

Our Ref.: DD124 Lot 2661
Your Ref.: TPB/A/YL-TYST/1262

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

By Email

5 July 2024

Dear Sir,

1st Further Information

**Proposed Temporary Public Vehicle Park (excluding Container Vehicles) for a Period of 5 Years
“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/1262)

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. Christian CHIM at (852) 2339 0884 / christianchim@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: ewsyung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Public Vehicle Park (excluding Container Vehicles) for a Period of 5 Years
“Residential (Group B)1” Zone, Lot 2661 in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories**

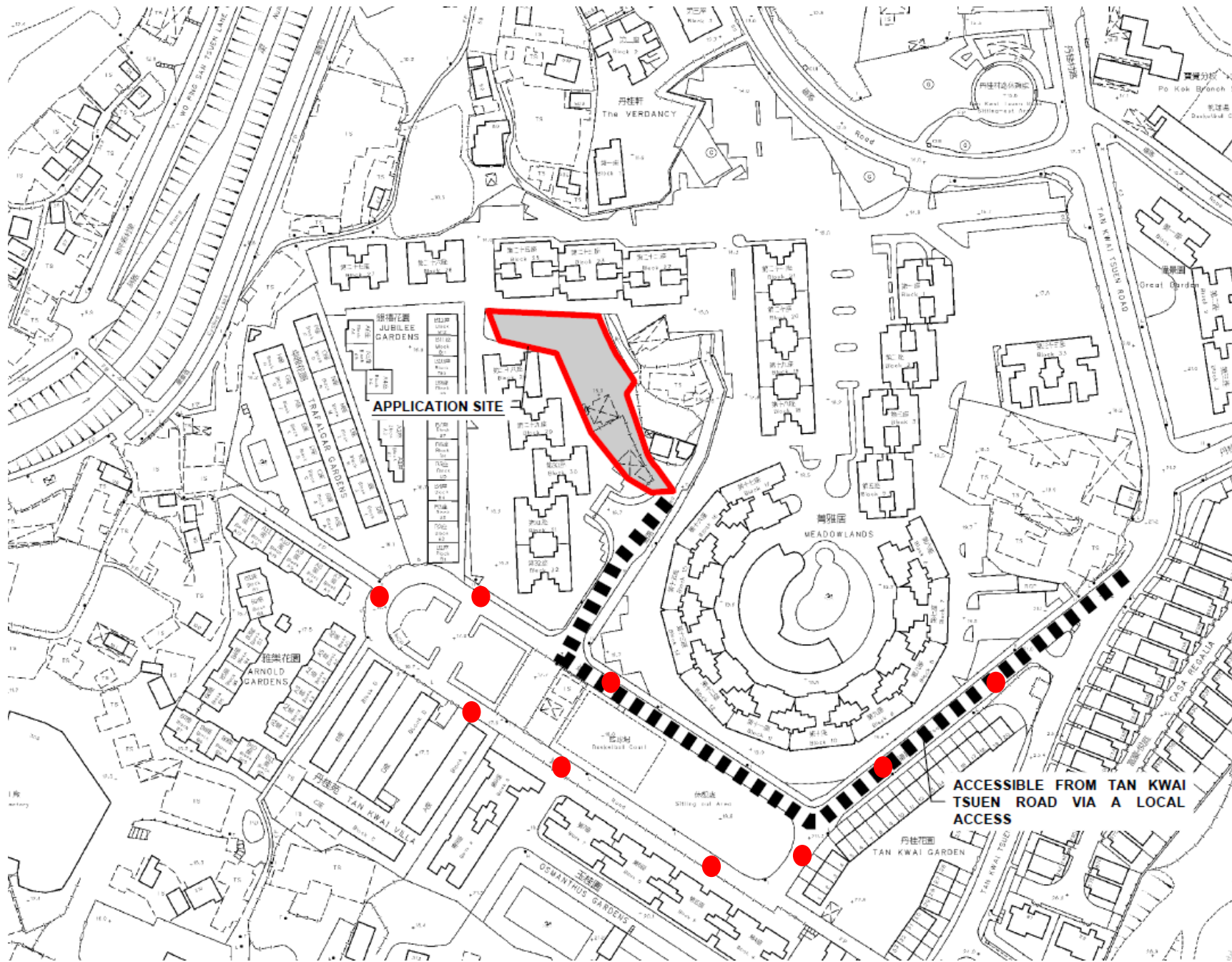
(Application No. A/YL-TYST/1262)

- (i) As the application site (the Site) is located in an area surrounded by residential developments, demand for parking space has always been high. Illegal on-street parking is often observed at Tan Kwai Tsuen Road which causes adverse traffic impact to the nearby road network. A photographic record taken by the applicant to show the existing on-street illegal parking is provided (**Annex I**). In view of that, the applicant would like to seek planning permission from the Town Planning Board (the Board) to alleviate the pressing demand for parking spaces in the surrounding areas.
- (ii) A RtoC Table:

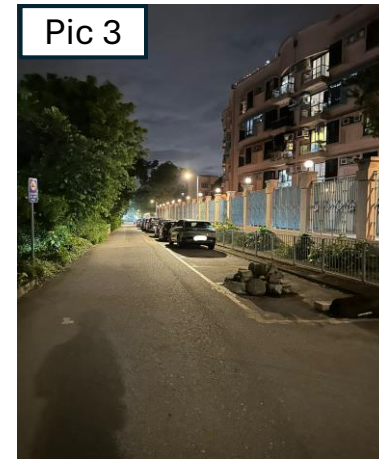
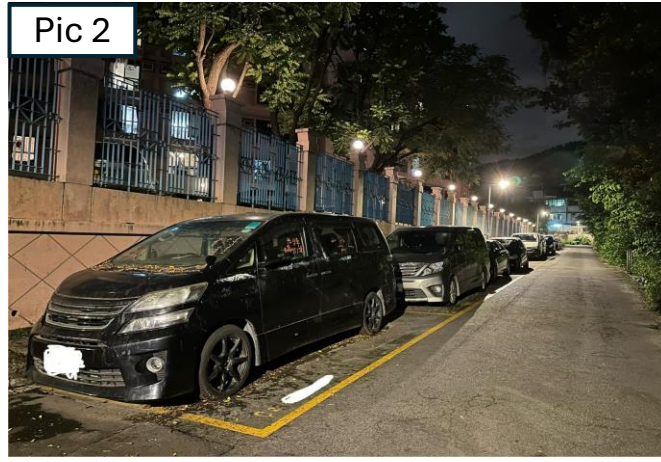
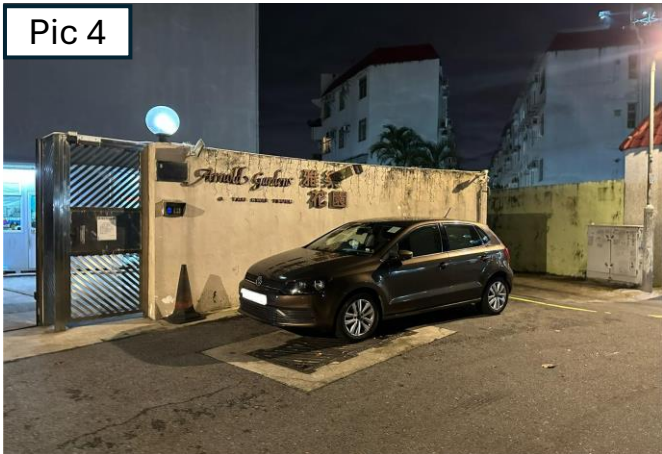
Departmental Comments		Applicant’s Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	LandsD has reservation on the planning application since there is unauthorized structure(s) on the private Lot No. 2661 in D.D. 124 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should apply for regularization on the lease breaches as demanded by LandsD.	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 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.

**Illegal Parking
nearby DD124
LOT 2661**

**Photo
2024.06.05
20:30**



**ACCESSIBLE FROM TAN KWAI
TSUEN ROAD VIA A LOCAL
ACCESS**



Illegal Parking
nearby DD124
LOT 2661

Photo
2024.06.05
20:30