Appendix Ia of RNTPC
Paper No. A/YL-KTN/1280

寄件者: Danny Ng [redacted]
寄件日期: 2026年10月06日星期二 17:41
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; David Chi Chiu CHENG/PLAND; Athena Pui Yin LAI/PLAND; Christy Sze Wing YEE/PLAND; Bon Tang; Matthew Ng; Christian Chim; Grace Wong
主旨: [FI] S.16 Application No. A/YL-KTN/1280 - Further Information
附件: FI1 for A_YL-KTN_1280 (20261006).pdf

Dear Sir,

We write to submit further information for the consideration of Government departments (*enclosed*).

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[redacted]

R-RICHES PLANNING LIMITED

盈卓規劃有限公司

Our Ref. : DD107 Lot 946 S.K & VL
Your Ref. : TPB/A/YL-KTN/1280

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

By Email

6 October 2026

Dear Sir,

1st Further Information

Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1280)

We write to submit further information for the consideration of Government departments (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Danny NG
Town Planner

cc DPO/FSYLE, PlanD (Attn.: Mr. Andrea YAN email: awyyan@pland.gov.hk)
(Attn.: Mr. David CHENG email: dcccheng@pland.gov.hk)
(Attn.: Ms. Athena LAI email: apylai@pland.gov.hk)

[redacted]

1st Further Information

Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1280)

The applicant would like to submit a response-to-comments table for the consideration of Government departments:

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. NG Wing Kei; Tel.: 2443 1072)		
(1)	LandsD has adverse comments on the planning application since there is/are unauthorized structure(s) and/or uses on Lot Nos. 946 S.K, 946 S.L, 946 S.M, 1119 S.A, 1119 S.B, 1119 S.C, 1119 RP and 1120 in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD. If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver ("STW") to permit the structures erected within the said private lots. The application 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 payments of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only the erection of temporary structures will be considered.	Noted. The applicant will submit a Short Term Waiver application to permit the occupation of structures and applied use once the current application is approved by the Town Planning Board.