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Adrian Tsz Hin TAM/PLAND

寄件者: Nora Choi <[REDACTED]>
寄件日期: 2026年09月21日星期一 15:38
收件者: tpbpd/PLAND
副本: Sheren Si Wai LEE/PLAND; Adrian Tsz Hin TAM/PLAND; 'Anson Lee'
主旨: Planning Application No. A/NE-TKL/849 - Submission of Further Information
附件: A_NE-TKL_849_FI.pdf

類別: Internet Email

To: TPB

Dear Sir/Madam,

Attached please find our submission of further information for the captioned planning application to supersede the previous submission dated 21.9.2026 @12:06pm (our Ref. NH/TPN/2595B/L02).

Thank you for your attention.

Best Regards,
Nora Choi

Lanbase Surveyors Limited
[REDACTED]

Our Ref.: NH/TPN/2595B/L03

21st September 2026

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

By Email

Dear Sir/Madam,

**Planning Application for
Proposed Temporary Private Vehicle Park (Excluding Container Vehicle)
and Associated Filling of Land for a Period of 3 Years
at Lots 1497 S.B ss.4 and 1497 S.B RP in D.D. 76,
Hung Leng, Fanling, New Territories
(Planning Application No. A/NE-TKL/849)**

We refer to our previous letter (our Ref. NH/TPN/2595B/L02) and email dated 21.9.2026 @12:06pm regarding the submission of first Further Information (FI).

We would like to submit herewith a set of "Response-to-Comments" ("R-to-C") in responding to the government departmental comments for the captioned planning application to supersede the previous submission of FI.

Should you have any queries, please feel free to call the undersigned or our Miss Nora Choi at [REDACTED] Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
AL/NC

Encl.

c.c.	DPO/STN, PlanD	(Attn.: Ms. Sheren LEE)	(Email: sswlee@pland.gov.hk)
c.c.	DPO/STN, PlanD	(Attn.: Mr. Adrian TAM)	(Email: athtam@pland.gov.hk)

Response-to-Comments

	Departmental Comments	Responses
	Lands Department (Contact: Mr. Ivan MAN at 2675-1546)	
1.	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.
2.	the following irregularity not covered by the subject planning application has been detected by LandsD: <u>illegal occupation of GL not covered by the planning application</u> the GL adjoining Lot 1497 S.B RP in D.D. 76 has been fenced off/illegally occupied without permission. The GL being illegally occupied is not included in the application. The applicant should clarify the extent of the application site. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and	Noted. Please note that the said illegal occupation of GL has been ceased. Please refer to site photos at Annex I . The extent of the application site remains unchanged.
3.	unless and until the illegal occupation of GL are duly rectified by the lot owner/applicant or entirely included in the subject planning application, LandsD objects to the application which must be brought to the attention of the Town Planning Board when they consider the application.	Noted.
	Transport Department (Contact: Mr. Gary POON at 2399-2549)	
1.	it is noted that the width of internal driveway is about 3m, which is insufficient to allow two-way traffic. The applicant should propose mitigation measures to prevent vehicles from conflicting with opposite traffic when entering and leaving the application site;	Please note that, with an about 3m-wide internal driveway, vehicles are expected to follow one-way traffic for driving and parking.

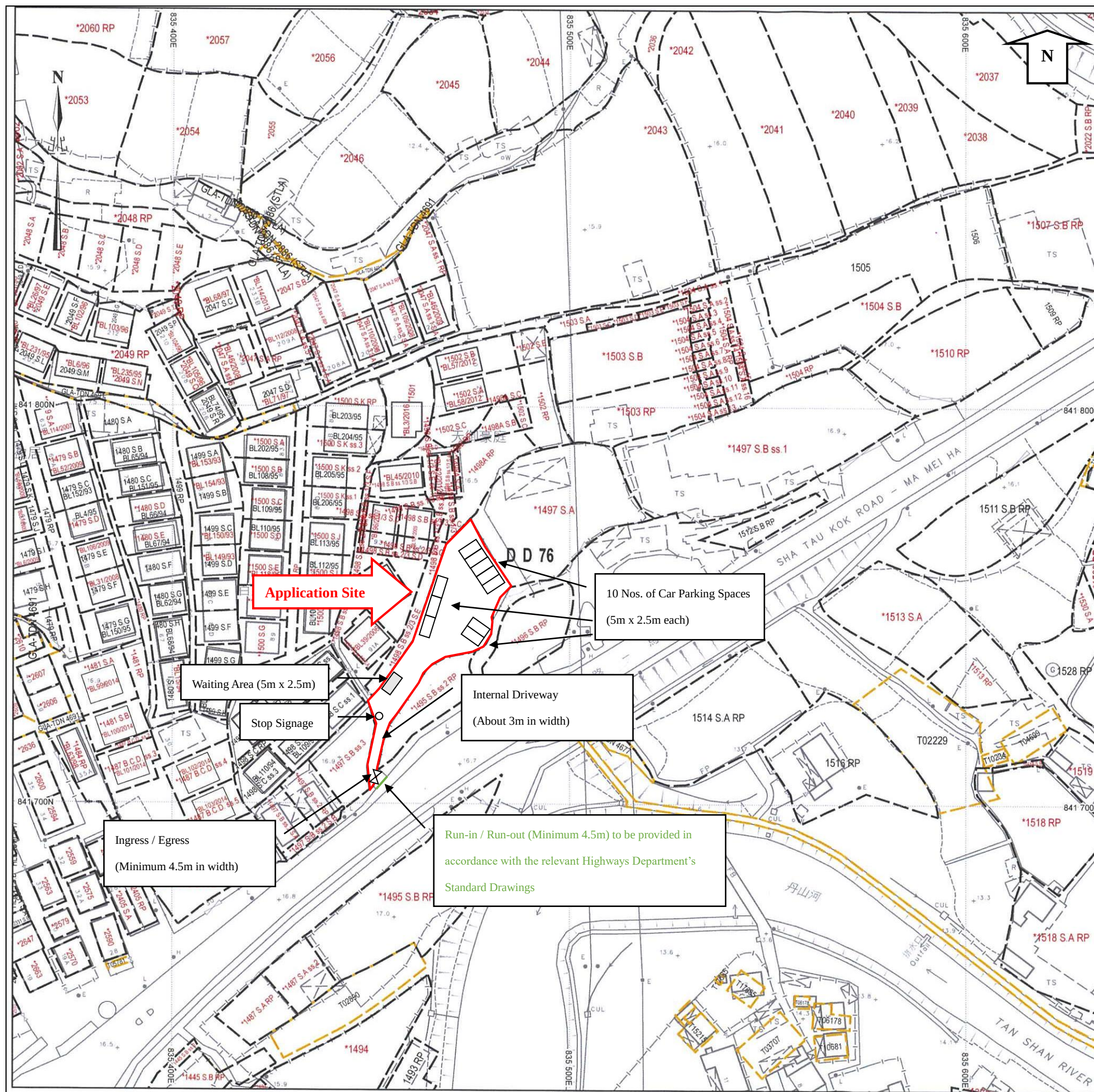
		To prevent conflicts with opposite traffic, the Applicant proposes to place a stop signage to facilitate the entry and exit of vehicles. Please see the attached revised Proposed Layout Plan at Annex II. Moreover, sufficient manoeuvring space will be provided for maneuvering within the Site, into/out of the parking, as demonstrated in the swept path analysis included in Appendix 6 of the Planning Statement and attached herewith at Annex III.
2.	the applicant should clarify if a vehicular gate will be installed at the site entrance. If affirmative, the applicant should advise how to ensure vehicles not to park at the public roads outside the application site and queue back to public roads in case the vehicular gate is closed; and	Please be clarified that a vehicular gate will not be installed at the site entrance. As the current application seeks planning permission for a 'Private Vehicle Park' serving only local residents, no public parking spaces will be provided. To prevent vehicles from parking on the public roads outside the Site and queuing onto public roads, the applicant proposes to provide a waiting area measuring 5m x 2.5m within the Site. Please see the attached revised Proposed Layout Plan at Annex II.
3.	no vehicle is allowed to queue back to or reverse onto/from public roads at any time during the planning approval period.	Noted.
	Planning Department (Contact: Ms. Sheren LEE at 2158-6391)	
1.	Please supplement the current site level and the materials used for the hard-paving;	Please note that the current site level is about 17mPD. Concrete of not more than 0.2m in depth was used for the hard-paving.
2.	Please clarify if the developmental parameters under the application are the same as the previous application No. A/NE-TKL/747;	Please be clarified that the developmental parameters under the current application No. A/NE-TKL/849 are the same as the previous application No. A/NE-TKL/747.

3.	Please undertake that the applicant will comply with all approval conditions imposed should the application be approved; and	The applicant undertakes to comply with all approval conditions imposed should the application be approved.
4.	Please clarify if vehicle without valid licence issued under the Road Traffic Ordinance will be allowed to be parked at the application site.	Please be clarified that vehicles without a valid licence issued under the Road Traffic Ordinance will not be allowed to be parked at the application site.

Annex I

Site Photos





地段索引圖 LOT INDEX PLAN

Annex II

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



地政總署測繪處
Survey and Mapping Office
Lands Department

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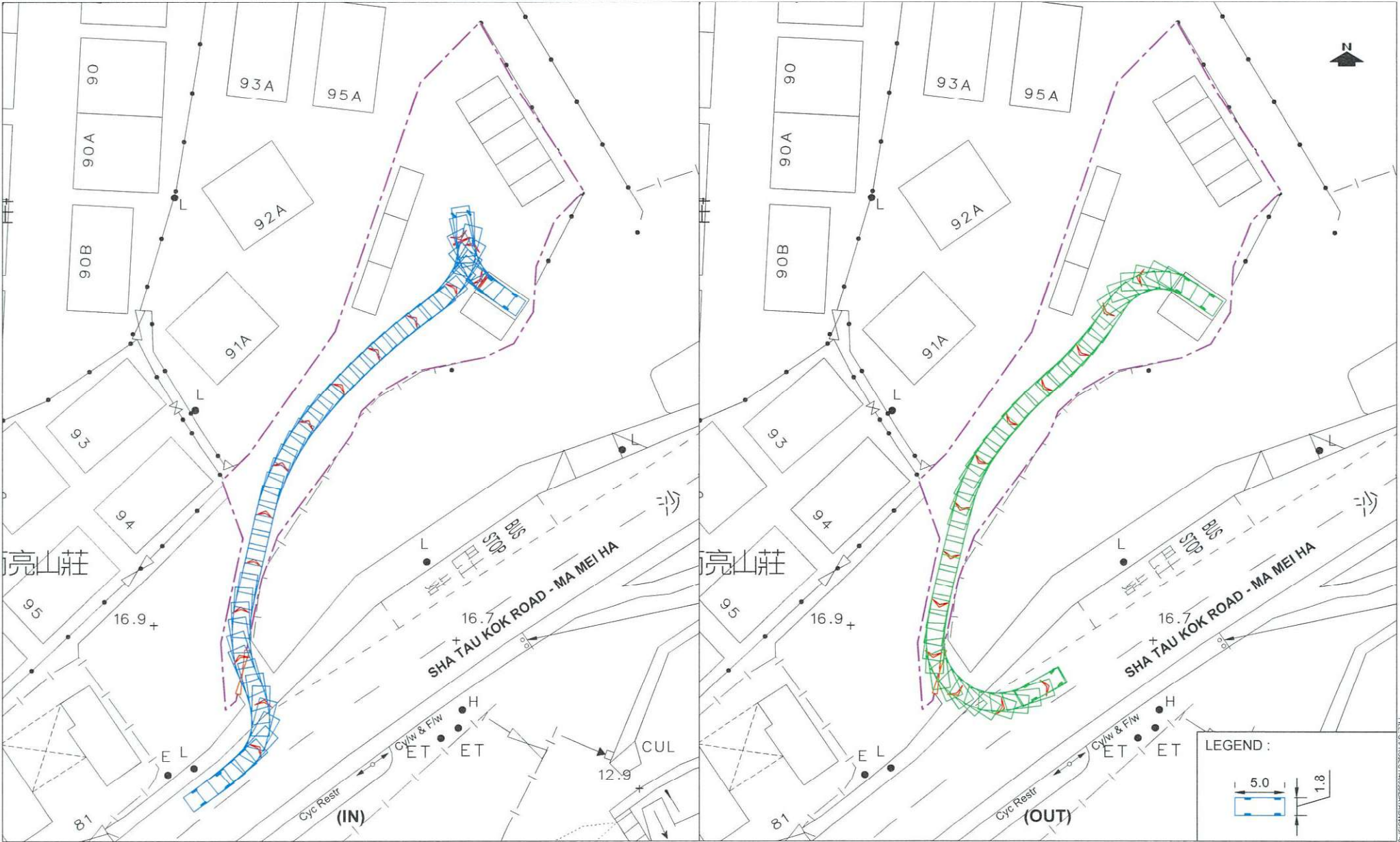
Proposed Layout Plan

(Rev. 1)

比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

Locality :
Lot Index Plan No. : ags_S00000119995_0001
District Survey Office : Lands Information Center
Date :17-Nov-2023
Reference No. : 3-SW-4B

For Identification Only



SWEPT PATH ANALYSIS - PC

(SCALE 1:500 @ A4)



SWEPT PATH ANALYSIS - PC
(TO / FROM SHA TAU KOK ROAD SOUTHBOUND)

(SCALE 1:500 @ A4)