

Date : 11 November 2025
Our Ref. : PPCL/PLG/10189/L003

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Application No. A/YL-KTS/1100
Section 16 Planning Application for Temporary Shop and Services for a Period of Three Years
at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109,
Kam Tin South, New Territories

Submission of Further Information 1

We refer to the departmental comments received via the Fanling, Sheung Shui & Yuen Long East District Planning Office (“DPO”) in respect of the captioned application and hereby submit this Further Information (“FI”) 1 for the Town Planning Board’s consideration. Please find appended the following documents for your onward processing:

- Responses to Departmental Comments
- **Annex 1** – Revised Layout Plan
- **Annex 2** – Replacement page of Planning Statement

The above submissions do not result in a material change of the nature of the captioned application. Thus, this SI should be accepted by the Secretary of the TPB for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact Miss Natalie Wong or the undersigned at [REDACTED]

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above
c.c. The Applicant – by email
Mr. LIN Ka Wai, Woody (TP/Yuen Long E 5) – by email



**Section 16 Planning Application for
Temporary Shop and Services for a Period of Three Years
at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109,
Kam Tin South, New Territories**

Planning Application No. A/YL-KTS/1100

Further Information 1

November 2025
Reference : PPC-PLG-10189

Responses to Departmental Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department received on 11.11.2025 (Contact person: Mr. Woody LIN, Tel: 3168 4040):		
Please advise whether:		
- medium or heavy goods vehicle exceeding 5.5 tonnes, including container vehicles/tractors, are allowed to be parked/stored on or enter/exit the application site (the Site) at all times;		There will be no medium or heavy goods vehicle or container trailer/tractor allowed to enter/exit or to be parked/stored on the Application Site during the planning approval period.
- sufficient manoeuvring space will be provided within the Site to ensure that no vehicle will turn back onto the local access;		Sufficient manoeuvring space has been reserved within the Application Site and no vehicle will be required to turn back onto the local access.
- the open area of the Site is for circulation purpose only, and no open storage activities will be carried out in the open area;		Yes, the open area of the Application Site is for circulation only, and no open storage activities will be carried out in the open area.
According to paragraph 4.2 of the Planning Statement, the total floor area of about 181.6m ² comprises an office. Please indicate its location on the layout plan and Table 1 of the Planning Statement accordingly.		The proposed office is an ancillary use to the operation of the shop and services. The location of the ancillary office has been indicated on the layout plan at Annex 1 of this FI submission. A replacement page of the planning statement is also attached at Annex 2 to reflect the update.
2. Comments from Lands Department received on 11.11.2025 (Contact person: Ms. CHENG Sze Lai, Tel: 2443 1072):		
<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 is/are unauthorized structure(s) and uses on Lot Nos. 339 S.A and 339 S.B both in D.D. 109 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.		Noted. The current application aims to better utilise available land resources and the Applicant will apply a Short Term Waiver to rectify/regularise the user restriction of the structures.
The following irregularities not covered by the subject planning application have been detected by this office:		
<u>Unlawful occupation of Government land covered by the planning application</u>		
The Government land adjoining Lot Nos. 339 S.A and 339 S.B both in D.D. 109 has been fenced off/unlawfully occupied with unauthorised structure(s) without any permission. The Government land being illegally occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of Government land 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.		Noted. The Application Site is confined within the private lots of 339 S.A and 339 S.B in D.D. 109. The Applicant is committed to removing the unauthorised structures on the Government land not covered by the subject planning application within the Application Site.

Item	Departmental Comments	Applicant's Responses
	The lot owner(s)/applicant shall remove the unauthorised structure(s) and cease the unlawful occupation of the Government land not covered by the subject planning application immediately, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for an STW to permit the structure(s) erected. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they 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 to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of Government land.	The Applicant is committed to removing the unauthorised structures not covered by the subject planning application within the Application Site. Upon approval of the application, the Applicant will apply to the Lands Department for the Short Term Waiver to permit the structures erected within the lots.

Annex 1

Revised Layout Plan

Annex 2

Replacement Page of Planning Statement

4 DEVELOPMENT PARAMETER

- 4.1 In view of the planning permission under the previous Application No. A/YL-KTS/927 is valid until 11.11.2025, the Applicant intends to continue operating the real estate agency at the Application Site. Additionally, they would like to include an additional use as a grocery store to serve the local community and neighbourhood. Hence, this application is submitted to the Board seeking temporary approval for 'Shop and Services' use for a three-year period.
- 4.2 The development parameters of the current application remain largely the same as those in the previous Application No. A/YL-KTS/927, except with the addition of a container **for the ancillary office to the shop and services use**. The Application Site covers an area of about 540m². There is a total of five single-storey temporary structures with building heights ("BHs") ranging from about 2.4m to 3m. The total floor area is about 181.6m², comprising an **ancillary office** and a storage room under a canopy, a temporary toilet, a container for shop use and a canopy over three private car parking spaces. The layout plan of the Applied Use is attached at **Annex 6** whilst major development parameters for the Applied Use are shown in **Table 1**.
- 4.3 The configuration of the Applied Use, along with the nature, operation and internal traffic arrangement of the will be compatible with the previous approved application, and there will be no substantial changes to the overall physical setting surrounding the Application Site.
- 4.4 In particular, the operation hours of the real estate agency and grocery store are the same, between 9:00am and 9:00pm daily, including Sundays and Public Holidays, which is in line with other shops and services in the area.

Table 1 Major Development Parameters

Major Development Parameters	
Site Area (about)	540m ²
No. of Temporary Structures	5
Total Gross Floor Area (about)	181.6m ²
Shop	- 38m ² (under canopy: about 40m ²)
Storage	- 14m ² (under canopy: about 43m ²)
Temporary Toilet	- 2.6m ²
Canopy over Carparking Spaces	- 83m ²
Container for Ancillary Office to Shop and Services Use	- 13m ²
Maximum BH (about)	3m
Canopy over Shop	- 3m
Canopy for Storage	- 3m
Canopy over Carparking Spaces	- 3m
Temporary Toilet	- 2.5m
Container for Ancillary Office to Shop and Services Use	- 2.4m
No. of Storeys	1
Non-domestic Plot Ratio	About 0.34
No. of Parking Spaces for Private Cars ("PCs") (5m x 2.5m)	3
No. of Loading/Unloading ("L/UL") Bay for Light Good Vehicles ("LGVs") (7m x 3.5m)	1