



LCH Planning and Development
Consultants Limited

Our Ref.: PD2601002/03
Your Ref.: TPB/A/NE-MKT/59

29 April 2026

By Email

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sir/Madam,

APPLICATION NO. A/NE-MKT/59 FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

FURTHER INFORMATION SUBMISSION

We refer to the departmental comments received of the captioned application.

Please find attached our responses to departmental comments. This Further Information contains the responses to comments of relevant Government departments without amendment to the scheme. Thus, according to TPB Planning Guideline No. 32B, this Further Information does not result in a material change of the nature of the application and should be accepted by the TPB for inclusion into the application and exempted from public comment.

Should you require further information or have any query, please feel free to contact the undersigned or Cherie Lee at [REDACTED].

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho
Director

c.c. the Applicant

Encl.
- Response to Comments Table
- Swept Path Analysis
- Proposed Location of Traffic Measures



Section 16 Application No. A/NE-MKT/59

Annex 1 - Response to Comments Table

No.	Comments Received	Our Responses
1.	<i>Comments from Transport Department received on 14 April 2026</i>	
a	The applicant shall demonstrate the satisfactory manoeuvring of the vehicle entering and exiting the application site (the Site), manoeuvring within the Site and into/out of the parking space, preferably using the swept path analysis; and	Noted. A swept path analysis is attached in Figure 7 .
b	The proposed “Pedestrian Accidents Ahead” warning sign is considered inappropriate. The applicant shall review the warning signs to ensure road user safety.	Noted with thanks. “Vehicle Ingress and Egress Ahead” warning signs will be installed to alert pedestrians that vehicles may enter or leave the site unexpectedly, while “Cross Roads Ahead” warning signs will be installed to allow drivers to exercise heightened caution and remain vigilant when approaching these areas. Please refer to Figure 8 .
2.	<i>Comments from Lands Department received on 16 April 2026</i>	
a	he objects to the application;	Noted.
	the application site (the Site) comprises 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. The proposed ingress/egress of the Site is required to pass through Government Land (GL) but no right of access via GL is granted to the Site;	Noted.
b	the following irregularity covered by the subject planning application has been detected by his office: <u>Unauthorised structures within the said private lot covered by the planning application</u> LandsD has reservation on the planning application since there are unauthorised structures on the said private lot which are	Noted with thanks. The lot owner, also the Applicant, shall apply for a Short Term Waiver (STW) in respect of the structures on the private lot upon approval of this planning application.



	already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularise the lease breaches as demanded by LandsD;	
c	the lot owner(s)/applicant shall remove the unauthorised structures and cease the illegal occupation of the GL not covered by the subject planning application immediately, and subject to the approval of the Town Planning Board (the Board) to the planning application which shall have reflected the rectification as aforesaid required, apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and will be subject to such terms and conditions including the payment of waiver fee 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 GL;	Noted. The lot owner, also the Applicant, will rectify and remove possible unauthorized structures within the concerned government land, if any, as soon as possible.
d	unless and until the unauthorised structures and the unlawful occupation of GL are duly rectified by the lot owner(s)/applicant, his office objects to the application which must be brought to the attention of the Board when it considers the application;	Noted with thank. The Applicant will rectify possible unauthorised structures on Government land as soon as possible.
e	the lot owners should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval.	Noted with thanks.

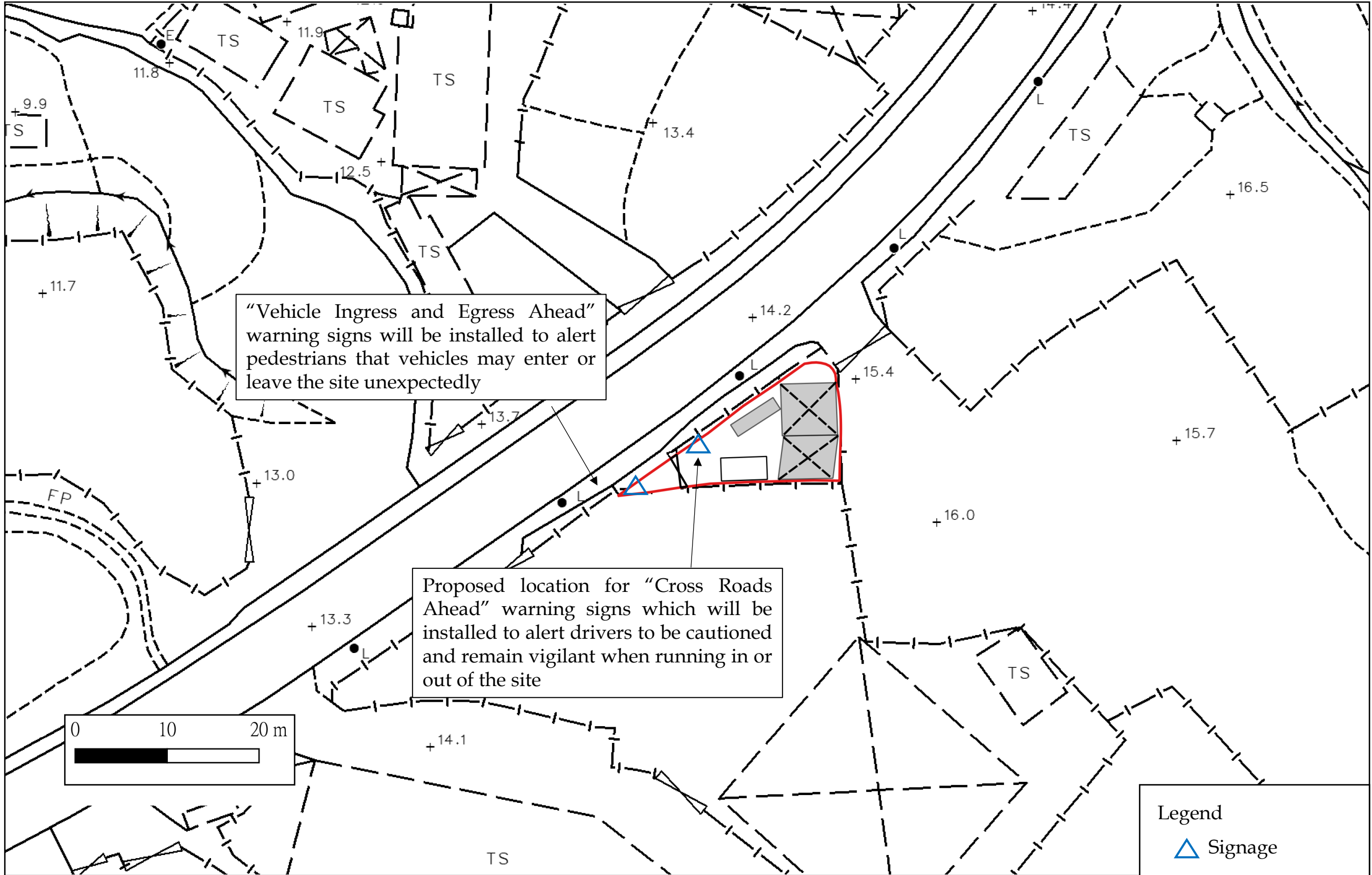
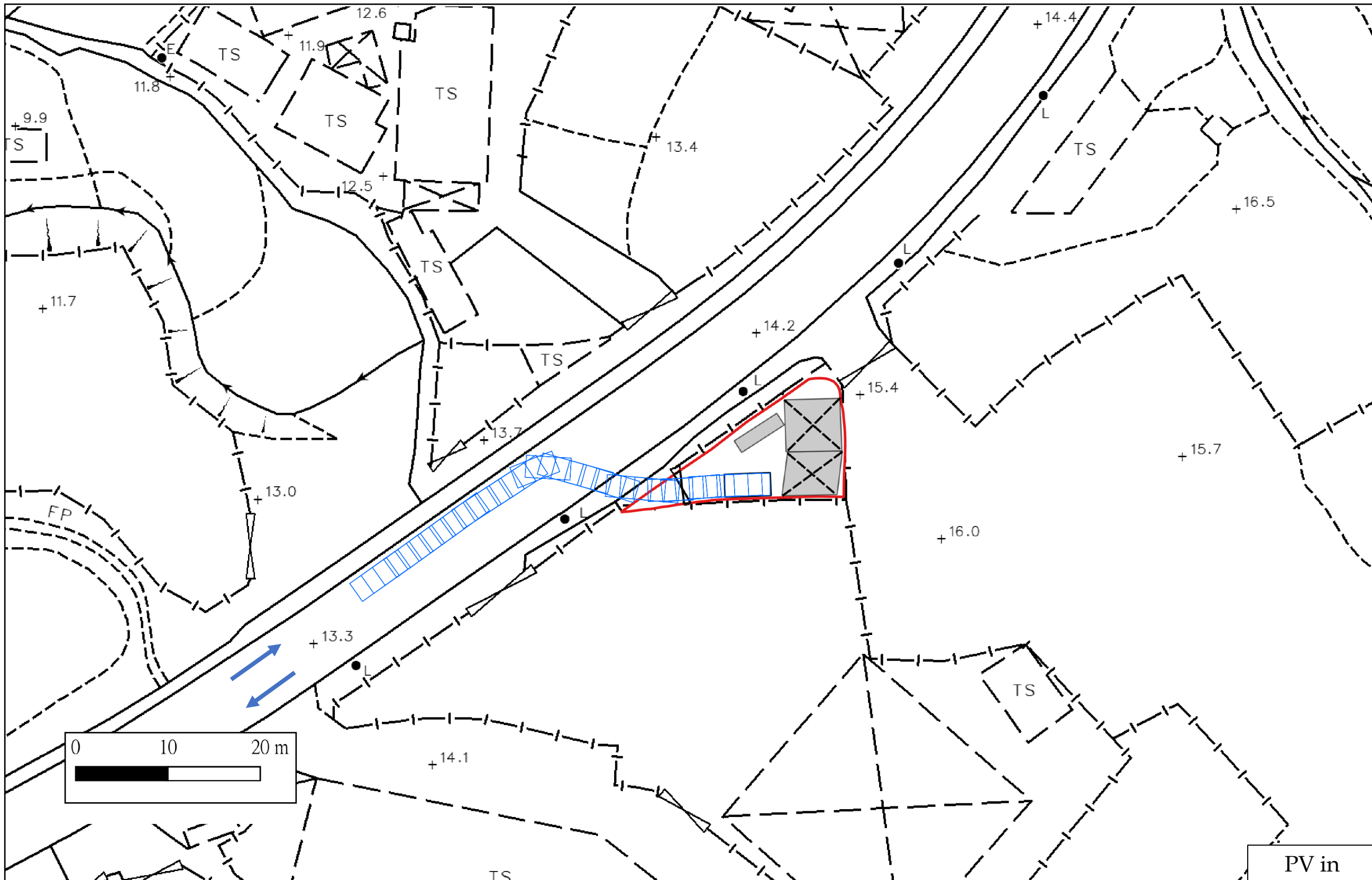


Figure 8 : Location of Proposed Traffic Measures

(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)

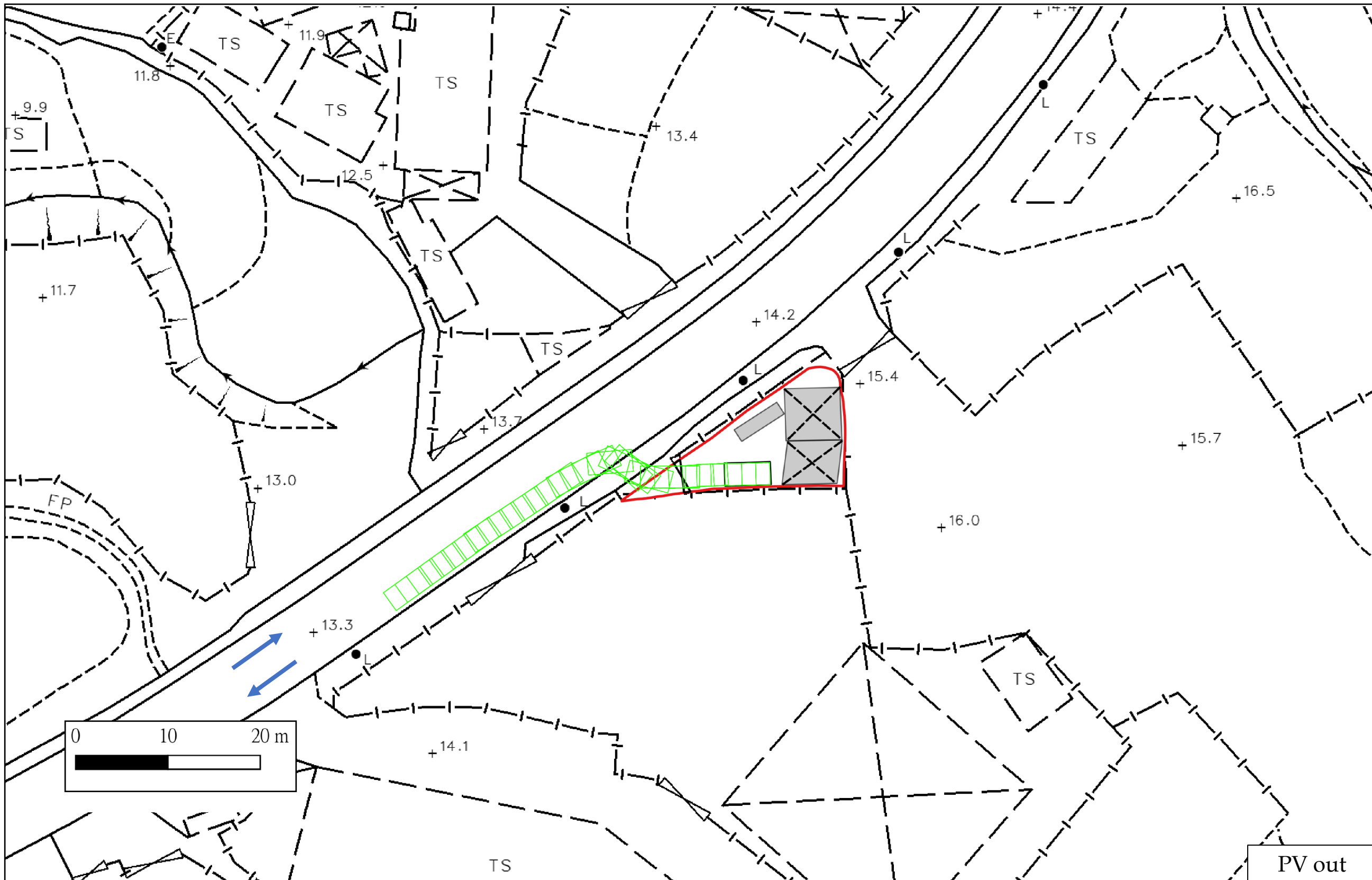


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Figure 7a : Swept Path Analysis

Section 16 Application for Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 477 in D.D. 90, Man Kam To

(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)



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Figure 7b : Swept Path Analysis

Section 16 Application for Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 477 in D.D. 90, Man Kam To

(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)