

Total: 6 pages

Date: 3 March 2026

TPB Ref.: A/NE-TKLN/111

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Public Vehicle Park for Private Car with Ancillary Office and Associated Filling of Land for a Period of 3 Years at Lots 389 RP, 395 S.A, 395 RP, 396 S.A, 396 RP & 398 RP in D.D. 78, Lin Ma Hang Road, North, N.T.**

This letter intends to supersede our letter dated 2.3.2026. Our response to the further comments of the Transport Department is found in the attachment. The applicant will submit his road widening proposal to relevant departments including but not limited to Highways Department and Lands Department etc. for review and comment. The applicant noted that the proposed road widening works fall within Government land (GL) and Lot Nos 390 S.A in D.D. 78 which are outside the subject application site and there is no guarantee that the adjoining Government land concerned will be available. The applicant is planned to implement the road widening works under his own expense in the event that his road widening proposal is found acceptable. After the implementation of the road widening works, the applicant is willing to transfer the management and maintenance responsibility within the unleased and unallocated Government land to the Highways Department.

We have also updated the proposed use to Proposed Temporary Public Vehicle Park for Private Car with Ancillary Office and Associated Filling of Land for a Period of 3 Years. Page 5 and 10 of the S.16-III application form have been updated. The purpose of the land filling is intended for site formation to meet the operation need of the proposed public vehicle park.

The applicant confirmed that he is committed to implement the traffic management measures. No vehicles without valid licences issued under the Road Traffic Ordinance will be allowed to park/store at the application site at any time.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



The stamp contains the text: 都市規劃及發展顧問有限公司 (Metro Planning & Development Company Limited) and 城市規劃及發展顧問有限公司 (Metro Planning & Development Company Limited).

Patrick Tsui

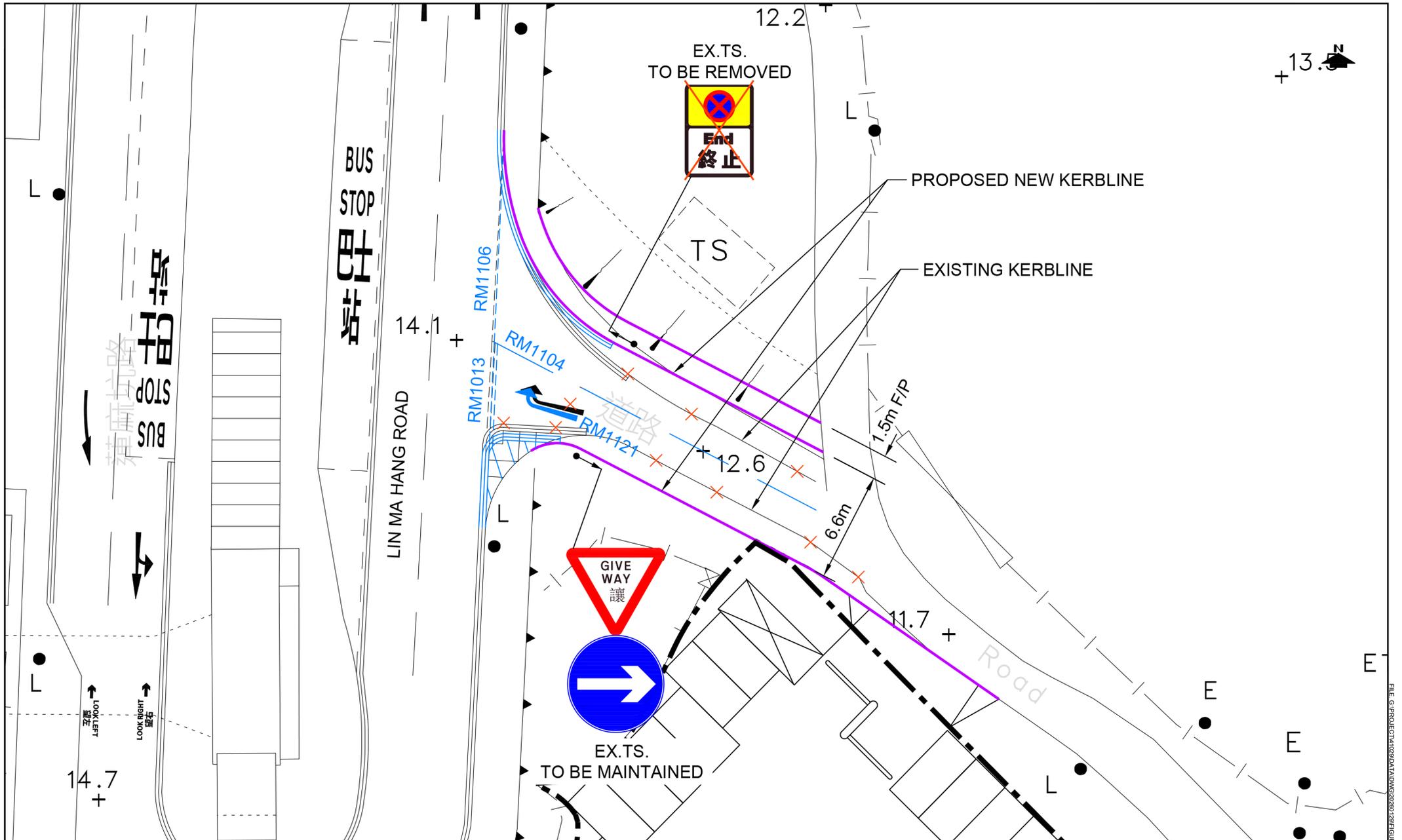
c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Timothy WU) – By Email

**Proposed Temporary Public Vehicle Park (Private Car Only) and Associated Filling of Land for a period of 3 years in “AGR” and “V” Zones, Various Lots, Ta Kwu Ling North, N.T. (Planning Application No. A/NE-TKLN/111)**

**Response to Comments**

**5 February 2026**

Comments	Responses
Comments from Transport Department via Planning Department on 23 January 2026	
<p>i. The access road connecting to Tsung Yuen Ha Tsuen and Lin Ma Hang Road is a single track access with traffic of both directions. The access road concerned cannot be considered as a single two-lane local road. The access road concerned consists of a single track section, for which in accordance with TPDM Volume 2 Chapter 3.11.3 “Whilst it has been found that a single track road when provided with adequate passing places can accommodate 2-way flows of 100 vehicles per hour, this should not be used as a design figure. This flow would only be acceptable as an isolated peak flow but not a regular daily occurrence. The normal daily 2-way traffic flow should not exceed 500 vehicles per day. The effect of long vehicles using the road should be considered when estimating traffic flows as they tend to reduce the capacity.” According to your traffic count surveys, it is noted that the peak hour traffic flow of the access road concerned is around 150 - 180 veh/hr during both weekday and Sunday peak hours which is exceeded 100 veh/hr. The applicant shall advise the management/ mitigation measures to be implemented to ensure no queuing of vehicles outside the subject site.</p>	<p>Having considered the capacity of single track access road as stipulated in TPDM is 100 vehicles/hour only, the applicant will undertake to implement a local road improvement scheme to widen a short section of the access road to 6.6m carriageway for two-way traffic with 1.5m footpath on one-side. A schematic traffic layout is shown in <b>Figure 1</b>. Upon completion of the local road improvement, the capacity of this road section can be significantly improved and sufficient to meet the future traffic demand.</p>



PROJECT NO. 41029	
DESIGNED SKL	DATE FEB 2026
DRAWN CLL	SCALE 1:300@A4
CHECKED SLN	

PROJECT TITLE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CAR ONLY) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS IN "AGR" AND "V" ZONES, VARIOUS LOTS, TA KWU LING NORTH, N.T. (PLANNING APPLICATION NO. A/NE-TKLN/111)

DRAWING NO. FIGURE 1	REV. .
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**PROPOSED ACCESS ROAD IMPROVEMENT - SCHEMATIC TRAFFIC LAYOUT**

**LLA** 顧問有限公司  
Consultancy Limited

**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

**(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))**

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Public Vehicle Park for Private Car with Ancillary Office and Associated Filling of Land for a Period of 3 Years	
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	..... 3 .....
	<input type="checkbox"/> month(s) 個月	.....
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	..... 2,164 .....	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 36 .....	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1 .....	
Proposed domestic floor area 擬議住用樓面面積	..... NA .....	sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... Not more than 36 .....	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... Not more than 36 .....	sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
<b>Structure 1: Site office (Not exceeding 5.5m, 1 storey)</b>		
.....		
.....		
.....		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	76 spaces of 5m x 2.5m	
Motorcycle Parking Spaces 電單車車位	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	Nil	
Coach Spaces 旅遊巴車位	Nil	
Light Goods Vehicle Spaces 輕型貨車車位	Nil	
Medium Goods Vehicle Spaces 中型貨車車位	Nil	
Heavy Goods Vehicle Spaces 重型貨車車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 389 RP, 395 S.A, 395 RP, 396 S.A, 396 RP & 398 RP in D.D. 78, Lin Ma Hang Road, North, N.T.
Site area 地盤面積	2,200 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
Zoning 地帶	'Village Type Development' ("V") & 'Agriculture' ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park for Private Car with Ancillary Office and Associated Filling of Land for a Period of 3 Years