

By Email

Our Ref: S3156/DD122PS_F/25/002Lg

27 May 2025

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



PLANNING LIMITED

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Dear Sir/Madam,

**Proposed Temporary Eating Place with Ancillary Storage of Kitchenware
for a Period of 3 Years in “Village Type Development” Zone,
Lots 73 (Part) and 74 (Part) in D.D. 122, Ping Shan, Yuen Long, New Territories**

(Planning Application No. A/YL-PS/752)

- Further Information No. 1 -

Reference is made to the captioned S16 Planning Application scheduled for consideration by the Town Planning Board (“TPB”) on 6 June 2025 and departmental comments received from Lands Department (“LandsD”) on 27 May 2025.

In response to the comments received, we hereby submit this Further Information (“FI”) No.1 which consists a Response-to-Comment Table for the TPB’s consideration.

Should you have any queries in relation to the above or attached, please do not hesitate to contact the undersigned at 3426 8402.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Benjamin TUNG

Encl.

cc. the Applicant & Team

PL/BT/vy

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 for a Period of 3 Years in "Village Type Development" Zone,
 Lots 73 (Part) and 74 (Part) in D.D. 122, Ping Shan, Yuen Long, New Territories**

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Items	Comments	Responses
1	Comments from Lands Department received on 27 May 2025 (Contact Person: Ms. CHENG Sze Lai; Tel: 2443 1072)	
1.1	<p>The following irregularities <u>not</u> covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structure(s) with the said private lot(s) not covered by the planning application</u></p> <p>There are unauthorized structure(s) within the private lot not covered by the subject planning application. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p> <p>The lot owner(s)/applicant shall either (i) remove the unauthorized structure(s) not covered by the subject planning application immediately; or (ii) include the authorized structure(s) 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 aforementioned required, apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected. The application for 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 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.</p> <p>Unless and until the authorized structure(s) are duly rectified by lot owner(s)/applicant or entirely included in the subject planning application,</p>	<p>The Application Site does NOT cover the said unauthorised structure(s). Upon approval of this Application, the land owner(s) will rectify the unauthorised structure(s) on the said private lot(s) before applying for a STW for the structure(s) proposed under this Application.</p>

Items	Comments	Responses
	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.	

Complied by: KTA Planning Limited

Date: 27 May 2025

File Ref: 20250527_S3130_R-to-C