

Responses to Departmental Comments

Departmental Comments		Responses
A.	Environmental Protection Department [Email dated 29.9.2025] (Contact Person: Mr. Kelvin WONG, Tel: [REDACTED])	
1.	Please clarify if any portable loud speaker or any form of audio amplification system will be used at the application site.	No public announcement system, including any form of audio amplification system and portable loudspeakers will be used at the Application Site.
B.	District Lands Officer, Lands Department [Email dated 29.9.2025] (Contact Person: Ms. CHENG Sze Lai, Tel: [REDACTED])	
1.	<u>Unauthorised structure(s) within the said private lot(s) not covered by the planning application</u> There are unauthorized structure(s) on the private lots which are not covered by the subject planning application. The lot owner(s) should immediately rectify/apply for regularization the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	Noted.

Departmental Comments	Responses
2. <u>Unlawful occupation of Government land not covered by the planning application</u> The Government land adjoining the application site has been unlawfully occupied with unauthorised structure(s) without permission. The Government land being unlawfully occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of Government land without Government's prior approval is an Offence under Cap. 28. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice. The lot owner(s)/applicant shall <u>either</u> (i) remove the unauthorised structure(s) and cease the unlawful occupation of the Government land not covered by the subject planning application immediately; or (ii) include the unauthorised structure(s) and the adjoining Government land being unlawfully occupied in the subject planning application for the further consideration by the relevant departments <u>and</u>, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for modification of the STW conditions where appropriate and the lots owner(s) shall apply to this office for the STW and STT to permit the structure(s) erected and the occupation of the Government land. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of Government land.	Noted. According to the applicant, the structures adjoining the southern boundary of the application site is unrelated to this planning application.

Departmental Comments		Responses
C	Drainage Services Department [Email dated 2.10.2025] (Contact person: Mr. CHAN Yue Lap, Kenneth, Tel: [REDACTED])	
1.	The applicant shall provide a drainage proposal regarding the drainage facilities as mentioned in paragraphs 5.06 and 6.09 of the planning statement.	Please refer to Appendix 1 for the drainage proposal. The Applicant will provide drainage facilities to satisfy the requirements of the Drainage Services Department.