

Urgent Return receipt Expand Group Restricted Prevent Copy

**Iris Tsoi Ying YIK/PLAND**

---

主旨: Fw: Application No. A/NE-TKP/2 - Further Information Submission  
附件: A-NE-TKP-2\_Response\_to\_Public\_Comments\_FI\_27Feb2026.pdf

From: [REDACTED]  
Sent: Friday, February 27, 2026 10:04 AM  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: RE: Application No. A/NE-TKP/2 - Further Information Submission

Dear Ms WUN,

I refer to Application No. A/NE-TKP/2 concerning the proposed temporary private garden at Government Land adjoining Lot 369 in D.D. 255, Pak Tam Au.

Further to our recent discussion during your site visit, please find attached Further Information for submission to the Town Planning Board in advance of the scheduled meeting.

The Further Information comprises the Applicant's Response to Public Comments.

For completeness, the Applicant also confirms that a general contractor has been formally engaged to carry out rectification works pursuant to advice from the Lands Department and the Buildings Department. Rectification works have commenced and certain masonry structures constructed during earlier renovation works have already been removed. Remaining items are scheduled for completion in early March 2026.

This submission is made pursuant to TPB PG-No. 32B as Further Information in response to public and departmental comments.

For the avoidance of doubt, the Further Information does not involve any:

- Change to the site boundary;
- Change to GFA, building height or development parameters;
- Intensification of use; or
- Material change to the nature of the application.

Please let me know if any further clarification is required.

Yours sincerely,

James Stewart

## **RESPONSE TO PUBLIC COMMENTS**

Application No. A/NE-TKP/2  
Proposed Temporary Private Garden  
Government Land Adjoining Lot 369 in DD 255  
Pak Tam Au

### **1. Introduction**

The Applicant has carefully reviewed the public comments received in respect of Application No. A/NE-TKP/2.

The application seeks planning permission for temporary use of Government land as a private garden for a period not exceeding three (3) years.

The proposal:

- Does not involve new buildings or permanent structures;
- Does not alter site levels or topography;
- Does not introduce additional building bulk;
- Does not involve excavation or new drainage works;
- Does not change the zoning of the site.

The following responses are provided for the Town Planning Board's consideration.

### **2. Site Area and Alleged Disproportion**

A comment suggests that the proposed area is excessive or disproportionate.

The application site area is approximately 177 sq.m., which is materially smaller than the historical Short Term Tenancy area of approximately 380 sq.m.

The land has long been used and maintained as garden area associated with the adjoining residential house.

No parking, storage, commercial activity or intensified use is proposed. The proposal remains residential garden use in character and scale.

### **3. Government Land and Environment Concerns**

Some comments raise general concerns regarding the use of Government land and possible environmental impacts.

The proposal:

- Is temporary in nature (not exceeding 3 years);
- Does not involve permanent development;
- Does not introduce new buildings or structures;
- Does not involve tree removal (there are no trees within the application site);
- Maintains the land as soft landscaped garden area.

No adverse environmental or ecological impacts have been identified by relevant Government departments.

### **4. Drainage and Flooding**

Several comments refer to drainage and flooding.

For clarity:

- The application does not propose any new drainage works;
- The application does not increase site coverage;
- The application does not introduce additional hard paving;
- The application does not alter ground levels.

The paved area referred to in certain public comments has existed since the original development of the houses in or around 1988 and predates the Applicant's ownership. No extension or alteration of that paved area is proposed under this application. The area referenced is outside the application site.

The temporary garden use does not materially change existing runoff conditions.

Drainage matters, where relevant, fall under the jurisdiction of the appropriate Government departments and are not the subject of this planning application. No adverse departmental comments in relation to drainage have been received in respect of this application.

## **5. Boundary Treatment**

The Planning Statement refers to boundary demarcation in order to clearly define the approved application boundary.

For avoidance of doubt:

- Certain masonry structures constructed during earlier renovation works have been removed following departmental advice;
- No continuous solid masonry boundary wall is proposed under this application;
- Any boundary demarcation currently contemplated for the purposes of defining the approved area would be lightweight in nature and subject to compliance with relevant Government requirements.

The purpose of any boundary demarcation is solely to define the approved area and would not give rise to adverse visual or environmental impacts.

## **6. Natural Light and Visual Impact**

The proposal does not introduce new buildings or building bulk.

The land will remain as garden space.

Accordingly, no material impact on natural light or visual character would arise from the temporary use.

## **7. STT History and Land Administration**

Some comments refer to historical Short Term Tenancy arrangements.

This application does not seek reinstatement of any previous tenancy.

Land administration matters are separate from the planning assessment and will be determined independently by the Lands Department in accordance with prevailing policy.

The Lands Department has indicated “No Objection / No Adverse Comment” in respect of this planning application.

## **8. Other Allegations**

Certain comments refer to renovation works previously undertaken at the adjoining private lot.

These matters are not the subject of the present planning application.

For completeness, the Applicant has engaged a contractor to carry out rectification works in accordance with departmental advice. Relevant items are being addressed in coordination with the relevant authorities.

The present application concerns only the temporary use of Government land as private garden and does not seek approval for building works or other development.

## **9. Conclusion**

The application seeks planning permission for a temporary private garden use for a period not exceeding three (3) years.

The proposal:

- Does not involve new buildings or permanent structures;
- Does not intensify development;
- Does not alter site levels;
- Does not materially affect drainage;
- Does not result in loss of trees;
- Is compatible with the surrounding residential environment.

The Applicant respectfully requests that the Town Planning Board consider the application on its planning merits and grant approval.