



顧問有限公司  
盈卓物業

Our Ref. : DD106 Lot 564 & VL  
Your Ref. : TPB/A/YL-KTS/1040

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

By Email

4 March 2025

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in  
“Other Specified Uses” annotated “Rural Use” Zone, Lots 564, 565 (Part)  
and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTS/1040)**

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Selena SIN  
(Attn.: Mr. Michael SO

email: synsin@pland.gov.hk )  
email: mckso@pland.gov.hk )



**Responses-to-Comments**

**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in  
“Other Specified Uses” annotated “Rural Use” Zone, Lots 564, 565 (Part)  
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**(Application No. A/YL-KTS/1040)**

(i) A RtoC Table:

Departmental Comments	Applicant’s Responses
<b>1. Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. WONG Yu Chun/Ms. CHENG Sze Lai; Tel: 2443 3474/2443 1072)</b>	
<p>(a) <u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there are unauthorised structures and uses on Lot Nos. 564, 565 and 618 S.C both in D.D. 106 which 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.</p>	<p>Noted. The applicant will submit Short Term Waiver (STW) applications to LandsD to make way for the erection of the proposed structures at the application site (the Site) after planning approval has been obtained from the Town Planning Board (the Borad). No structure is proposed for domestic use.</p>
<p>(b) The following structure(s) within the said private lot(s) not covered by the planning application</p> <p><u>Unauthorised structure(s) within the said private lot(s) not covered by the planning application</u></p> <p>There are unauthorised structures within the said private lots 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 remove the unauthorised structures not covered by the subject planning application immediately; or include the unauthorised structure(s) in the subject planning application for the further</p>	<p>Noted. The unauthorised structures erected on the concerned lot not covered by the current application will be demolished by the applicant after planning approval has been obtained from the Board to facilitate the proposed scheme.</p>

<p>consideration by the relevant departments <u>and</u>, 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 structures 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) for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future.</p> <p>Unless and until the unauthorised structures 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.</p>	
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