

Total: 5 pages

Date: 11 January 2026

TPB Ref.: A/NE-TKLN/119

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 Shop & Services for a Period of 1 Year at Lot 70 S.B ss.1 in D.D. 80, Lin Ma Hang Road, North, N.T.**

We are glad to submit the updated layout plan (Figure 3), updated page 5, 8 and 10 of the S.16-III application form for your further processing of the captioned application.

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

Yours faithfully,

The block contains a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp has the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter. In the center, there is Chinese text: '都市規劃及發展顧問有限公司'.

Patrick Tsui

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

**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 Shop & Services for a Period of 1 Year	
	(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	1
	<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	515	.....sq.m □About 約
Proposed covered land area 擬議有上蓋土地面積	190	.....sq.m □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 □About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not exceeding 190	.....sq.m □About 約
Proposed gross floor area 擬議總樓面面積	Not exceeding 190	.....sq.m □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)		
Structure 1: Shop & services (Not exceeding 3m, 1 storey)		
.....		
.....		
.....		
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	2 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)	1 space for van type vehicle of 7m x 3.5m	.....

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1. The proposed development is a shop & services (convenient store). The proposed development will benefit the nearby residents especially for those living at Tsung Yuen Ha and those cross-border travellers.
2. The proposed development is a column 2 use in the 'Recreation' zone.
3. The proposed development would benefit the residents in the vicinity.
4. The proposed development is a temporary use for a period of 1 year which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including car parks and shop & services.
6. There is an acute demand for necessities such as canned drinks and snacks near Heung Yuen Wai Port.
7. The proposed development would not be operated during sensitive hours (i.e. from 7:00p.m. to 9:00a.m.) next morning.
8. Minimal traffic impact.
9. No open storage and workshop activities will be carried out at the application site at all times.
10. Insignificant environmental and noise impacts because the applied use would be closed during sensitive hours.
11. Insignificant drainage impact as proven in the submitted drainage proposal.
12. Similar planning precedence have been found within the same 'Recreation' zone on the same outline zoning plan.

## 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	Lot 70 S.B ss.1 in D.D. 80, Lin Ma Hang Road, North, N.T.
Site area 地盤面積	705 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	'Recreation' ("REC")
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>1</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 Shop & Services for a Period of 1 Year