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Adrian Tsz Hin TAM/PLAND

寄件者: Nora Choi <[REDACTED]>
寄件日期: 2026年09月30日星期三 12:04
收件者: tpbpd/PLAND
副本: Sheren Si Wai LEE/PLAND; Adrian Tsz Hin TAM/PLAND
主旨: Planning Application No. A/NE-TKL/849 - Submission of 2nd Further Information
附件: A_NE-TKL_849_FI2.pdf

類別: Internet Email

To: TPB

Dear Sir/Madam,

Attached please find our submission of 2nd further information for the captioned planning application. Thank you for your attention.

Best Regards,
Nora Choi

Lanbase Surveyors Limited
[REDACTED]

Our Ref.: NH/TPN/2595B/L04

Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

30 SEP 2026

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

By Email

Dear Sir/Madam,

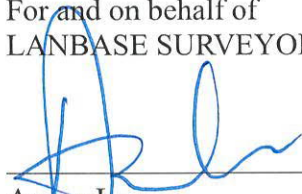
**Planning Application for
Proposed Temporary Private Vehicle Park (Excluding Container Vehicle)
and Associated Filling of Land for a Period of 3 Years
at Lots 1497 S.B ss.4 and 1497 S.B RP in D.D. 76,
Hung Leng, Fanling, New Territories
(Planning Application No. A/NE-TKL/849)**

We refer to the captioned planning application.

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.

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)
	DPO/STN, PlanD	(Attn.: Mr. Adrian TAM)	(Email: athtam@pland.gov.hk)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



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Response-to-Comments

	Departmental Comments	Responses
	Planning Department (Contact: Mr. Adrian TAM at 2158-6236)	
1.	it is noted from para. 4.1.2 of the Planning Statement and the land filling plan that the applicant is seeking planning permission for regularisation of filling of land at the “AGR” portion of the application site (506.25m ²), which does not tally with the Application Form (675m ²). The applicant should clarify; and	Please be clarified that the Applicant is seeking planning permission for regularisation of filling of land at the “AGR” portion of the application site (506.25m ²). Please see the attached revised p.6 of the Application Form at Annex .
2.	the applicant should provide supplementary information on the purpose of land filling.	Please note that the existing land filling was intended to stabilise the previously soiled ground, support vehicle loads, ensure safety, and prevent erosion caused by surface runoff. Regularisation of filling of land is to meet the operational needs of the proposed ‘Private Vehicle Park’ use, and no further land filling works are required. To further elaborate, unpaved soil is unsuitable for regular vehicular traffic: rainfall can turn it into thick mud, while moving vehicles can create large dust clouds during dry seasons. Hard-paving the surface with concrete to a depth of no more than 0.2 m would provide a clean, stable surface that remains usable in all weather conditions. Please also note that, should the application be approved, the Applicant commits to reinstate the application site to an amenity area upon expiry of the planning approval.

Proposed operating hours 擬議營運時間 24 hours a day from Mondays to Sundays including public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Sha Tau Kok Road - Ma Mei Ha																															
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐																															
(c) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情																															
	No 否	☒																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 506.25 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.2 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
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(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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