

**From:**

**Sent:** Monday, February 2, 2026 1:54 PM

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**Cc:** Steven Kang Shun MA/PLAND <[sksma@pland.gov.hk](mailto:sksma@pland.gov.hk)>

**Subject:** s16 Planning Application No. A/TM-LTY Y/506 - 回應部門意見

城規會/規劃處：

大家好。

有關規劃申請：A/TM-LTY Y/506，現附上申請人回應部門的意見，請查收。

Ms Chong

## Planning Application No. A/TM-LTYY/506

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Comments from Development Bureau (DEVB)	
1	Based on the submitted particulars, the planning application was submitted by the owner of the relocation site (Lot 2447 RP (Part) & 2447 S.D. RP(Part) in D.D. 130 and Adjoining Government Land, Shun Tat Street,Tuen Mun, New Territories). To consider whether policy support could be given, please provide written proof of authorization from the affectee (P&M Entertainment) to the applicant (施玉凤) to proceed with this planning application on their behalf.	請看附件 1。

	Departmental Comments	Responses
	Comments from the Transport Department (TD)	
1	<p>The applicant shall indicate the access route between the application site and public road at Shun Tat Street/Tung Fuk Road for comments.</p> <p>If the access route is not managed by this Office, comments from relevant authorities and local stakeholders shall be sought.</p>	<p>申請人知悉。</p> <p>請看附件 2。</p>
2	<p>Please supplement the swept path showing light goods vehicle (LGV) entering the site from and leaving the site to Shun Tat Street/Tung Fuk Road via the local access road.</p>	<p>請看附件 3：</p>

	Departmental Comments	Responses
	Comments from District Lands Office/Tuen Mun, Lands Department	
1	<p>The application site ("the Site") comprises Old Schedule Agricultural Lot Nos. 2447 RP (Part) and 2447 S.D RP (Part) in D.D. 130 ("the Lots") held under the Block Government Lease ("BGL") which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. According to the assignment documents registered in the Land Registry, the Lots comprise "House" land and agricultural land. Since the current planning application is still at the processing stage, further verification of the building status will be proceeded with upon receipt of Short Term Waiver ("STW") application from the Lots owner, as appropriate.</p>	<p>申請人知悉。</p>
2	<p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p>Unauthorised structure(s) within the Lots covered by the planning application</p> <p>There is/are suspected unauthorized structure(s) on the Lots.</p> <p>The Lots owner should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p> <p>Unlawful occupation of Government land adjoining the Lots covered by the planning application</p> <p>The Government land within the application site (about 11 m<sup>2</sup> as mentioned in the application form) has been fenced off/ illegally occupied without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD objects to the planning application since there is illegal occupation of Government Land (GL) which regularization would not be considered according to the prevailing land policy. The Lots owner should immediately cease the illegal occupation of GL and remove the unauthorised structure(s) as demanded by LandsD. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p>	<p>有關違規構築物</p> <p>申請人已拆除申請地點內所有未經準許搭建的構築物。</p> <p>請看附件 4。</p> <p>有關非法佔用政府土地</p> <p>申請人正在安排清拆佔用政府土地的圍板（包括部份出入口位置），停止佔用所有政府土地。</p>

3	<p>If the planning application is approved, the Lots owner shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the Lots. The application for a 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 subject to such terms and conditions including the payment of waiver fee 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>	<p>申請人知悉。</p> <p>如規劃申請批出後，申請人（也是地主）會向地政處申請 Short Term Waiver，並會繳交相關費用。</p>
4	<p>Unless and until the unauthorised structure(s) and the unlawful occupation of Government land are duly rectified by the Lots owner/applicant, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p>	<p>申請人知悉。</p> <p>申請人已在糾正佔用政府土地的違規事宜，預計在 2 月 6 日前能完成。</p>
5	<p>The Site is accessible via a local access on Government land leading from Tung Fuk Road and Shun Tat Street. This office does not carry out maintenance works for the said Government land nor guarantee that any right-of-way to the Site will be given. The Applicant shall be responsible for his own access arrangement.</p>	<p>申請人知悉。</p>
6	<p>Please notify the applicant of our comments/requirements as stated above.</p>	<p>申請人知悉。</p>