

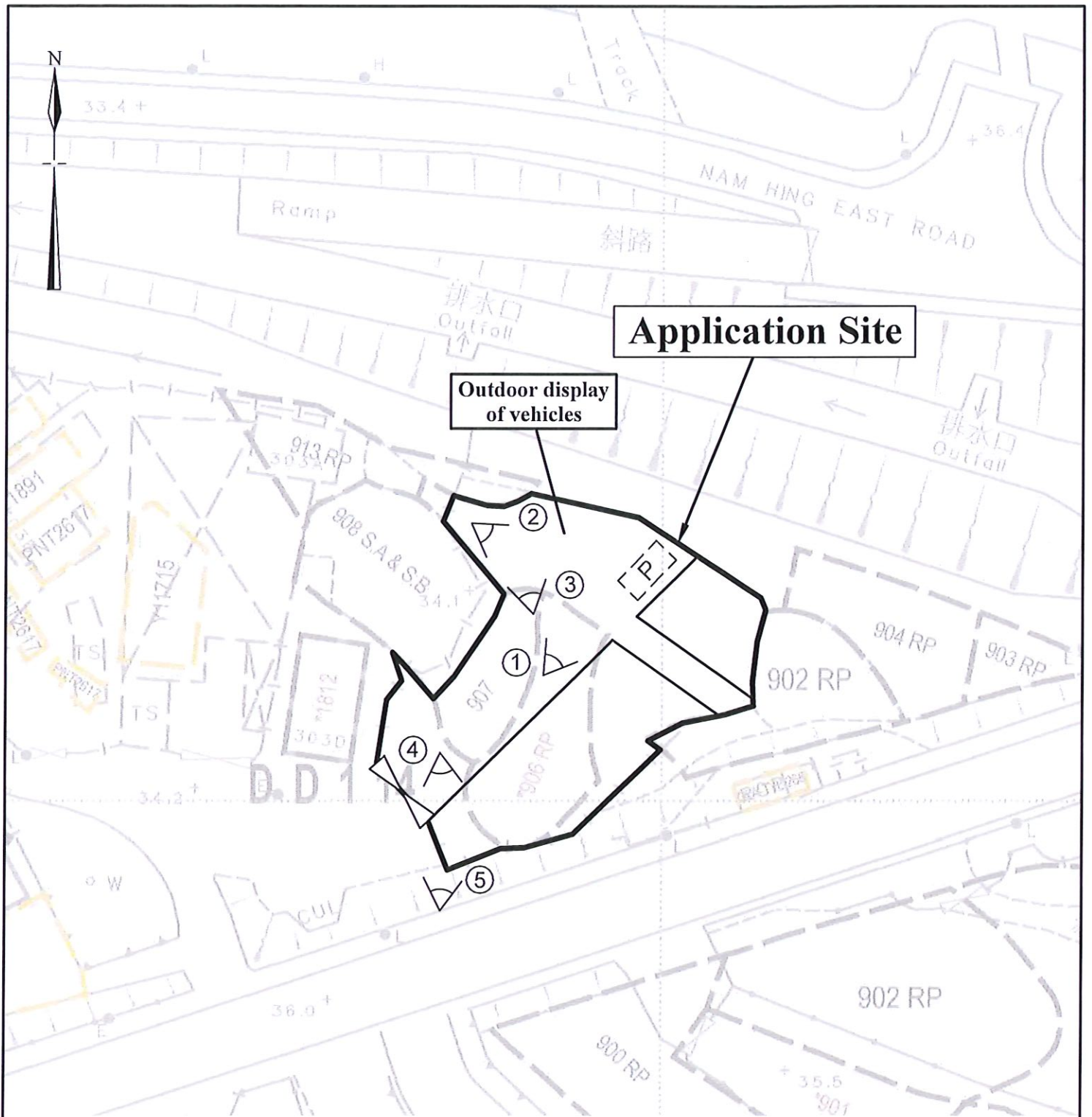
Further Information for Planning Application No. A/YL-SK/385**Response-to-Comment****Comments from Lands Department**

Contact person: Ms. Sofia CHENG (Tel.: 2443 1072)




I.	Comments	Responses
1.	<p>The application site comprises Government land (GL) and Old Schedule Agricultural Lot Nos. 906 RP and 907 both in D.D. 114 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.</p>	<p>The applicant will apply to the Lands Department for a Short Term Waiver to regularize the structures on the lots.</p>
2.	<p>The following irregularities have been detected by this office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>There are unauthorized structures on the private lots. 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 actions against the breaches without further notice.</p>	<p>Ditto.</p>
3.	<p><u>Unlawful occupation of Government land adjoining the said private lot(s) covered by the planning application</u></p> <p>The Government land within the application site (about 462 m² as mentioned in the application form) has been fenced off on or after 28.3.2017 without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD objects to the planning application since there is unlawful occupation of Government Land (GL) and regularization would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the unlawful occupation of GL as demanded by LandsD. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p> <p>The lot owner(s)/applicant shall cease the unlawful occupation of Government land and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the</p>	<p>The fencing and structures within the Government land has been removed. Please refer to the Plan Showing Viewpoints of Site Photographs (Plan 9) and the site photos (Viewpoints 1-5) for details. There is an iron pole on site which does not belong to the Applicant and was constructed by the others in the past. As such, he is unable to remove the iron pole.</p>

	<p>rectification as aforesaid required, apply to this office for an STW and/or STT to permit the structure(s) erected and the occupation of the Government land. The application(s) for STW and/or STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and/or STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent 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 time in future and land control action for any unlawful occupation of Government land.</p>	
<p>4.</p>	<p>Unless and until the unlawful occupation of Government land are duly rectified by the lot owner(s)/applicant, 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>	<p>Noted.</p>
<p>5.</p>	<p>Our recent site inspection found that the existing structures within the private lots and GL were being used for domestic purposes. The lot owner(s) have to cease the domestic use and rectify the lease breach as soon as possible.</p>	<p>There is currently no structure being used for domestic purposes within the private lots and GL.</p>

- END -



Legend

-  Vehicular Ingress / Egress
-  Parking space for private cars (5m (L) x 2.5m (W))
-  Viewpoint of site photographs

1:500

Plan Showing Viewpoints of Site Photographs

Goldrich Planners &
Surveyors Ltd.

September 2024

Lots 906 RP and 907 in D.D. 114 and
Adjoining Government Land
Yuen Long, New Territories

Plan 9
(P 23050)

Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5

