td data-bbox="680 667 875 798">1942</td> <td data-bbox="875 667 1070 798">851 RP</td> <td data-bbox="1070 667 1263 798">Dismantling of Vehicles & Storage of Vehicle Parts</td> </tr> </tbody> </table> <p>3. Part of GL within the application site with 70m² (about) is covered by Short Term Tenancy (STT) No. 1638 for the purpose of Dismantling of Vehicles & Storage of Vehicles Parts.</p> <p>4. <u>Unauthorized structure(s) within the said private lot(s) covered by the planning application.</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) on the Lot Nos. 803 and 804 both in D.D. 114 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p>	STW No.	Lot No. (in D.D.114)	Purposes	1942	851 RP	Dismantling of Vehicles & Storage of Vehicle Parts	<p>Noted.</p> <p>Ditto.</p> <p>Ditto.</p> <p>The current application seeks to regularise most of the existing structures (i.e. Structure B3) which was in existence before 2017. The applicant is committed to removing existing unauthorized structures and ceasing unlawful occupation outside the application site boundary. The Applicant will apply to the Lands Department for a Short-Term Waiver and Short-Term Tenancy to permit the structure(s) erected within the private lots and the occupation of Government land within the application site boundary upon approval of the current application.</p>
STW No.	Lot No. (in D.D.114)	Purposes							
1942	851 RP	Dismantling of Vehicles & Storage of Vehicle Parts							

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Department	Date	Comments	Responses to Departmental Comments
		<p>5. <u>Unlawful occupation of Government land adjoining the said private lot(s) covered by the planning application.</u></p> <p>The Government land within the application site (about 208m² as mentioned in the application form) has been fenced off/unlawfully occupied with unauthorized 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.</p> <p>If the planning application is approved, the STW holder(s) will need to apply to this office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of the Government land. The application(s) for STW and STT will be considered by the Government in its capacity as landlord and there is no guarantee that they will be approved. The SW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee or rent and administrative fee as considered appropriate by LandsD. Besides, the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	<p>Ditto.</p>