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Timothy Wai Pui WU/PLAND

寄件者: Anson Lee <[REDACTED]>
寄件日期: 2025年07月07日星期一 15:07
收件者: tpbpd/PLAND
副本: Timothy Wai Pui WU/PLAND
主旨: RE: Planning Application No. A/NE-TKLN/101 - Further Information
附件: 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,

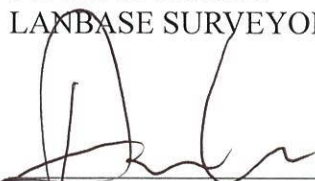
**Planning Application for
Temporary Shop and Services and Associated Filling of Land
for a Period of Three Years
Lot Nos. 410SBss2 and 410SBRP in D.D. 78
Tsung Yuen Ha, Ta Kwu Ling, New Territories
(Planning Application No. A/NE-TKLN/101)**

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 [REDACTED]
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
Encl.
RK/AL

c.c.

DPO/ Sha Tin, Tai Po and North

(Attn.: Mr. Timothy Wu

By Email)



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



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Response-to-Comments

	Departmental Comments	Responses
	<u>DPO / Sha Tin, Tai Po and North DPO, PlanD</u>	
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.	It is proposed provide a variety of nursery and landscape planting in support of the housing environment and the boundary area. Bauhinia (紫荆花), Camellia(茶花) and Lily百合花 are some of the flowers to be planted and sold.
	<u>Urban Design and Landscape Section, PlanD</u>	
	<u>General Comment</u>	
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.	Noted.
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	<p>Please note that the site has been filled and no further land filling will be carried out on site. The existing tree(s) will not be affected.</p> <p>Please see the attached layout plan showing the location of the existing tree(s).</p>

	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.	
	<u>Advisory Comments</u>	
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	Noted.

