



**LCH Planning and Development  
Consultants Limited**

Our Ref.: PD2402001/07

Your Ref.: TPB/A/NE-TKLN/96

7 March 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/96 FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

We refer to departmental comments received regarding the captioned application.

Attached our response to departmental comments and replacement page of Planning Statement for consideration of the Town Planning Board (**Annexes 1 and 2**).

Since this Further Information only involve responses to comments without changing the scheme, according to TPB PG-No. 32B this Further Information should be exempted from publication and recounting requirements. Should you require further information or have any query, please feel free to contact the undersigned or Larissa Wong [REDACTED].

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

**Junior Ho** *RPS RPP*  
Director

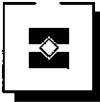
Encl.

c.c. the Applicant



## **ANNEX 1**

# **RESPONSE TO DEPARTMENTAL COMMENTS**




# LCH Planning and Development Consultants Limited

Section 16 Planning Application No. A/NE-TKLN/96

## Response to Departmental Comments Table

No.	Comments Received	Our Responses
<i>Comments from Urban Design and Landscape Section of Planning Department</i>		
1.	<p>With reference to the photos taken on 24.2.2025, the site is mostly vacant and fenced off with some caravans. Few existing trees are observed within the site. As stated in Para. 3.8.2 of the Planning Statement, "... no filling of land and tree removal are involved at the Site..." According to the aerial photos of 2017 to 2023, vegetation clearance within the site is observed, adverse landscape impact on existing landscape resources has been taken place. Based on the aerial photo of 2023, the site is located in an area of rural inland plains landscape character surrounded by vegetated areas, scattered tree groups and Liantong/ Heung Yuen Wai Boundary Control Point to the southwest. Approval of the application may alter the landscape character and further degrade the landscape quality of the "GB" zone.</p>	<p>Comment noted. Please find the updated para. 3.8.1 of the Planning Statement at <b>Annex 2</b>.</p> <p>As mentioned in para. 3.8.1 of the Planning Statement, the Site was previously a grassland covered by weeds, since the operation of the Site in 2022, the Applicant has undertaken weed control and regular maintenance of the Site which includes removal of weeds in order to prevent hill fire.</p> <p>In view that no filling of land and tree removal are involved at the Site under the current application and the Site will be continued to be covered by grass with regular maintenance by the applicant and proposed planters at the "GB" zone, it is considered the landscape area will be enhanced by the Proposed Development.</p>
2.	<p>According to the Landscape Proposal (Figure 6), planters are proposed within the site without sufficient information, such as planters' dimensions and species with specifications.</p>	<p>Comments noted. The proposed planters pot will be at least 32cm in diameter and 30 cm in height for <i>Variiegated Fragraea</i> (about 2 to 3 feet).</p>



No.	Comments Received	Our Responses
		
3.	Approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works.	Noted.