才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-KTS/1139
Our Ref.: 25/868/L08

November 9, 2026

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

By Email

Dear Sir/Madam,

Temporary Market (Flea Market) and Eating Place for a Period of 3 Years in "Village Type Development" Zone and Area shown as "Road", Lots 398(Part), 399SA(Part), 399RP(Part), 400 (Part) and Adjoining Government Land in DD109, Kam Sheung Road, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTS/1139)

In response to the comments suggested by the Transport Department and the Lands Department, we would like to submit herewith our response (see **Table 1**) for your consideration.

Furthermore, we would also like to clarify the following matters:

1) To prevent light pollution to the surrounding area and nearby residents, all external lighting at the Application Site will be turned off by 8:00 p.m.

2) A notice indicating that no coach drop-off points will be provided, together with details of public transport available to and from the Application Site will be displayed in a prominent location on the Application Site. In addition, a plan showing the coach drop-off points at Kam Sheung Road MTR Station will be displayed on the Application Site.

3) No car parking spaces will be provided within the Application Site or the adjoining area. Visitors travelling by private vehicles should use the nearby public car park at Kam Sheung Road MTR Station, which provides 610 spaces. Private vehicle access will not be be permitted during operating hours, and a notice to this effect will be displayed at the entrance on Kam Sheung Road.

As the departmental comments above are straightforward, we respectfully request that the Board advance the meeting date for consideration of this planning application.

[redacted]

Should you have any queries or require further information, please feel free to contact the undersigned at [redacted].

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.

Lo Ming Kong

Encl.

c.c. Mr. Tang Shui Sang (the Applicant)

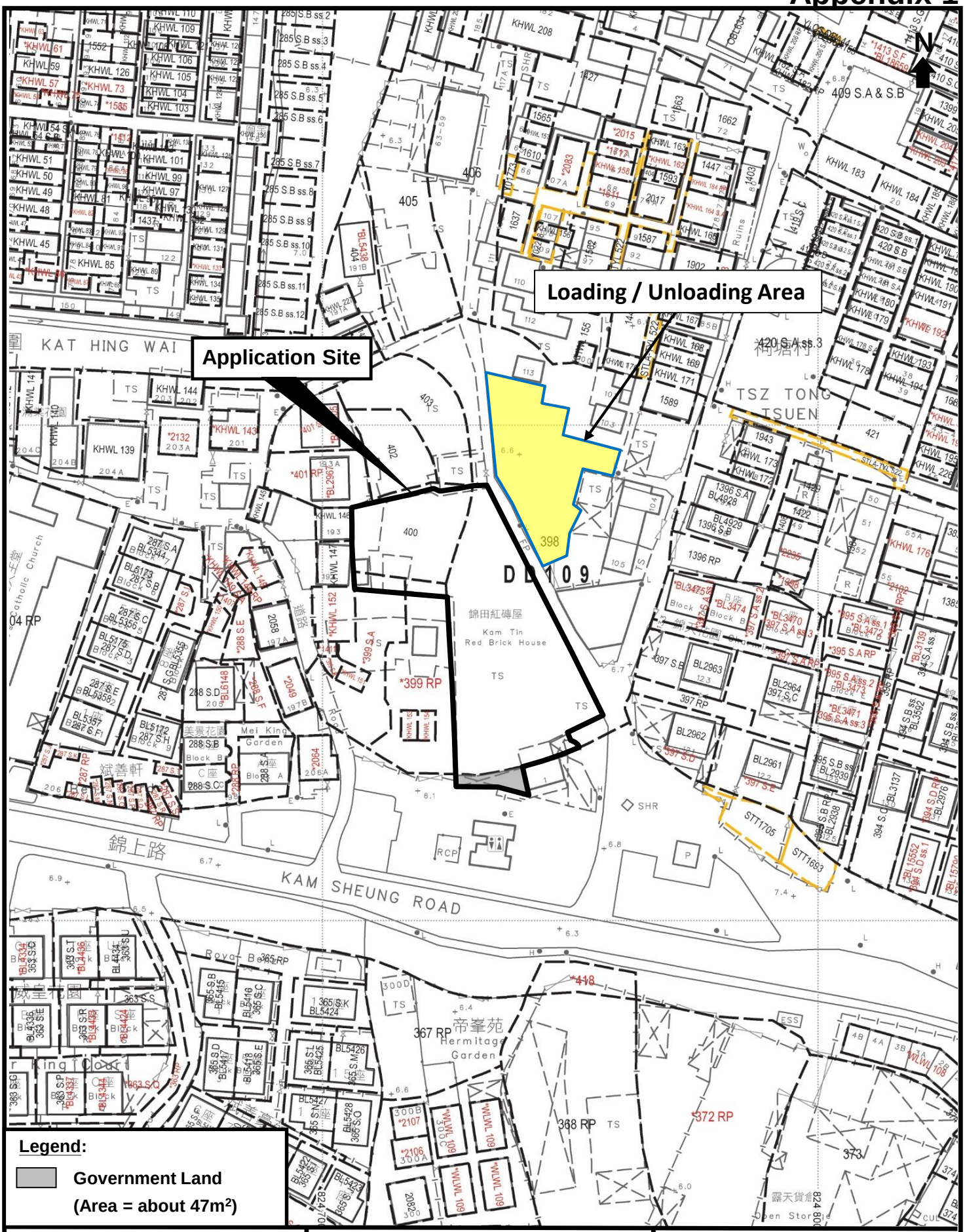
Table 1: Responses to Comments from Government Departments on Planning Application No. A/YL-KTS/1139

DEPARTMENTAL COMMENTS		RESPONSES	
A.	**Transport Department (Contact Person: Mr. Phil CAI, Tel: 2399 2421)**		
1.	Given that there is no loading / unloading space provided within the site, the applicant shall advise the arrangement for loading/ unloading by different users.	1.	Loading/unloading by light goods vehicles will take place in the open area to the east of the Application Site (see **Appendix 1**), which is a common open area used by villagers for this purpose. Vehicles exceeding 5.5 tonnes will not be permitted to enter this open area.
B.	**District Lands Officer, Lands Department (Contact Person: Ms. CHENG Sze Lai, Tel: 2443 1072)**		
1.	The application site comprises Government land (GL) and Old Schedule Agricultural Lot(s) 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.	1.	Noted.
2.	Lot Nos. 398 (portion) and 400 (portion) both in D.D. 109 are covered by Short Term Waiver (STW) No. 2251 for the purpose of "candle factory".	2.	Noted. Should the Board approve this planning application, the lot owners will apply to the Lands Department (LandsD) for modification of the Short Term Waiver (STW) for the proposed use.
3.	The following irregularities not covered by the subject planning application have been detected by this office: **<u>Unauthorised structure(s) within the said private lot(s) not covered by the planning application</u>** There are unauthorized structure(s) on the private lots which are not covered by the subject planning application. The lot owner(s) should immediately rectify / apply for regularization the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	3.	Noted. The Applicant will strictly adhere to the approved layout should this application be approved.

DEPARTMENTAL COMMENTS	RESPONSES
Unlawful occupation of Government land not covered by the planning application The Government land adjoining the application site has been unlawfully occupied with unauthorised structure(s) without permission. The Government land being unlawfully 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. The lot owner(s)/applicant shall either (i) remove the unauthorised structure(s) and cease the unlawful occupation of the Government land not covered by the subject planning application immediately; or (ii) include the unauthorised structure(s) and the adjoining Government land being unlawfully occupied in the subject planning application for the further consideration by the relevant departments and, 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 modification of the STW conditions where appropriate and the lots owner(s) shall apply to this office for the STW and STT to permit the structure(s) erected 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 to be imposed by LandsD. In	Noted. The Applicant confirms that the Application Site comprises the occupation area and that the unauthorized structures on Government land are not related to this planning application. For the Government land covered by this planning application, the lot owners will apply to the Lands Department (LandsD) for the Short Term Tenancy (STT) for the proposed use.

DEPARTMENTAL COMMENTS	RESPONSES
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. Unless and until the unauthorised structure(s) and the unlawful occupation of Government land are duly rectified by the lot owner(s)/applicant or entirely included in the subject planning application, 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.	

Appendix 1



Top Bright Consultants Ltd.

Extracted from Lot Index Plan
Nos. 6-NE-12A & 12B

Site Plan

Scale 1 : 1 000

FIGURE 2A

For Identification Purpose

Date: 28.10.2026