

Total: 10 pages

Date: 12 February 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.

This letter intends to supersede our letter dated 9.2.2026 because the Traffic consultant wishes to submit additional information about the vehicle speed of the swept path analysis.

Our response to the comments of the Transport Department is found in the attachment.

Our response to the comments of FEHD is found below:

FEHD's comments	Applicant's response
<p><u>General Comments</u></p> <ul style="list-style-type: none">- no FEHD's facilities should be affected;- proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. In accordance with the Public Health and Municipal Services Ordinance (Cap. 132) and the Food Business Regulation (Cap. 132X), a food business licence shall be obtained for any premises intended to operate the relevant type of food business (e.g. restaurant, food factory, fresh provision shop, etc.) listed in the Regulation. The application for licence, if acceptable by the FEHD, will be referred to relevant government	<p>The applicant confirms that no FEHD's facilities would be affected.</p> <p>The applicant confirms that no food business / catering service / activities would be provided on site. The proposed shop & services is intended to sell snacks such as packed potato chips, biscuits and canned drinks to the public. No consumption of edible food and drinks would be allowed at the application site.</p> <p><u>The applicant will terminate the proposed development at the application site and retreat from the application site immediately before the reversion date, i.e., the land resumption date to be provided by the Lands Department.</u></p>

departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

- depending on the mode of operation, generally there are several types of food business licence/permits that the **operator of a convenience store** may apply for under the Food Business Regulation:

(a) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;

(b) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;

(c) if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and

(d) if restricted foods like milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;

- when choosing a premises, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease, (b) the Occupation Permit of the building, and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the Building Authority;

- proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public

presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any 1 or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its site should not be a nuisance or injurious or dangerous to health and surrounding environment. For any waste generated from the such activity / operation, the applicant should arrange disposal properly at their own expenses.

Advisory Comments

- according to the Development Proposals of New Territories North New Town (NTN NT) and Ma Tso Lung as announced in December 2024, and the proposed location of the Heung Yuen Wai Food Control Facilities (FCF) as announced in February 2025, **the application site for the Proposed Temporary Shop and Services is within the Priority Development Area of NTN NT and would overlap with the FCF location.** If this planning application is approved, the application site would have to be vacated for the site formation/construction works relating to the Priority Development Area of NTN NT and FCF. **FEHD does not agree with the proposed usage under this application beyond the land reversion and site clearance date for the above**

site formation/construction works if applicable. Please take note of the followings:

1 the applicant should take into account the potential impact of NTN NT development, including the relocation of food control facilities (FCF) to Heung Yuen Wai. **It should also be noted that the FCF falls within the Priority Development Area (PDA) of NTN NT.** The proposed FCF relocation exercise will involve diversion of a section of Lin Ma Hang Road, site formation and construction of FCF. Subject to the finalisation of the project boundary, the aforesaid works cover an area of about 5 hectares, of which about 3 hectares of private land will be acquired. North District Council was consulted for the relocation project at the meeting on 18 February 2025. To take forward the FCF relocation exercise, **FEHD would submit a s.16 planning application under the Town Planning Ordinance (Cap. 131).** The statutory procedures for land resumption are planned to commence after obtaining TPB's permission. Subject to such procedures, land reversion and site clearance would commence in due course. In general, ex-gratia land compensation may be offered to the owners of private land in the New Territories being affected by land resumption. For business undertakings affected by land resumption/clearance exercises, ex-gratia allowances may be offered to eligible business undertakings operating for at least two years immediately preceding the Pre-clearance Survey (PCS) and not in breach of the lease or conditions of relevant land instruments.

Our response to the comments of CE/MN, DSD is found below.

All the comments of CE/MN, DSD were noted. In particular, the applicant agreed to submit and implement the drainage proposal for the proposed development at the application site before commencement of any operation at the application site to ensure that it would not cause any adverse drainage impact to the adjacent areas.

We have also updated the justifications in S.16-III application form to justify the application for planning permission for 1 year.

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

Yours faithfully,



The stamp is circular and purple. The outer ring contains the text 'METRO PLANNING & DEVELOPMENT COMPANY LIMITED'. The inner circle contains the Chinese characters '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. Timothy WU) – By Email

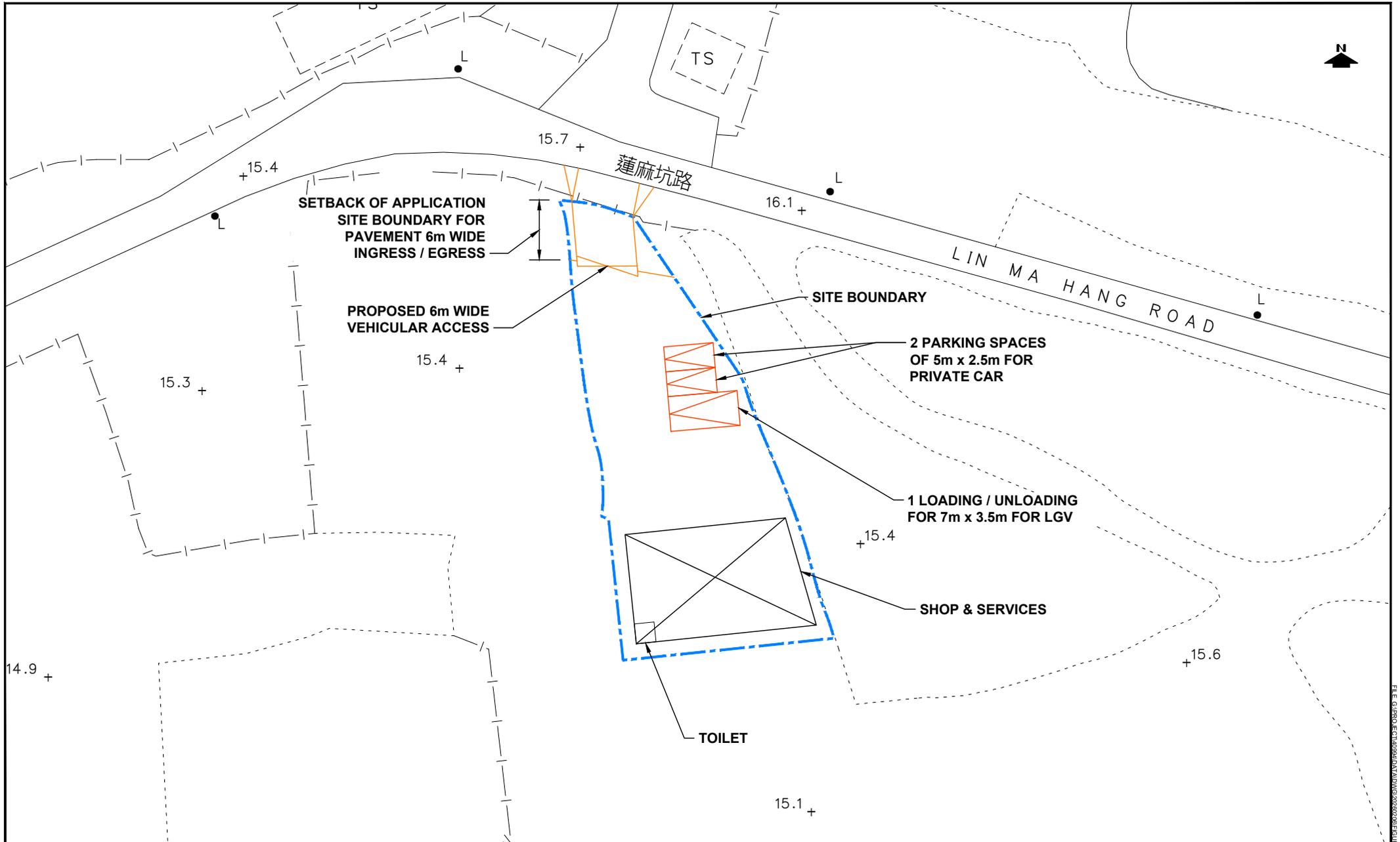
Proposed Temporary Shop and Services for a Period of One Year in “REC” Zone, Lot 70 S.B ss.1 in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North, New Territories

(Planning Application No. A/NE-TKLN/119)

Response to Comments

9 February 2026

Comments	Responses
Comments from Transport Department on 3 February 2006	
1. The applicant shall demonstrate the satisfactory maneuvering of the vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking spaces, preferably using the swept path analysis with vehicle speed adopted;	Noted. Swept path analysis is conducted to demonstrate the manoeuvring of a light goods vehicle entering and exiting the subject site, maneuvering within the subject site as well as moving into / out of the LGV loading/unloading space. Please refer to Figure 1 attached for details.
2. The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	Revolving lanterns will be provided at both sides of the vehicular access to warn the pedestrians when there is a vehicle exiting from the subject site.
3. The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and	The site boundary is set back for 6.0m to prevent vehicles queuing back to Lin Ma Hang Road.
4. The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site.	All visitors must call to reserve a car parking space in advance. If a particular timeslot of the car parking spaces is full, they will be informed to reserve other timeslots.



PROJECT NO.	40994	
DESIGNED	SLN	DATE FEB 2026
DRAWN	CLL	SCALE 1:500 @ A4
CHECKED	SLN	

PROJECT TITLE	PROPOSED TEMPORARY SHOP & SERVICES FOR A PERIOD OF 12 MONTHS AT LOT. 70 S.B SS.1 IN D.D. 80. LIN MA HANG ROAD, TA KWU LING NORTH, NEW TERRITORIES (A/NE-TKLN/119)	
DRAWING TITLE	PROPOSED LAYOUT PLAN	

DRAWING NO.	FIGURE 1	
REV.	.	
LLA 顧問有限公司 Consultancy Limited		



LEGEND :

FORWARD SPEED: 10 km / hr
BACKWARD SPEED: 5 km / hr

(IN)

(OUT)

PROJECT NO. 40994		PROJECT TITLE PROPOSED TEMPORARY SHOP & SERVICES FOR A PERIOD OF 12 MONTHS AT LOT. 70 S.B SS.1 IN D.D. 80. LIN MA HANG ROAD, TA KWU LING NORTH, NEW TERRITORIES (A/NE-TKLN/119)		DRAWING NO. FIGURE 2	REV. .
DESIGNED SLN	DATE FEB 2026	DRAWING TITLE			
DRAWN CLL	SCALE 1:500 @ A4	SWEPT PATH ANALYSIS - PC			
CHECKED SLN					



LEGEND :

FORWARD SPEED: 10 km / hr
BACKWARD SPEED: 5 km / hr

(IN)

(OUT)

PROJECT NO. 40994		PROJECT TITLE PROPOSED TEMPORARY SHOP & SERVICES FOR A PERIOD OF 12 MONTHS AT LOT. 70 S.B SS.1 IN D.D. 80. LIN MA HANG ROAD, TA KWU LING NORTH, NEW TERRITORIES (A/NE-TKLN/119)		DRAWING NO. FIGURE 3	REV. .
DESIGNED SLN	DATE FEB 2026	DRAWING TITLE			
DRAWN CLL	SCALE 1:500 @ A4	SWEPT PATH ANALYSIS - LGV			
CHECKED SLN					
				LLA 顧問有限公司 Consultancy Limited	

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.
13. The applicant wishes to apply for planning permission for 1 year because he acknowledges that Lands Department will resume the application site for FEHD's facility in near future. The applicant will retreat from the application site and terminate the operation at the application site at the date immediate before the reversion date.