

From: [REDACTED]
Sent: Monday, November 10, 2025 9:50 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 規劃申請編號 A/SK-TLS/69

Dear Eric,

Following the query in the below email:

- Please provide justification to demonstrate that the car park is intended for private vehicle park but not public vehicle park.

It is confirmed that the car park is intended for private purposes only.

Regards,
Mr Pang

From: [REDACTED]
Sent: Monday, November 10, 2025 9:06 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Fw: 規劃申請編號 A/SK-TLS/69

Dear Eric,

Here are the files in relation to the subject matter with Land Department and Transport Department, respectively.



RtC_Transport Department_20251110.pdf



RtC_Lands Department_20251110.pdf

Regards,

Mr Pang

RE: 規劃申請編號A/SK-TLS/69

Queries from Land Department

1. The Application Site is Old Schedule Agricultural Lot 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;

2. This office's warning letter dated 4.2.2013 against a metal shed was registered in the Land Registry on 19.4.2013. We also found a metal shed erected on the Site during their recent inspection. Therefore, the applicant should immediately rectify the lease breach and his office reserves the rights to take necessary lease enforcement action against the breach without further notice;

3. The applicant did not indicate the vehicular access in respect of the Site. The applicant should therefore sort out the right-of-way issue and maintenance issue (if any) with the parties concerned. The applicant should note that there is no guarantee to the grant of a right of way over Government land to the Site or approval of emergency vehicular access thereto. In case any Government land is found to have been unlawfully occupied or excavated, enforcement action in accordance with the Land (Miscellaneous Provisions) Ordinance (Cap. 28) will be taken by the Government; and

4. Should planning approval be given to the subject planning application, the owner of the lot without Short Term Waiver (STW) will need to apply to his office for a STW to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for erection of temporary structures will be considered. The application will be considered by the LandsD acting in capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD including the payment of fee as considered appropriate.

Applicant's replies

Noted

We are aware of metal shed as an improper fixture erected on the Site.

We expect to apply for short-term waiver upon the successful approval to this application.

A right-of-way is granted by 村公所 (Ma Yau Tong Village Office)

It is considered as temporary structure and subject to terms and conditions imposed by LandsD

RE: 規劃申請編號A/SK-TLS/69

Queries from Transport Department

1. Please demonstrate the smooth maneuvering of vehicles accessing and leaving the parking spaces; and

2. Please note the local village track adjacent to the application site is not managed by TD.

Hereby confirmed and acknowledged :-



Applicant : Pang Kwok Chiu
On behalf of Trendeep Investments Limited

Date : 10 November 2025

Applicant's replies

It is confirmed that the carpark (with 2 spaces) has been in operation from 2020 and vehicles can safely manouvre throughout this period.

also, the Applicant has further conducted site trial and submitted electronic files of video recording.

It is confirmed the Applicant will commit to follow up with the management party for access road matters.

規劃申請編號 A/SK-TLS/69

























































































































