

Further Information for Planning Application No. A/NE-TKL/751**Response-to-Comment****Comments from Lands Department received on 12.4.2024**

Contact person: Mr. M. F. LAI (Tel.: 2675 1745)

I.	Comments	Responses
1.	There are unauthorised structures on the private lot. The lot owner should immediately rectify/regularise the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	Noted. The Applicant will rectify the irregularity by submitting a Short Term Waiver (STW) application to the Lands Department (LandsD) as soon as possible upon receiving relevant planning approval from the Board.
2.	Part of the application site is Government Land (GL) which has been occupied with unauthorised structures without permission.	Noted. The Applicant will rectify the irregularity by submitting a Short Term Tenancy (STT) application to the LandsD as soon as possible upon receiving relevant planning approval from the Board.
3.	There are unauthorised structures within majority of the said private lot area, which is not covered by the subject planning application. The lot owner should immediately rectify/regularise the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	<p>The said portion of the private lot adjoining the Site is currently used as a warehouse (excluding dangerous goods). According to the Notes of the Outline Zoning Plan (OZP), ‘Warehouse (excluding Dangerous Goods Godown)’ is a Column 1 use within the “Open Storage” (“OS”) zone, which is always permitted and does not require planning approval from the Board. As such, it is not required to cover the said portion of the private lot in a planning application.</p> <p>Meanwhile, the Applicant has noted that the lease breaches should be rectified/regularised as soon as possible. As such, STW Application will be submitted to the LandsD upon receiving relevant planning approval from the Board.</p>

4.	<p>The GL adjoining the private lot has been fenced off and occupied with unauthorised structures without permission. The GL occupied is not included in the application. Please clarify the extent of the application site with the applicant.</p>	<p>The GL adjoining the private lot is currently used as a warehouse (excluding dangerous goods). According to the Notes of the OZP, 'Warehouse (excluding Dangerous Goods Godown)' is a Column 1 use within the "OS" zone, which is always permitted and does not require planning approval from the Board. As such, it is not required to include the said portion of GL in a planning application.</p> <p>Meanwhile, the Applicant has noted that the GL adjoining the private lot is being used without permission and such irregularity should be rectified/regularised as soon as possible. As such, STT application will be submitted to LandsD upon receiving relevant planning approval from the Board.</p>
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