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**Spencer Ka Tsun LEUNG/PLAND**

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寄件者: tmylwdpo\_pd/PLAND  
寄件日期: 2025年01月27日星期一 9:06  
收件者: Edwin Wai Shing YEUNG/PLAND  
副本: Wai Lap TANG/PLAND; Spencer Ka Tsun LEUNG/PLAND  
主旨: 轉寄: [FI] S.16 Application No. A/YL-TYST/1296 - FI to address departmental comments  
附件: FI1 for A\_YL-TYST\_1296 (20250124).pdf

郵件標幟: 待處理  
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**From:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Sent:** Monday, January 27, 2025 8:50 AM  
**To:** tmylwdpo\_pd/PLAND <tmylwdpo@pland.gov.hk>  
**Cc:** Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>  
**Subject:** Fw: [FI] S.16 Application No. A/YL-TYST/1296 - FI to address departmental comments

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**From:** Louis Tse <louistse@r-riches.com.hk>  
**Sent:** Friday, January 24, 2025 6:48 PM  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Edwin Wai Shing YEUNG/PLAND <ewsyeung@pland.gov.hk>;

**Subject:** [FI] S.16 Application No. A/YL-TYST/1296 - FI to address departmental comments

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

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

Kind Regards,

**Louis TSE** | Town Planner  
**R-riches Group (HK) Limited**

**R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited**

**T:** (852) 2339 0884 | **F:** (852) 2323 3662 | **M:** ( ) | **E:** [louistse@r-riches.com.hk](mailto:louistse@r-riches.com.hk)

**A:** Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong

Our Ref.: DD124 Lot 2661  
Your Ref.: TPB/A/YL-TYST/1296

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

**By Email**

24 January 2025

Dear Sir,

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

**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years in  
“Residential (Group B)1” Zone, Lot 2661 in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-TYST/1296)**

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. Danny NG at (852) 2339 0884 / dannyng@r-riches.com.hk 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/TMYLW, PlanD

(Attn.: Mr. Edwin YEUNG

email: [ewsyeung@pland.gov.hk](mailto:ewsyeung@pland.gov.hk) )

**Responses-to-Comments**

**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years in  
“Residential (Group B)1” Zone, Lot 2661 in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories**

**(Application No. A/YL-TYST/1296)**

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
<b>1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)</b>		
(a)	<p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p>LandsD has reservation on the planning application since there is unauthorised structure(s) on the private Lot. No. 2661 in D.D. 124 which is already subject to lease enforcement actions according to case priority. The lot owner should apply for regularization on the lease breaches as demanded by LandsD.</p>	<p>The applicant will submit Short Term Waiver (STW) application to rectify the proposed structure erected on the concerned lot after planning approval has been obtained from the Town Planning Board (the Board). The unauthorized structure erected on the concerned lot will be demolished by the applicant after planning approval has been obtained from the Board to facilitate the proposed scheme.</p>
(b)	<p>If the planning application is approved, the lot owner(s) of the lots will need to apply to this office for Short Term Waiver (STW) to permit the structures to be erected or regularize any irregularities on site, if any. The application(s) 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 application(s), if approved, will be subject to such terms and conditions including the payment or wavier 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.</p>	