

Urgent Return receipt Expand Group Restricted Prevent Copy

Adrian Tsz Hin TAM/PLAND

寄件者: Anson Lee <[REDACTED]>
寄件日期: 2026年05月27日星期三 17:44
收件者: tpbpd/PLAND
副本: William Shu Tai WONG/PLAND; Adrian Tsz Hin TAM/PLAND
主旨: Planning Application No. A/NE-MUP/232 - R-to-C
附件: 2683AL04.pdf

類別: Internet Email

To: TPB

Dear sir/madam,

Please see the attached R-to-C letter for the captioned planning application.

Regards,

Anson Lee
Lanbase Surveyors Limited

Our Ref.: NH/TPN/2683A/L04

27 May 2026

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

By Post and Email

Dear Sir/Madam,

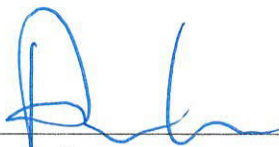
**Planning Application for
A Temporary Open Storage of Construction Materials with Ancillary Facilities
for a Period of Three Years and Filling of Land
Lot Nos. 171RP(Part), 172(Part) and 174s.BRP in D.D. 38
Man Uk Pin, New Territories
(Planning Application No. A/NE-MUP/232)**

We refer to the captioned planning application.

We would like to submit herewith a set of “Response-to-Comments” in response to Transport Department’s comments for the captioned planning application.

Should you have any queries, please feel free to contact the undersigned or our Miss Nora Choi at [REDACTED]. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee

Encl.
RK/AL

c.c.
DPO/ ST, TP&N (Attn.: Mr. William Wong By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



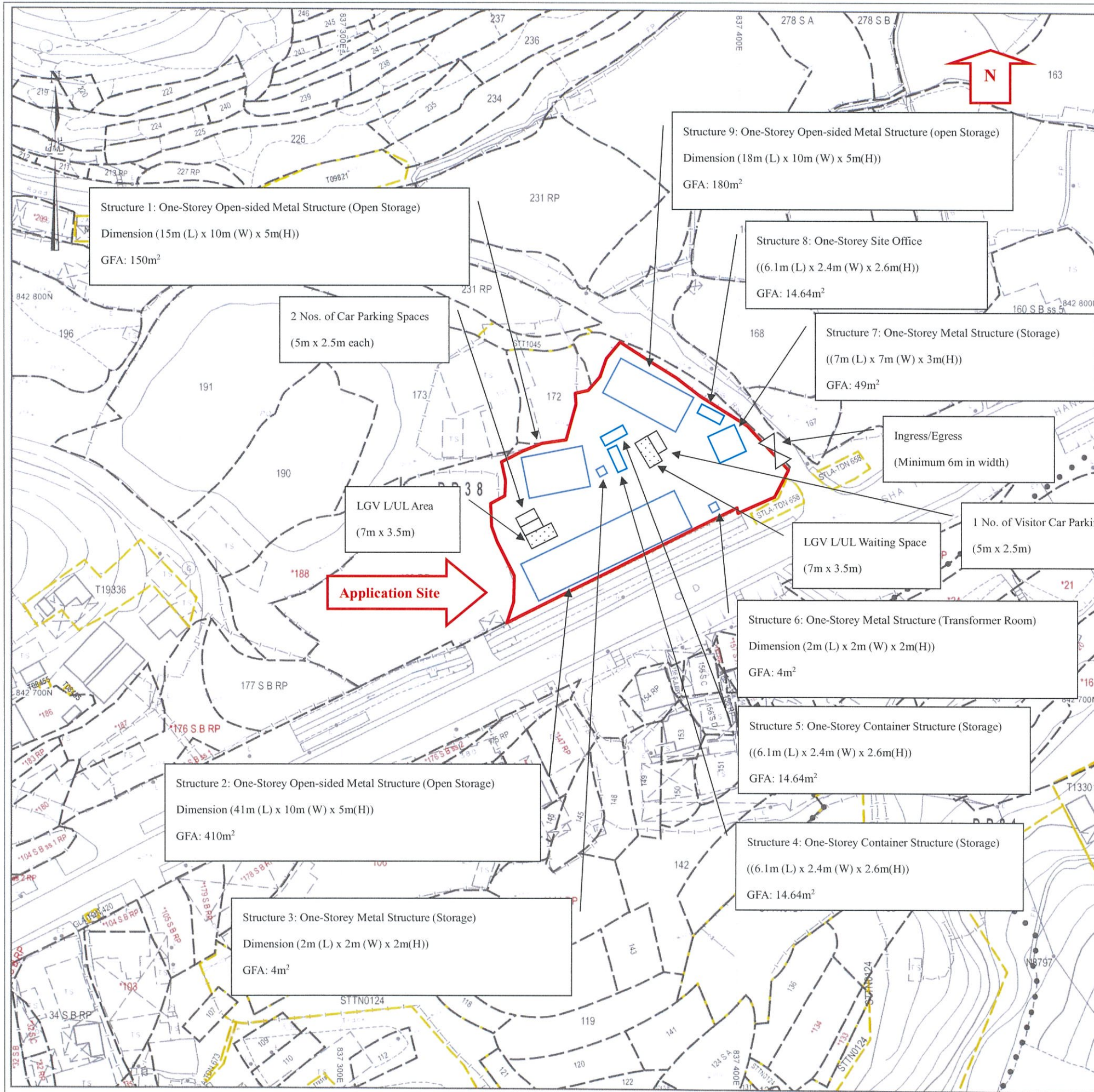
ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Response-to-Comments

	Departmental Comments	Responses
	Transport Department	
(i)	The applicant shall demonstrate the satisfactory maneuvering of the vehicles entering and exiting the application site to/from the Sha Tau Kok Road - Wo Hang, preferably using the swept path analysis.	Please see the revised Swept Path Analysis in the attached.
(ii)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the application site.	Please note that a waiting space would be provided within the application site in order to avoid queuing of vehicles outside the application site. Please see the revised Proposed Layout Plan, in the attached. Also, a warning notice will be posted in the entrance to warn the visiting vehicles not to queue up outside the application site.
(iii)	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the application site.	Please note that a visitor car parking space is provided within the application site in order to avoid illegal parking of visitors' vehicles outside the application site. Please see the revised Proposed Layout Plan in the attached. Also, a warning notice will be posted in the entrance to warn the visiting vehicles not to park outside the application site.
(iv)	The proposed vehicular access road between Sha Tau Kok Road - Wo Hang and the application site is not managed by TD. The applicant should seek comments/approvals from the responsible parties to validate the feasibility to form the proposed vehicular access road.	Noted.

Revised Proposal Layout Plan

地段索引圖 LOT INDEX PLAN



摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification, (2) there may be time lag between an update and the related changes taken place, and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
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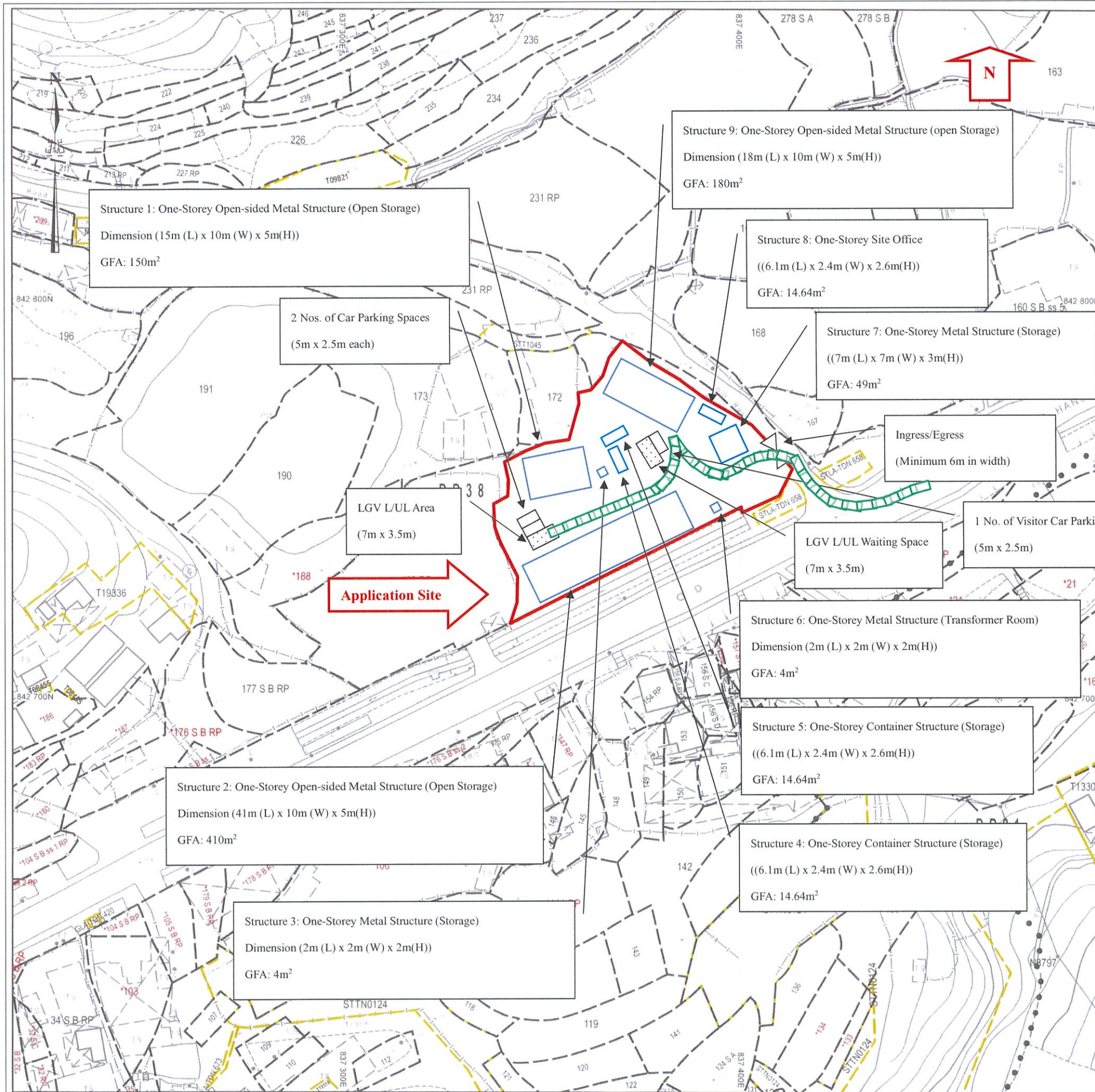


Locality :
Lot Index Plan No. : ags_S00000154571_0001
District Survey Office : Lands Information Center
Date : 16-Feb-2026
Reference No. : 3-NW-25B

For Identification Only

Revised Swept Path Analysis

地段索引圖 LOT INDEX PLAN



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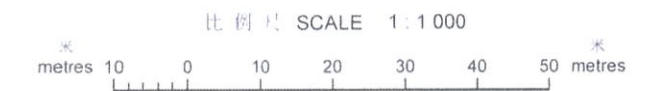
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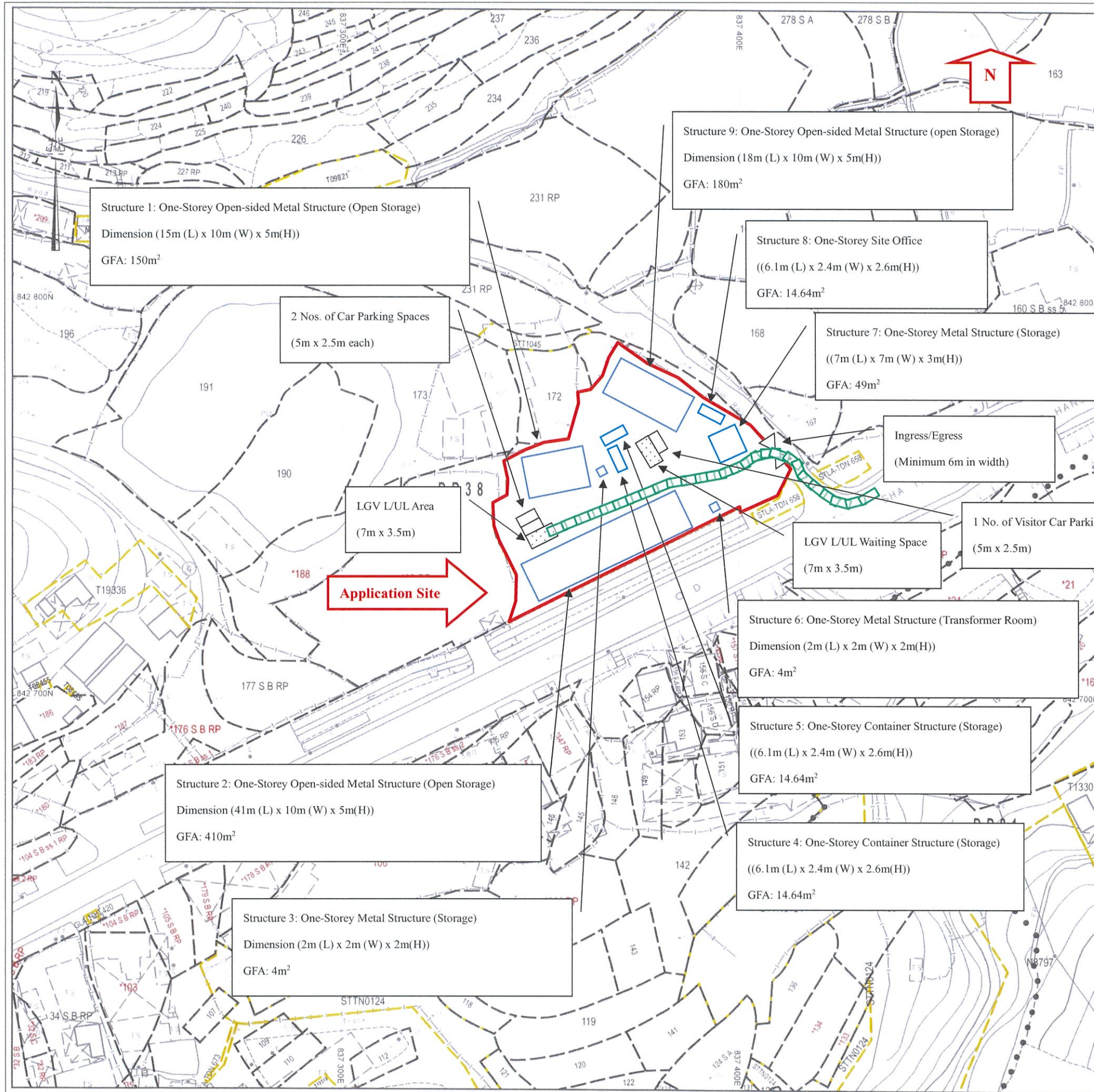
Drive-in Swept Path Analysis



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Lot Index Plan No. : ags_S00000154571_0001
District Survey Office : Lands Information Center
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地段索引圖 LOT INDEX PLAN



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Drive-out Swept Path Analysis



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Date : 16-Feb-2026
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