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Timothy Wai Pui WU/PLAND

寄件者: Cherie Lee <[REDACTED]>
寄件日期: 2025年07月25日星期五 14:06
收件者: tpbpd/PLAND
副本: Timothy Wai Pui WU/PLAND; Junior
主旨: RE: Regarding Departmental Comments on Planning Application No. A/NE-TKLN/102
附件: FI_to TPB_20250725.pdf
類別: Internet Email

Dear Sir/Madam,

Attached please find our letter and replacement pages of the planning statement.

Thank you so much.

Best regards,
Cherie

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

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From: Junior <[REDACTED]>
Sent: Wednesday, July 23, 2025 9:28 PM
To: tpbpd@pland.gov.hk
Cc: twpwu@pland.gov.hk; 'Cherie Lee' <[REDACTED]>
Subject: RE: Regarding Departmental Comments on Planning Application No. A/NE-TKLN/102

Dear Sir/ Madam,

Please find attached our submission.

Regards,
Junior Ho

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From: Cherie Lee <[REDACTED]>
Sent: Monday, 21 July 2025 4:53 pm
To: tpbpd@pland.gov.hk
Cc: twpwu@pland.gov.hk; Junior <[REDACTED]>
Subject: Regarding Departmental Comments on Planning Application No. A/NE-TKLN/102

Dear Sir/Madam,

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

Best regards,
Cherie

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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**LCH Planning and Development
Consultants Limited**

Our Ref.: PD2504003/05

Your Ref.:

25 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

Referring to the departmental comments regarding the captioned application, we would like to make further clarification on three items as shown in the following:

1. The operation hours for the proposed vehicle park would be 24 hours daily, including public holidays, while for the proposed convenience store, the operation hour is from 9a.m. to 8p.m., daily, including public holidays.
2. Regarding the compliance of approval condition (j) – the implementation of the Fire Service Installation (FSIs) proposal of Planning Application No. A/NE-TKLN/57, the Applicant have already found a qualified fire service engineer for the provision of FSIs. However, the Applicant could not meet the target date to comply with the concerned approval condition, even when the implementation was nearly completed. Thus, in this application, the Applicant will try its best to implement the accepted FSI proposal on time should this application be approved.
3. The proposed convenience store would be mainly serving car parking user.

Besides, we have made some minor updates on the planning statement. Attached please find the relevant replacement pages.

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

Encl.

c.c. the Applicant
[REDACTED]



- 2.10.2 According to Chapter 8 of the Hong Kong Planning Standards and Guidelines, the dimension of parking spaces and loading/ unloading bays are set. All the proposed parking spaces and loading/ unloading bays comply with the relevant standards.

Types of Parking Space and Loading/Unloading Bay	Length (m)	Width (m)
Private Cars, Van-type Light Goods Vehicles and Taxis	5	2.5
Light Goods Vehicles (LGV)	7	3.5

- 2.10.3 The convenience store will operate from 9a.m. to 8p.m. daily including public holidays, catering the needs of car parking users. This is similar to the previously approved scheme. Fencing will be provided around the boundary of the carpark.
- 2.10.4 Enter and exit of the car park will be through the existing gate opening along the Lin Ma Hang Road with a width of 8m.
- 2.10.5 The following traffic management measures are proposed to follow:
- No vehicle without valid licence issued under the Road Traffic Ordinance will be allowed to be parked/stored on or enter/exit the Site;
 - Only private car as defined in the Road Traffic Ordinance will be allowed to be parked/stored on or enter/exit the Site;
 - No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/ trailer will be permitted to park at the Site;
 - A notice should be posted at the ingress/ egress point of the site to indicate that no medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes) including container trailers/tractors, as defined in the Road Traffic Ordinance, will be allowed to be parked/stored on the Site; and
 - No car washing, vehicle repair or other workshop activities will be allowed on the Site.



Application No.	A/NE-TKLN/53	A/NE-TKLN/70
Decision Date	23/06/2023	27/10/2023
Applied Use	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years
Expire Date	23/06/2026	27/10/2026
Total no. of vehicle spaces	69	11
Private Car Parking Spaces	54	11
LGV Parking Spaces	15	0

- 4.1.4 There are also other similar planning applications for public vehicle park and shop and services uses in the vicinity. Hence, the proposed development can also help to meet the increasing demand of the parking lots in the vicinity.

<u>Application No.</u>	A/NE-TKLN/75	A/NE-TKLN/90	A/NE-TKLN/68
<u>Decision Date</u>	15/03/2024 Approved	28/02/2025 Approved	05/04/2024 Approved
<u>Applied Use</u>	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle), Eating Place and Shop and Services (Local Provision Store with Ancillary Office and Store Room) for a Period of 3 Years	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Five Years
<u>Expire Date</u>	15/03/2027	28/02/2028	05/04/2029