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By Email

Date : 29 August 2024
Your Ref.: TPB/A/YL-PS/727
Our Ref. : LDS/PLAN/7046

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

Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years at Lots 106(Part), 107(Part), 289(Part), 293(Part), 294(Part), 295(Part), 301(Part), 302(Part) and 319(Part) in D.D. 126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.

(Application No. A/YL-PS/727)

We refer to the captioned application and submit herewith our response to the comments from the Lands Department for your consideration.

Should there be any queries, please contact our Miss Cannis Lee at [REDACTED].

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

 

Encl.

c.c. DPO/TM&YLW (Attn.: Mr. Max Wong) – By Email
Client

Table 1: Responses to Comments from Lands Department on Planning Application No. A/YL-PS/727 (29 August, 2024)

COMMENTS	RESPONSES
1. Lands Department	
(a) It is noted that no structure is proposed on the application site.	(a) Noted.
(b) The application site is accessible to Tin Wah Road and Tin Tsz Road through a local track on both private lot and Government Land (GL). This office provide no maintenance works on the GL involved and do not guarantee right-of-way.	(b) Noted.
(c) The following irregularities <u>covered by</u> the subject planning application have been detected by this office: <u>Unauthorised structure(s) within Lot 319 in D.D. 126 covered by the planning application</u> There is an unauthorised structure on Lot No. 319 in D.D. 126. The Lot owner(s) should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	(c) The Application Site was previously used as a hobby farm and the structure within Lot 319 in DD126 covered by the planning application was used for storage of farm tools. As the land within Lot 319 covered by the planning application will be used for parking purpose, the structure for storage of farm tool has been demolished (see Site Photos taken on 28.8.2024 attached).
(d) The following irregularities <u>not covered by</u> the subject planning application have been detected by this office: <u>Unauthorised structure(s) within Lot 319 in D.D. 126 not covered by the planning application</u> There is an unauthorised structure within Lot No. 319 in D.D.	(d) The structure within Lot 319 in DD126 not covered by the planning application has been removed (see Site Photos taken on 28.8.2024 attached).

COMMENTS	RESPONSES
<p>126 not covered by the subject planning application. The Lot owner(s) should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p> <p>(e) Unless and until the unauthorized structures are duly rectified by the lot owner(s)/applicant or entirely included in the subject planning application, please take it as <u>this office's objection to the application.</u></p>	<p>(e) All unauthorized structures on Lot 319 in DD126 have been demolished/removed.</p>

Application No. A/YL-PS/727
Site Photos (taken on 28.8.2024)

Unauthorized Structure within Lot 319 in D.D. 126 covered by the planning application has been demolished (Photos 1-2)



Photo 1



Photo 2

Unauthorised structure within Lot 319 in D.D. 126 not covered by the planning application has been removed (Photos 3-5)



Photo 3



Photo 4



Photo 5