

GoldRich PLANNERS & SURVEYORS LTD.

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Your Ref.: A/TM/592

Our Ref.: P22015/TL24579

7 November 2024

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

By E-mail:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

Temporary Place of Recreation, Sports or Culture (Barbecue Area and Ancillary Kiddie Ride Area) and Holiday Camp (Private Tent Camping Ground) for a Period of 6 Years, Lots 788 (Part), 790 (Part), 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land, Tuen Mun, New Territories

We would like to submit a further information to respond to the comments from the Lands Department dated 28.10.2024.

We would like to clarify that a maximum of 10 tents is anticipated on site. The land between Castle Peak Road at the north and Siu Lam Beach at the south is private land. Only customers are allowed to enter. The waste tank of the portable toilet will be replaced regularly (e.g. once per two weeks).

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

Comments from DLO/TM dated 28.10.2024

	Comments	Responses
2.	<p>As regards an unauthorized porch not covered by the subject planning application and the discrepancy between the built-over area of the unauthorized structures covered by the subject application as shown on the layout plan provided by the applicant (i.e. structures nos. 2 to 9 as shown in Plan 3b (P 22015) dated July 2024) and our on-site measurement during previous site inspections vide para. 2 in memo under ref. (84) in DLOTM 14/MAT/23 dated 6.5.2024, the applicant revised the layout plan in response.</p>	Noted.
3.	<p>However, our re-site inspection conducted on 14.10.2024 revealed that some unauthorized tents and porches not covered by the subject application as shown on the plan attached on our memo dated 6.5.2024 were repeatedly erected within the Site and there were discrepancies between the B.O.A. of the unauthorized structures covered by the subject application as shown on the layout plan provided by the applicant (i.e. Structure nos. 4 to 10 & 13 to 17 as shown in Plan 3b (P 22015) dated August 2024) and our on-site measurement of 14.10.2024. Moreover, a footbridge was placed over a section of existing nullah/natural stream which fell within Government land sandwiched between the application site and Lot No. 788 in D.D.381 without our permission. Any occupation of Government land 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 Government land without further notice.</p>	<p>The applicant has rectified the situation after 14.10.2024. The structures are tally with the Layout Plan (Plan 3b).</p> <p>The footbridge has been removed.</p> <p>The B.O.A of the structures will be tally with the Layout Plan (Plan 3b).</p>

	Comments	Responses
4.	<p>In view of above, this office remains to have an objection to this s.16 application and the applicant is required to immediately cease the unlawful occupation of Government land by removing the footbridge and rectify the lease breaches by either demolishing unauthorized structures not covered by the subject application or including all unauthorized structures erected on the Lots in the subject application tallying with the layout plan submitted by the applicant for our consideration. The applicant should ensure the consistency between the layout plan and the site condition in order to address the repeated discrepancies as found in paragraph 3 above before submission of FI in the future.</p>	<p>The applicant has rectified the situation after 14.10.2024. The structures are tally with the Layout Plan (Plan 3b).</p> <p>The footbridge has been removed.</p>