

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Timothy Wai Pui WU/PLAND

---

寄件者: Junior <[REDACTED]>  
 寄件日期: 2025年07月23日星期三 21:28  
 收件者: tpbpd/PLAND  
 副本: Timothy Wai Pui WU/PLAND; 'Cherie Lee'  
 主旨: RE: Regarding Departmental Comments on Planning Application No. A/NE-TKLN/102  
 附件: Ltr\_to TPB\_20250723.pdf  
 類別: Internet Email

Dear Sir/ Madam,

Please find attached our submission.

Regards,  
 Junior Ho

[REDACTED]  
 [REDACTED]  
 [REDACTED]

-----  
 This e-mail and attachments (if any) is intended only for the addressee(s) and is subject to copyright. This e-mail contains information which may be confidential or privileged. If you are not the addressee, you may not read, copy, forward, disclose or use any part of the message or its attachments and if you have received this message in error, please notify the sender immediately by return e-mail and delete it from your system. Unless specifically stated, this e-mail does not constitute formal advice or commitment by the sender or LCH (Asia-Pacific) Surveyors Ltd. or any of its subsidiaries.  
 -----

---

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]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

[REDACTED]

[REDACTED]

[REDACTED]

-----  
This e-mail and attachments (if any) is intended only for the addressee(s) and is subject to copyright. This e-mail contains information which may be confidential or privileged. If you are not the addressee, you may not read, copy, forward, disclose or use any part of the message or its attachments and if you have received this message in error, please notify the sender immediately by return e-mail and delete it from your system. Unless specifically stated, this e-mail does not constitute formal advice or commitment by the sender or LCH (Asia-Pacific) Surveyors Ltd. or any of its subsidiaries.  
-----



**LCH Planning and Development  
Consultants Limited**

Our Ref.: PD2504003/04

Your Ref.:

23 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 the email enclosing the departmental comments regarding the captioned application.

Please find attached our responses to departmental comments.

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  
- Response to Comments Table





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

Annex 1 - Response to Comments Table

No.	Comments Received	Our Responses
1.	<i>Comments from Planning Department received on 23 July 2025</i>	
a	It is noted that the Site is subject to two revoked planning applications (No. A/NE-TKLN/57 and 58). Please advise the reason for not complying with the approval conditions under the said planning applications. Please also advise how the applicant would ensure the approval conditions can be complied with if the current application is approved by TPB.	<p>We have different views on the implementation of the accepted drainage proposal dated 28 February 2024, and we do not have sufficient time to further discuss the issue with the Drainage Services Department (DSD) on the revised drainage proposal. Hence, the Applicant could not meet the target date to comply with the concerned approval conditions regarding the provision of drainage facilities. As emergency measures accepted by DSD, the Applicant provided water pump and sand bags in the site. In case of flooding, the water pump can quickly pump the water away while the sand bags can prevent water flowing on to Lin Ma Hung Road.</p> <p>In this application, the Applicant has submitted a revised drainage proposal to support the application for satisfaction of DSD, and the Applicant will try its best to implement the accepted drainage proposal should this application be approved.</p>
b	Please advise the proposed operating hours for the public vehicle park and shop and services as some discrepancies between the application form and the submitted planning statement (e.g. 24 hours is mentioned in the application form but 9:00 a.m. to 8:00 p.m. in para 2.10.3 of the submitted planning statement).	<p>Noted.</p> <p>Please be clarified that the operation hours for the proposed development will 24 hours.</p>
c	It is noted that "Fencing will be provided around the boundary of the carpark" in para 2.10.3 of the submitted planning statement. Please further advise if the boundary of the carpark refers to the application site?	<p>Yes, fencing is proposed to be provided around the boundary of the Application Site.</p>



d	<p>Thank you for your clarification of superseding previous planning statement report via your FI dated 21.7.2025. However, we cannot ascertain the submitted planning statement report via the dates of your letters. To make it simple, we have received i) the planning statement report together with the application form dated 10.6.2025; and ii) the planning statement report submitted on 13.6.2025 at 12:12 via the designated one drive link. Please advise which version should be superseded</p>	<p>Please noted that both versions shall be the same. While planning statement report submitted with application form dated 10.6.2025 is the hard copy, the planning statement report submitted on 13.6.2025 is the soft copy.</p> <p>We would advise to refer to the planning statement report submitted on 13.6.2025 which will supersede the previous version sent on 10.6.2025.</p> <p>Thank you.</p>
---	---	---