

Our Ref. : DD80 Lot 73 S.B RP
Your Ref. : TPB/A/NE-TKLN/121

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

By Email

26 May 2026

Dear Sir,

1st Further Information

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
with Ancillary Office for a Period of 5 Years in "Recreation" Zones,
Lots 73 S.B RP in D.D. 80, Lin Ma Hang, New Territories**

(S.16 Planning Application No. A/NE-TKLN/121)

We are writing to submit further information to provide clarifications and to respond to departmental comments upon the subject application (**Appendices I and II**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

Danny NG
Tai Wah Development Consultants Limited

cc DPO/STN, PlanD

(Attn.: Mr. Timothy WU
(Attn.: Mr. Adrian TAM

email: twpwu@pland.gov.hk)
email: athtam@pland.gov.hk)

1st Further Information

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
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(S.16 Planning Application No. A/NE-TKLN/121)

- (i) The applicant would like to provide the following clarifications upon the subject application:
- The applicant would like to revise the use of the application to ‘*Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Office for a Period of 5 Years*’. Please find the revised pages of the application form for your reference at **Appendix II**;
 - The application site (the Site) is currently left vacant, and there are no vehicles parked within the Site. Upon implementing traffic related measures, possible traffic impact to the nearby areas could be effectively mitigated so as to ensure pedestrian safety; and
- (ii) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the District Planning Officer/Shu Tin, Tai Po & North District, Planning Department (DPO/STN, PlanD)		
(1)	Please clarify the following: whether the subject site would be fenced off.	Please be advised that fencing will be erected along the site boundary to minimise potential adverse impact to the surrounding areas.
Comments of the Director of Food and Environmental Hygiene (DFEH)		
(1)	<u>General Comments</u> no FEHD’s facilities should be affected;	Noted. Since the proposed development is located entirely at private lot, hence, no FEHD’s facilities would be affected.
(2)	proper licence/permit issued by FEHD is required if there is any catering service/activities regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public; and	Please be advised that no catering service/activities would be provided at the Site at any time during the planning approval period.

(3)	<p>there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. For any waste generated from such activity/operation, the applicant should arrange disposal properly at their own expenses.</p>	<p>Noted. The applicant would ensure that there would be no encroachment on the public place and no environmental nuisance would be generated to the surroundings. As the Site is proposed for '<i>public vehicle park (excluding container vehicles)</i>' use, it is expected that minimal waste would be generated from the Site.</p>
(4)	<p><u>Advisory Comments</u></p> <p>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 Public Vehicle Park 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. Please take note of the following: the applicant should take into account the potential impact of NTN NT development, including the relocation of FCF to Heung Yuen Wai. It should also be noted that the FCF falls within the Priority Development Area 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.</p>	<p>Noted. The applicant would surrender the Site unconditionally at any time during the approval period upon the Government's request, in order to minimise the impact to the Development Proposals of NTN NT and Ma Tso Lung in the future.</p>

	<p>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, 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.</p>	
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(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- Plot ratio restriction 地積比率限制 From 由 to 至
- Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由% to 至
- Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- Non-building area restriction 非建築用地限制 From 由m to 至
- Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Office for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積18..... sq.m 平方米 About 約

Proposed plot ratio 擬議地積比率0.02..... About 約

Proposed site coverage 擬議上蓋面積2..... % About 約

Proposed no. of blocks 擬議座數1.....

Proposed no. of storeys of each block 每座建築物的擬議層數1..... storeys 層
 include 包括.....storeys of basements 層地庫
 exclude 不包括.....storeys of basements 層地庫

Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) About 約
.....3..... m 米 About 約

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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 73 S.B RP in D.D. 80, Lin Ma Hang, New Territories		
Site area 地盤面積	1,018	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ta Kwu Ling North OZP No.: S/NE-TKLN/2		
Zoning 地帶	"Recreation" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Office for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	18	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
	Composite 綜合用途	N/A	