



DeSPACE (International) Limited

Date: 5<sup>th</sup> December 2025

Secretary, Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Page(s): 2 + Appendices

BY HAND & EMAIL

(tpbpd@pland.gov.hk)

Dear Sir/Madam,

**SECTION 16 APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

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**APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING  
CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF FIVE YEARS  
IN “RECREATION” ZONE IN LOTS 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP AND 64 S.B  
RP IN D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING NORTH, NEW  
TERRITORIES**

**Town Planning Application No. A/NE-TKLN/112 – Further Information (3)**

Reference is made to the phone call dated 28<sup>th</sup> November 2025 from the Transport Department in relation to the comments on the captioned planning application.

**[1] Proposed Retail Use Composition for Shops and Services**

As the proposed shops and services comprise predominantly convenience-store-type retail uses (with a detailed breakdown provided in **Table 1**), the goods delivery requirements are anticipated to be negligible. The level of servicing demand arising from these uses can be adequately accommodated by the proposed Light Goods Vehicle (LGV) loading/unloading provision, ensuring no adverse impact on the surrounding road network.

Table 1: Proposed Retail Use Composition for Shop and Services of A/NE-TKLN/112

Proposed Retail Use	Nature of Retail Use
1-Storey Retail (1)	SIM Cards / Prepaid Phone Cards
1-Storey Retail (2)	Packaged & Shelf-Stable Food
1-Storey Retail (3)	Hygiene & Personal Care Items
1-Storey Retail (4)	Stationery & Small Household Goods
1-Storey Retail (5)	Photocopying / Printing

**[2] Free Transportation Pick-up / Drop-off**

To facilitate cross-boundary travellers accessing to the Pedestrian Tunnel leading to the Heung Yuen Wai Port after parking their vehicles at the Site, free transportation with a 10m long pick-up/drop-off is proposed under the captioned planning application. The internal layout without any material change has been slightly adjusted to accommodate the pick-up/drop-off. Please refer to **Appendix 1: Pick-up/Drop-off Layout Plan & Appendix 2: Revised Layout Plan**.



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### [3] Affirmation of Site Fencing and Closure of the Southern Entrance

Since the southern entrance of the proposed development has been removed from the planning application, the corresponding boundary along Lin Ma Hang Road is to be fully fenced off to prevent any vehicular ingress from the south. Vehicle access to the Site will therefore be restricted to the northern entrance via the unnamed road. Please refer to **Appendix 3: Fenced Off Plan**.

We should be most grateful if you notify us of any queries on the application for our corresponding action in due course. Should there be any queries, please do not hesitate to contact Mr. Mario Li and Mr. Kin Leung at [REDACTED] or the undersigned at [REDACTED]

Yours faithfully,  
FOR AND ON BEHALF OF  
DeSPACE (INTERNATIONAL) LIMITED



Greg Lam

