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Timothy Wai Pui WU/PLAND

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寄件者: Cherie Lee <[REDACTED]>  
寄件日期: 2025年07月21日星期一 16:53  
收件者: tpbbpd/PLAND  
副本: Timothy Wai Pui WU/PLAND; Junior  
主旨: Regarding Departmental Comments on Planning Application No. A/NE-TKLN/102  
附件: 20250721\_A\_NE-TKLN\_102\_FI.pdf  
  
類別: Internet Email

Dear Sir/Madam,

Attached please find our letter and our responses to departmental comments.

Best regards,  
Cherie

LCH (Asia-Pacific) Surveyors Limited | LCH Planning & Development Consultants Limited  
[REDACTED]  
[REDACTED]  
  
[REDACTED]  
[REDACTED]

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**LCH Planning and Development  
Consultants Limited**

Our Ref.: PD2504003/03

Your Ref.:

21 July 2025

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-TKLN/102 FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**FURTHER INFORMATION**

We refer to your emails enclosing the departmental comments regarding the captioned application.

Please find attached our responses to departmental comments with related annexes. We would like to clarify that our submission of planning statement report via our letter dated 5 June 2025 shall be the latest version. And hence, this submitted document shall supersede the previous planning statement report in our letter dated 12 May 2025.

We would also like to clarify that there is an existing structure located at Lot No. 61 s.B R.P. in D.D. 80 which is covered by a short term waiver (STW) No. 1666 for shop and services and ancillary office. The STW regarding proposed structure on Lot No. 65 s.B R.P. in D.D. 80 is under processing by Lands Department.

This Further Information contains the responses to comments of relevant Government departments and technical clarifications only. Thus, according to TPB Planning Guideline No. 32, this Further Information does not result in a material change of the nature of the application and should be accepted and exempted by the TPB for inclusion into the application.

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

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

**Junior Ho**

[REDACTED]



Director

Encl.

c.c. the Applicant

- Response to Comments Table
- Annex 4 – Traffic Consideration
- Annex 5 – Revised Drainage Proposal



Section 16 Application No. A/NE-TKLN/102

Annex 1 - Response to Comments Table

No.	Comments Received	Our Responses
1.	<i>Comments from Transport Department received on 8 July 2025</i>	
a	The applicant should substantiate the traffic generation from and attraction to their public car park in detail including the estimates for Monday to Friday, Saturday, Sunday and Public Holiday;	Well noted with thanks.
b	The applicant should conduct traffic count surveys to the nearby road links and junctions, advise and substantiate the additional traffic flow generated by the development will not cause substantial traffic impact to the surrounding road network, in particular whether there would be any issue on the road capacity of the adjacent Lin Ma Hang Road, which is a single track access with traffic of both directions;	Well noted.  A traffic count survey is conducted and it indicates that the proposed development will not cause adverse traffic impact to the surrounding road network and any issue on the road capacity of the adjacent Lin Ma Hang Road.
c	The applicant shall highlight the proposed vehicular access arrangement including the existing run-in / out locations on the layout plans;	Please refer to <b>Annex 4</b> for further details regarding the survey result.  Please refer to the proposed vehicular access arrangement as illustrated in the Indicative Layout Plan in the previously submitted <b>Annex 1</b> , supplemented with the Site Plan in <b>Figure 2</b> .
d	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and	Noted. It is advised that sufficient spaces are reserved in the site and hence no queue back to or reverse onto/ from the Lin Ma Hang Road
e	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety near their car park.	A “Be aware of Pedestrians” sign will be placed at the entrance of the site to warn the drivers. A temporary staff station will also be placed at the entrance to manage traffic condition when the vehicle(s) enter and exit the site.



2.	<i>Comments from Drainage Services Department received on 8 July 2025</i>
a	<p data-bbox="229 1189 368 1944">Drawing no. TKLN57&amp;58-D01 drainage proposal refers. a) The applicant should indicate the boundary of this application instead of the previous applications in this drawing.</p> <p data-bbox="411 1189 550 1944">b) The applicant should review the fall directions indicated in this drawing (e.g. it was indicated in the drawing that water will fall from +14.20mPD to +14.55mPD).</p> <p data-bbox="593 1189 807 1944">c) As it was observed on site that lot nos. 61 S.B RP and 65 S.B RP appear to be sloping towards the carriageway which contradicts the fall directions shown in this drawing. The applicant should double check the existing ground level indicated in this drawing.</p> <p data-bbox="850 1189 1209 1944">d) The applicant should take the thickness of grating/cover into account when determining the invert levels of catch pits/u-channels. For instance, it is not feasible to construct a 525UC at CP3 with CL=+14.90mPD and IL=+14.46mPD. It was also observed that the invert level of CP10 (+14.75mPD) and the invert level of u-channel at the starting point near lot no. 70S.B RP (+14.90mPD) are the same as the adjacent ground levels. The applicant should review the design of the whole drainage system.</p> <p data-bbox="1252 1189 1358 1944">e) The applicant should indicate the invert level of the proposed pipe and the existing nullah at their connection point.</p> <p data-bbox="229 853 255 1171">Well noted with thanks.</p> <p data-bbox="298 192 373 1171">Please refer to the illustration in <b>Annex 5</b> attached for the following response:</p> <p data-bbox="384 669 411 1171">(a) New boundary has been indicated.</p> <p data-bbox="424 566 451 1171">(b) The drawing has been revised accordingly.</p> <p data-bbox="464 566 491 1171">(c) The drawing has been revised accordingly.</p> <p data-bbox="504 398 531 1171">(d) Invert level has been reviewed and revised accordingly.</p> <p data-bbox="544 192 619 1171">(e) The invert level of the proposed pipe and existing pipe has been indicated.</p>

	<p>Drawing no. TKLN57&amp;58-D01 sections refers.</p> <p>a) There are 2 section B-B. The applicant should clarify and update the sections as necessary.</p> <p>b) The road kerb shown in this drawing could not be identified on site. The applicant should review and update the sections.</p> <p>c) The applicant should supplement a section perpendicular to section B-B for lot no. 65 S.B RP.</p>	<p>Please refer to the illustration in <b>Annex 5</b> attached for the following response:</p> <p>(a) The drawing has been revised accordingly.</p> <p>(b) Sections have been reviewed and revised accordingly.</p> <p>(c) An additional section is provided.</p>
c	<p>Design calculation refers.</p> <p>a) The applicant should supplement a catchment plan showing the catchment area of the proposed drainage system (areas and runoff coefficients for each sub-catchment should be indicated on the plan). The applicant should also advise why the runoff outside catchment area is considered in the design.</p> <p>b) The applicant should state the design return period, storm constants, and time of concentration adopted in the design.</p>	<p>Please refer to the illustration in <b>Annex 5</b> attached for the following response:</p> <p>(a) Catchment area plan is provided.</p> <p>(b) These have been presented in the calculation.</p>
d	<p>The applicant should supplement details showing how the existing catch pit SCH1001046 and its connecting pipe downstream will be modified/upgraded.</p>	<p>Connection detail has been provided and shown in <b>Annex 5</b>.</p>
e	<p>Unless the applicant could submit a revised drainage proposal to my satisfaction, I do not support the application from drainage perspective.</p>	<p>Typical detail of grating has been provided as shown in <b>Annex 5</b>.</p>
<b>3.</b>	<b>Comments from Food and Environmental Hygiene Department received on 11 July 2025</b>	

<b>a</b>	He objects to this application beyond the land reversion and site clearance date for the development of Heung Yuen Wai Food Control Facilities.	Noted.
<b>b</b>	<p>According to the Development Proposals of New Territories North New Town (NTN NT) and Ma Tso Lung as announced in December 2024, and the proposed location of the Heung Yuen Wai Food Control Facilities (FCF) as announced in February 2025, the application site for the Proposed Public Vehicle Park (Excluding Container Vehicle), Shop and Services (Convenience Store) and Ancillary Office is within the Priority Development Area of NTN NT and would overlap with the FCF location. If this planning application is approved, the application site would have to be vacated for the site formation/construction works relating to the Priority Development Area of NTN NT and FCF. This Department does not agree with the proposed usage under this application beyond the land reversion and site clearance date for the above site formation/construction works. Please take note of the followings:</p> <p>The applicant should take into account the potential impact of NTN NT development, including the relocation of food control facilities (FCF) to Heung Yuen Wai. It should also be noted that the FCF falls within the Priority Development Area (PDA) of NTN NT. The proposed FCF relocation exercise will involve diversion of a section of Lin Ma Hang Road, site formation and construction of FCF. Subject to the finalisation of the project boundary, the</p>	<p>It is understood that there is the proposed development of the Heung Yuen Wai Food Control Facilities (FCF) and the corresponding land resumption schedule. The Applicant will follow the land resumption schedule after the planning applications of the relocation of FCF have obtained TPB's permission, and will move out of the concerned site boundary to facilitate the site formation/construction works relating to the Priority Development Area of New Territories North New Town (NTN NT) and the aforesaid relocation of FCF.</p>



	<p>aforesaid works cover an area of about 5 hectares, of which about 3 hectares of private land will be acquired. North District Council was consulted for the relocation project at the meeting on 18 February 2025. To take forward the FCF relocation exercise, this Department targets to submit a 5.16 planning application under the Town Planning Ordinance (Cap. 131) in the second half of 2025. The statutory procedures for land resumption are planned to commence after obtaining TPB's permission. Subject to such procedures, land reversion and site clearance are expected to commence around late 2026. In general, ex-gratia land compensation may be offered to the owners of private land in the New Territories being affected by land resumption. For business undertakings affected by land resumption/clearance exercises, ex-gratia allowances may be offered to eligible business undertakings operating for at least two years immediately preceding the Pre-clearance Survey (PCS) and not in breach of the lease or conditions of relevant land instruments.</p>	
<b>c</b>	No Food and Environmental Hygiene Department's (FEHD) facilities should be affected.	Noted with thanks.
<b>d</b>	Proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene	Noted with thanks.
<b>e</b>	(DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. In accordance with the Public Health and	Noted with thanks.





	<p>Municipal Services Ordinance (Cap. 132) and the Food Business Regulation (Cap. 132X), a food business licence shall be obtained for any premises intended to operate the relevant type of food business (e.g. restaurant, food factory, fresh provision shop, etc.) listed in the Regulation. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements.</p>	
<b>f</b>	<p>Depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a convenience store may apply for under the Food Business Regulation:</p> <p>if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;</p> <ul style="list-style-type: none"><li>a) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;</li><li>b) if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and</li><li>c) if restricted foods like milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained.</li></ul>	<p>Well noted with thanks.</p>



<b>g</b>	<p>When choosing a premises, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by the Department, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease, (b) the Occupation Permit of the building, and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the Building Authority.</p>	Noted.
<b>h</b>	<p>Proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story – telling, an exhibition of any 1 or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment</p>	Noted.

	Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.	
<b>i</b>	There should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. For any waste generated from the such activity/operation, the applicant should arrange disposal properly at their own expenses.	Well noted with thanks.
<b>4.</b>	<i>Comments from Lands Department received on 17 July 2025</i>	
<b>a</b>	No objection to the application.	Noted.
<b>b</b>	The application site comprises Old Schedule Agricultural Lots 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 application site is required to pass through Government land (GL) but no right of access via GL is granted to the application site.	Noted.
<b>c</b>	Lot No. 61 S. B RP in DD. 80 is covered by Short Term Waiver No. 1666 (the STW) for the purposes of shop and services and ancillary office, it is noted that the total Built-over Area (BOA) of the existing structures erected on site has exceeded the permitted BOA of the STW. STW application for the purpose of shop and services and ancillary office on the Lot No. 65 SB RP in DD. 80 is under processing.  While there is no restriction on the number of buildings/structures to be erected under the said STWs, it is noted that there may be more than 2 existing	Well noted with thanks.  There will be no more than two temporary structures erected on the application site. Indeed, the Applicant is waiting for reply from Lands Department of the STW application on the Lot No. 65 S.B R.P. in D.D. 80.  The Applicant is not aware of any exceedance of permitted BOA under the STW. The Applicant will liaise with Lands Department for clarification and rectification.



	<p>buildings/structures erected on the application site which contravene to the information stipulated in the application form.</p> <p>The applicant is required to clarify.</p>	
<b>d</b>	<p>If the planning application is approved, the STW holder will need to apply to this office for modification of the conditions of the STW No. 1666 where appropriate to permit the structures erected/to be erected within Lot No. 61 S. B RP in DD. 80. The application will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The application, if approved, will be subject to such terms and conditions including the payment of backdated waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	<p>Well noted with thanks.</p>