



**LCH Planning and Development
Consultants Limited**

Our Ref.: PD2402001/08
Your Ref.: TPB/A/NE-TKLN/96

19 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 revised landscape proposal 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].

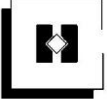
Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho *RPS RPP*
Director

Encl.

c.c. the Applicant

[REDACTED]



ANNEX 1

RESPONSE TO DEPARTMENTAL COMMENTS



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

Response to Departmental Comments Table

No.	Comments Received	Our Responses
<i>A. Comments from Urban Design and Landscape Section of Planning Department</i>		
1.	Having reviewed the submitted RtC and supplementary information, removable planter pots for shrub planting (i.e. <i>Fagraea ceilanica</i> ' <i>Variegata</i>), are proposed at the periphery within the application site. Please consider at-grade planting for long term greening enhancement effect.	Comment noted. After careful consideration, the applicant is committed to provide at-grade planting of <i>Variegated Fagraea</i> (about 2 to 3 feet) at the Site for long term greening enhancement effect upon approval of this planning application. Revised landscape proposal is at Annex 2 .
2.	Our previous comments item 1 and 3 dated 5.3.2025 remain valid.	Noted. As per our response to comment 1, at-grade planting is proposed at the Site for long term greening enhancement and no filling of land and tree removal are involved at the Site under the current application. As such, the Site will be continued to be covered by grass with regular maintenance by the applicant at the "GB" zone, it is considered the landscape area will be enhanced by the Proposed Development.
<i>B. Comments from Office of the Licensing Authority of Home Affairs Department</i>		
1.	According to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) ("HAGAO"), "hotel" and "guesthouse" means any premises whose occupiers, proprietor or tenant holds out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himself at the premises, unless all accommodation in the premises is provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);	Noted.



No.	Comments Received	Our Responses
2.	if the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO, a licence under HAGAO must be obtained before operation;	Comment noted. A licence under HAGAO will be obtained before operation.
3.	for any structure which constitutes as “building works” or “building” under the Buildings Ordinance to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Building Authority or a Certificate of Compliance issued by LandsD when making an application under the HAGAO;	Noted.
4.	according to the records of OLA, this office received an application for holiday camp licence – Caravan Camp site under HAGAO at Lots 20RP, 23, 24, 25 and 28 in D.D. 80, Ta Kwu Ling, New Territories. The proposed licencing area of the application only covers part of the application site of the subject planning application and the application only includes four caravans. The application is still in progress and not yet satisfied by the Licensing Authority. Should the applicant intends to operate more tents/camps/caravans under HAGAO, revised proposal/new application should be submitted to OLA for approval; and	Comment noted. A revised proposal will be submitted to OLA for approval upon approval of this planning application.
5.	Please note that the licence No. H/6678 for “Park Nature” has been expired and cancelled.	Noted.