



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/STT/40

Our Ref.: 26/883A/L02

September 1, 2026

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

By Email

Dear Sir/Madam,

**Temporary Eating Place (Outside Seating Accommodation of a Restaurant)
for a Period of Three Years in "Village Type Development" ("V") zone at Lot 215(Part)
in DD102 and Adjoining Government Land, San Tin, Yuen Long, New Territories**
(Application No. A/STT/40)

In response to the comments suggested by the Lands Department dated 28.8.2026, we would like to submit herewith our responses to comments for your consideration.

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. Ms. SIU Yuk Chun (the Applicant)



Responses to Comments from Government Departments on Planning Application No. A/STT/40

COMMENTS	RESPONSES
A. District Lands Office, Yuen Long, Lands Department (LandsD)	
1. The following irregularities covered by the subject planning application have been detected by LandsD: <u>Unlawful occupation of Government land (GL) adjoining the said private lot with unauthorized structure(s) covered by the planning application</u> The GL within the application site (about 18m² as mentioned in the application form) has been unlawfully occupied 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 GL without further notice.	1. The lot owners will apply to LandsD for Short Term Tenancy (STT) to permit the occupation of the GL.
2. If the planning application is approved, the short-term waiver (STW) holder(s) will need to apply to LandsD for modification of the STW conditions where appropriate and the lot owner(s) shall apply to LandsD for short-term tenancy (STT) to permit the occupation of the GL. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent 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.	2. Noted. The lot owners will liaise and apply to LandsD for modification of the STW and a STT to permit the occupation of GL.