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Timothy Wai Pui WU/PLAND

寄件者: stndp/PLAND
寄件日期: 2025年12月11日星期四 17:04
收件者: Timothy Wai Pui WU/PLAND; Ivy Cho Wa WONG/PLAND
主旨: Fw: Response to Departmental Comments on Planning Application No. A/NE-TKLN/102
附件: 20251211_A_NE-TKLN_102_Combined FI.pdf

From: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Sent: Thursday, December 11, 2025 5:01 PM
To: stndp/PLAND <stndpo@pland.gov.hk>
Cc: Annie Siu Ling CHAN/PLAND <[REDACTED]>
Subject: Fw: Response to Departmental Comments on Planning Application No. A/NE-TKLN/102

From: Cherie Lee <[REDACTED]>
Sent: Thursday, December 11, 2025 4:58 PM
To: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Cc: Junior <[REDACTED]>
Subject: Response to Departmental Comments on Planning Application No. A/NE-TKLN/102

Dear Sir/Madam,

Attached please find our letter and responses to departmental comments for your review.

Thank you.

Yours faithfully,
Cherie

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

[REDACTED]

[REDACTED]

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**LCH Planning and Development
Consultants Limited**

Our Ref.: PD2504003/10

Your Ref.:

11 December 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 emails enclosing the departmental comments regarding the captioned application.

Please find attached our responses to departmental comments.

This Further Information contains the responses to comments of relevant Government departments. Thus, according to TPB Planning Guideline No. 32B, this Further Information does not result in a material change of the nature of the application and should be accepted 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 at [REDACTED].

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

Junior Ho
Director

Encl.

c.c. the Applicant
- Annex 1 - Response to Comments Table

[REDACTED]



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

Response to Comments Table

No.	Comments Received	Our Responses
1.	<i>Comments from Lands Department received on 26 November 2025</i>	
a	It is noted that the built-over area (BOA) and disposition of the existing structures erected on site do not tally with the revised proposal, the BOA permitted under STW No. 1666 and the proposed STW of Lot No. 65 S.B RP in D.D. 80. The applicant is required to clarify.	<p>Noted.</p> <p>Upon planning approval, the Applicant will remove all structures which do not conform to the BOA permitted under STW No. 1666. The Applicant will apply for a new Short Term Waiver for the concerned structures on Lot No. 61 SB RP and 65 SB RP in DD. 80 to ensure that all proposed structures are fully aligned and compliant with the permitted BOA and the terms of the proposal.</p> <p>The Applicant is committed to rectifying any inconsistencies to meet the requirements by Lands Department.</p>
b	Apart from the above, our comments dated 17.7.2025 remain valid.	Noted with thanks.