

**Further Information (2) for Planning Application No. A/NE-TKL/751****Response-to-Comment****Comments from Lands Department received on 16.4.2024**

Contact person: Mr. Ken HO (Tel.: 2675 1777) / Mr. Stephen LI (Tel.: 2675 1546)

<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	<p>Items 3 &amp; 4 of the applicant's R-t-c dated 15.4.2024 claimed that "the authorised structures within majority of the application lot and the adjoining GL are currently used as a warehouse (excluding dangerous goods).</p> <p>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" which appears for PlanD's attention instead of LandsD.</p>	<p>The statement serves to clarify the extent of the application site as per the request in item 5 of LandsD's comments "<i>the following irregularities not covered by the subject planning application have been detected by this office... please clarify the extent of the application site</i>" dated 12.4.2024.</p> <p>The existing developments within LandsD's concerned area outside the application site (see <b>Plan 8</b>) are Column 1 uses within the "OS" zone, which are always permitted and do not require planning approval from the Board. As such, the said irregularities detected by LandsD outside the application site were therefore not covered by the subject application. Please refer to site photos enclosed in <b>Appendix I</b>.</p> <p>Concerning the STW/STT requirement of the Site and its adjoining land parcel, the Applicant submitted an STW/STT application to DLO/N on 21.8.2018. The Applicant thought that all required documents, including the layout plan and development parameters, had been already included in the planning application approved on 1.6.2018. Hence, the Applicant did not aware that he was required to submit further information to DLO/N.</p> <p>Besides, the clerical staff who oversaw the administrative matter had left the Applicant's company in 2021. Due to the miscommunication during the handover, the Applicant did not realise or might have missed some important information, including the STW/STT application. Given its logistic nature, the Applicant's business had gone through several difficult moments from 2020 to 2023</p>

		<p>due to the prolonged pause for cross-border logistics traffic. The logistic business was eventually shut down in 2022 whilst the warehouse and vehicle repair yard businesses are still struggling to survive.</p> <p>The Applicant reaffirms to undertake that he will submit STW and STT applications for the entire land parcel to DLO/N upon receiving relevant approval for the subject application.</p>
2.	<p>Site inspection conducted by staff of this office on 5.4.2024 revealed that the application lot and the adjoining GL are seem being used for the uses under the application instead of warehouse use. Please clarify the correctness of the applicant's responses before we could provide our comment on the F.I.</p>	<p>The existing developments outside the application site (see <b>Plan 8</b>) currently comprise a warehouse, a site office, a vehicle repair workshop and open storage of vehicle parts, which are Column 1 uses within the "OS" zone i.e. always permitted uses. No container vehicle repairing operations are carried out outside the application site.</p> <p>Please refer to site photos enclosed in <b>Appendix I</b>.</p>

### Comments from Fire Services Department received on 16.4.2024

Contact person: Mr. Herbert WAH (Tel.: 2733 5844)

II.	Comments	Responses
1.	Full set of valid FS251 covering all the FSIs implemented on the application site	Valid FS251 are enclosed in <b>Appendix II</b> .
2.	Statement/undertaking to confirm whether there is no change in the layout and proposed uses as compared with the previous application.	It is to confirm that the applied use, development parameters and layout of the current application remain unchanged as compared with the previous approval.

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