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Max Yuet Lun WONG/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年09月27日星期五 15:36
收件者: Max Yuet Lun WONG/PLAND
副本: Wai Lap TANG/PLAND
主旨: 轉寄: Planning Application No. A/YL-PS/731 - Further Information
附件: 20240926-回應部門意見.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Friday, September 27, 2024 3:29 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Subject: Fw: Planning Application No. A/YL-PS/731 - Further Information

From: Chong Hermose <[REDACTED]>
Sent: Thursday, September 26, 2024 10:06 AM
To: Max Yuet Lun WONG/PLAND <mylwong@pland.gov.hk>
Subject: 回覆: [Departmental Comments] Planning Application No. A/YL-PS/731

規劃處 黃生：

現附上回應部門的意見，請查收。

謝謝

Ms Chong
([REDACTED])

Planning Application No. A/YL-PS/731

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Comments from District Lands Officer Yuen Long, Lands Department (DLO/YL, LandsD)	
(1)	<p>The following irregularities not covered by the subject planning application have been detected by this office:</p> <p>Unauthorised structure(s) within the private lot(s) not covered by the planning application</p> <p>There is an unauthorised structure within extended from Lot 899 s.A in D.D. 122 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>The lot owner(s)/applicant shall either (i) remove the unauthorized structure(s) not covered by the subject planning application immediately; or (ii) include the unauthorized structure(s) in the subject planning application for the further consideration by the relevant departments and, 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 a Short Term Waiver (STW) to permit the structure(s) 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)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of the time.</p>	<p>申請人是申請範圍的租客，並非整個地段的租用人。</p> <p>申請範圍佔地段只是一小部份，申請地點內現時沒有違例建築物，只是擺放兩個臨時貨櫃，全密封的（請看附件圖片）。</p> <p>申請人會要求地主為申請地點進行分契，把申請地點範圍獨立分割出另一個地段。</p> <p>如規劃申請獲批後，申請人會使用新分割出來的地段向地政署申請短期豁免書，確保申請 STW 時的地段是沒有違規建築物的。</p> <p>至於地段上其他違規建築物，申請人會通知地主盡快安排其他人處理相關違例建築物。</p>
(2)	<p>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 this office's objection to the application.</p>	

