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Timothy Wai Pui WU/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月12日星期五 14:59
收件者: tpbpd/PLAND
副本: Timothy Wai Pui WU/PLAND; Greg Lam; Mario Li
主旨: Town Planning Application No. A/YL-TKLN/112 - Submission of Further Information (4)
附件: A_NE-TKLN_112 FI (4) with signature.pdf

類別: Internet Email

Dear Sir/Madam,

References are made to the email dated 9th December 2025 and phone call dated 12th December 2025, respectively from the Planning Department in relation to the technical comments from various departments. In order to address the comments above, attached please find the response-to-comment table and relevant attachment.

Should you have any queries, please contact me at [REDACTED].

Regards,

Kin Leung



[REDACTED]

[REDACTED]



DeSPACE (International) Limited

Date: 12th December 2025

Secretary, Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Page(s): 4 + Appendices

BY HAND & EMAIL

(tpbpd@pland.gov.hk)

Dear Sir/Madam,

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

**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 (4)

References are made to the email dated 9th December 2025 and phone call dated 12th December 2025, respectively from the Planning Department in relation to the technical comments from various departments. In order to address the comments above, attached please find the response-to-comment table and relevant attachment.

[1] Fenced-off Southern Vehicular Access to the Site

With reference to the comments provided by the Transport Department and the Lands Department regarding the operation of the southern access point, the vehicular access at the southern side of the Site has been closed off and physically fenced by the Applicant. As a result, all vehicular access to the Site is now confined to a single access point. Photographic records are attached for reference.



(Photo taken in 10/12/2025)



DeSPACE (International) Limited

[2] Cessation of Use of Government Land at the Northern Side of the Site

In response to the comments from the Lands Department regarding the illegal occupation of Government land, a small portion of Government land adjoining Lot Nos. 42 RP, 45 RP, and 59 RP, all in D.D. 80, has been identified, and all structures erected on the occupied Government land have been removed to cease the unlawful occupation. Photographic records are attached for reference.



(Photos taken in 10/12/2025)

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 or Mr. Kin LEUNG at [REDACTED].

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



Greg Lam

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Five Years, 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 (Application No. A/NE-TKLN/112)

Departmental Comments (Email from Planning Department dated 9.12.2025)	
Departmental Comments	Response
<u>LandsD</u>	
1. Illegal occupation of Government Land (GL) should not be encouraged. The lot owners/applicant should cease the occupation of GL immediately.	All structures erected on the occupied Government land have been removed to cease the unlawful occupation.
2. The revised proposal is noted, in particular that the piece of GL adjoining Lot No. 64 S.B RP in D.D. 80 is excluded from the application site. Apart from the above, our comments dated 20.11.2025 remain valid.	Noted.
<u>TD</u>	
1. As there is an existing GMB route 59K (Sheung Shui Station - Lin Ma Hang Village) operating along Lin Ma Hang Road, the proposal from the applicant for provision of free public transport services between their proposed temporary public vehicle park and Lin Ma Hang Road adjacent to the subway linking with the Heung Yuen Wai Boundary Control Point in their in 2nd FI submission (RtoC extracted below) and 3rd FI submission is <u>not</u> supported.	Free transportation and the pick-up/drop-off point are now omitted from the Proposed Temporary Public Vehicle Park. Please refer to Appendix 1: revised Figure 3.1 (Rev. B), Appendix 2: Schematic Layout Plan & Appendix 3: Fenced Off Plan.

<div>2nd EI submission</div> <div>8. The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;</div>	<div>Figure X1 shows the pedestrian route between Lin Ma Hang Road and Proposed Temporary Public Vehicle Park via the Unnamed Road. The Proposed Temporary Public Vehicle Park will offer frequent free transportation for its customers to the Pedestrian Tunnel leading to the Heung Yuen Wai Port.</div>	
Departmental Comments (Email from Planning Department dated 10.11.2025)		
TD		
<div>8. The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;</div>	<div>Appendix 4: Figure X1 shows the pedestrian route between Lin Ma Hang Road and Proposed Temporary Public Vehicle Park via the Unnamed Road.</div> <div>The Unnamed Road is generally flat, hard-paved and adequately lit from its junction with Lin Ma Hang Road to the Proposed Temporary Public Vehicle Park. Suitable traffic aids, e.g. edge lines, traffic signs and road mirrors, will be provided along the Unnamed Road, upon approval of this planning application.</div>	
Departmental Comments (Phone Call from Planning Department dated 10.11.2025)		
<div>Please provide a plan to indicate the access route to Lin Ma Hang Road.</div>	<div>Please refer to Appendix 5: Access Route to Lin Ma Hang Road.</div>	