□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy □Confidential				
Timothy Wai Pui WU/PLAND				
寄件者: 寄件日期: 收件者: 副本: 主旨: 附件:	Anson Lee < > 2025年07月07日星期一 15:07 tpbpd/PLAND Timothy Wai Pui WU/PLAND RE: Planning Application No. A/NE-TKLN/101 - Further Information 2638AL04.pdf			
類別:	Internet Email			
To: TPB				
Dear sir/madam,				
Please see the attached further information for submission Thank you.				
Regards,				
Anson Lee				

Lanbase Surveyors Limited





Our Ref.: NH/TPN/2638A/L04

7 July 2025

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 Temporary Shop and Services and Associated Filling of Land for a Period of Three Years Lot Nos. 410SBss2 and 410SBRP in D.D. 78 Tsung Yuen Ha, Ta Kwu Ling, New Territories (Planning Application No. A/NE-TKLN/101)

We refer to the captioned planning application.

We would like to submit herewith a set of "Response-to-Comments" in responding to the government departmental comment for the captioned planning application.

Should you have any queries, please feel free to contact our Mr. Anson Lee at Thank you for your attention.

Yours faithfully,

For and on behalf of

LAMBASE SURVEYORS LIMITED

Anson Lee

Encl. RK/AL

DPO/ Sha Tin, Tai Po and North

(Attn.: Mr. Timothy Wu

By Email)







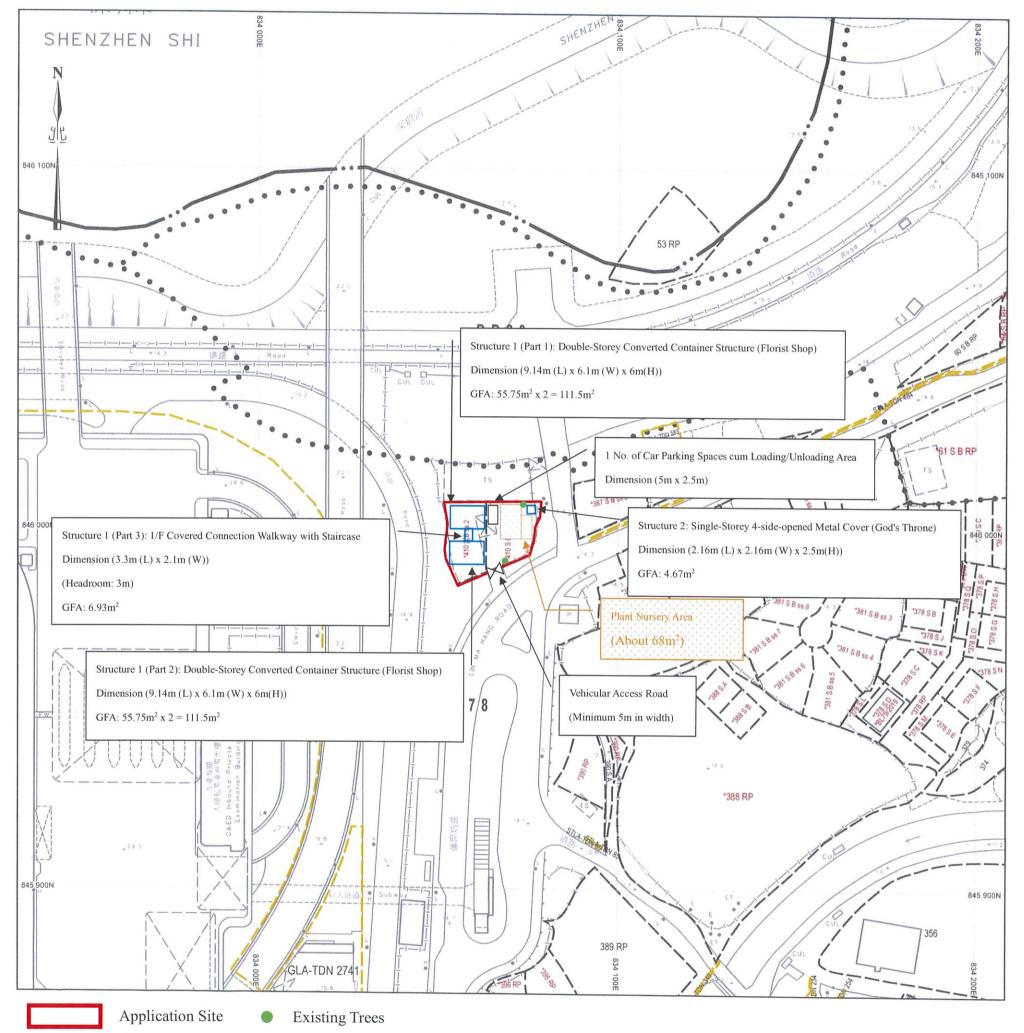


Response-to-Comments

	Departmental Comments	Responses
	DPO / Sha Tin, Tai Po and North DPO, PlanD	
1.	Recent site visit revealed that there are some structures at the application site. Please advise us on their uses.	Please note that the existing structures are vacant and they would be demolished upon obtaining the planning permission.
2.	It is understood that the proposed use is mainly for a florist shop of the nursery planting. Please advise us on the varieties of flowers or plants that are intended to be planted and sold.	landscape planting in support of the housing
	Urban Design and Landscape Section, PlanD	
	General Comment	
1.	Based on the aerial photo of 2023, the site is located in an area of rural inland plains landscape character comprising clusters of tree groups, vegetated areas, the Liantong/Heung Yuen Wai Boundary Control Point to the west, and small houses within the "V" zone to the southeast. Compared with the aerial photos in 2023 and 2019, there is no significant change in the landscape character surrounding the site. With reference to our site records taken on 30.05.2025, the site is hard-paved with temporary structures.	•
2.	Some trees of common species were observed within the site. According to the proposed development scheme, the whole site will be filled with concrete paving but it is stated in paragraph 4.7 of planning statement that the existing trees will be preserved and maintained on site. The applicant should clarify if the	further land filling will be carried out on site. The existing tree(s) will not be affected. Please see the attached layout plan showing the

	existing trees will be affected by the proposed land filling and indicate them on the proposed layout plan with the planting areas if they are to be retained.	
	Advisory Comments	
3.	The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works	•

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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。免責說明:如因使用本地段索引圖,或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害,政府概不承擔任何法律責任。

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. Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



地政總署測繪處 Survey and Mapping Office Lands Department

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