

2025年 10月 1 4

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的計劃

This document is received on 2025-10-14  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**  
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**  
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

# “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2502321

10/10 By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKLN/112
	Date Received 收到日期	2025-10-14

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

Bliss Achieve Limited

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

DeSPACE (International) Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot Nos. 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
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 5260.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 634 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	67.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Recreation
(f) Current use(s) 現時用途	Temporary Public Vehicle Park (excluding container vehicle) and Shop and Services  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"#  
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)#&  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供 (i) 用**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘  Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土  Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土  Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)  (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

**(iii) For Type (iii) application 供第(iii)類申請**

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate  請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="502 1377 1444 1870"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

**(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

Temporary Public Vehicle Park (excluding container vehicle)  
and Shop and Services for a Period of Five 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	..... 634 ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.12 .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... Not exceeding 12 % .....	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 6 .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 ..... storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫	
	<input type="checkbox"/> 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)	<input type="checkbox"/> About 約
	..... Not more than 5.4 m 米	<input type="checkbox"/> About 約



☐ Domestic part 住用部分GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約☒ shop and services 商店及服務行業 ..... 600 sq. m 平方米 ☒ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

政府、機構或社區設施

.....

.....

.....

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

Lavatories: about 28 sq.m. ....

Guard Room: about 6 sq.m. ....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	1	Guard Room
1	1	Lavatories, FSI Cabinet and Retails
3	1	Retails
1	1	Retails and E&M Facilities Areas
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Car parking facilities and greenery area

.....

.....

.....

.....

.....

**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

May 2026

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) A road at the western edge of the site <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 88 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Disabled car parking spaces 2 <input type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 1 Others (Please Specify) 其他 (請列明) <input type="checkbox"/>

## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....</p> <p>No 否 <input checked="" type="checkbox"/></p>	
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>	
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<p>On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>  _____ _____</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>No tree felling is involved .....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	



**10. 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。

Please refer to the attached supplementary planning statement.

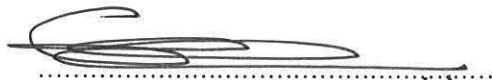


**11. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Gregory K.C. Lam

Director

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 (Membership No.267)

Others 其他 .....

on behalf of  
代表

DeSPACE (International) Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）



Date 日期

10/10/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。



<b>Gist of Application 申請摘要</b>			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 Nos. 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, New Territories		
Site area 地盤面積	5260.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 67.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2		
Zoning 地帶	Recreation		
Applied use/ development 申請用途／發展	Proposed Temporary Public Vehicle Park (excluding container vehicle) and Shop and Services for a Period of Five 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	634 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.12 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	6	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	Not more than 5.4m	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Not exceeding 12 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	90
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Disabled car parking spaces	88      2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	   1  1

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Application Site and Outline Zoning Plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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DeSPACE (International) Limited

Date: 9<sup>th</sup> October 2025

BY HAND & EMAIL

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

Dear Sir/Madam,

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

\*\*\*\*\*

**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION  
FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER  
VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF FIVE YEARS IN  
"RECREATION" ZONE IN LOT NOS. 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**

DeSPACE (International) Limited acts on behalf of the Applicant, the **Bliss Achieve Limited** to prepare and submit this Section 16 Town Planning Application to the Town Planning Board to seek planning permission for a Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop And Services for a period of 5 Years on a site currently zoned as "Recreation" within the approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 (the OZP).

Please find the enclosed the following documents in support of the application for departmental circulation and distribution to members of the TPB.

- [1] **1** signed original copy of Section 16 Application Form including Particulars of Applicant and Authorized Agent;
- [2] **4** hard copies of the supplementary planning statement;
- [3] An Authorization Letter signed by the Applicant; and
- [4] A proof of Land Ownership provided by the Applicant.

We should be most grateful if you can notify us of any departmental comments or queries on the application for our corresponding action in due course.

Should you have any queries with this submission, please feel free to contact Mr. Mario Li or Mr. Kin Leung at [REDACTED].

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



Greg Lam





# SUPPLEMENTARY PLANNING STATEMENT

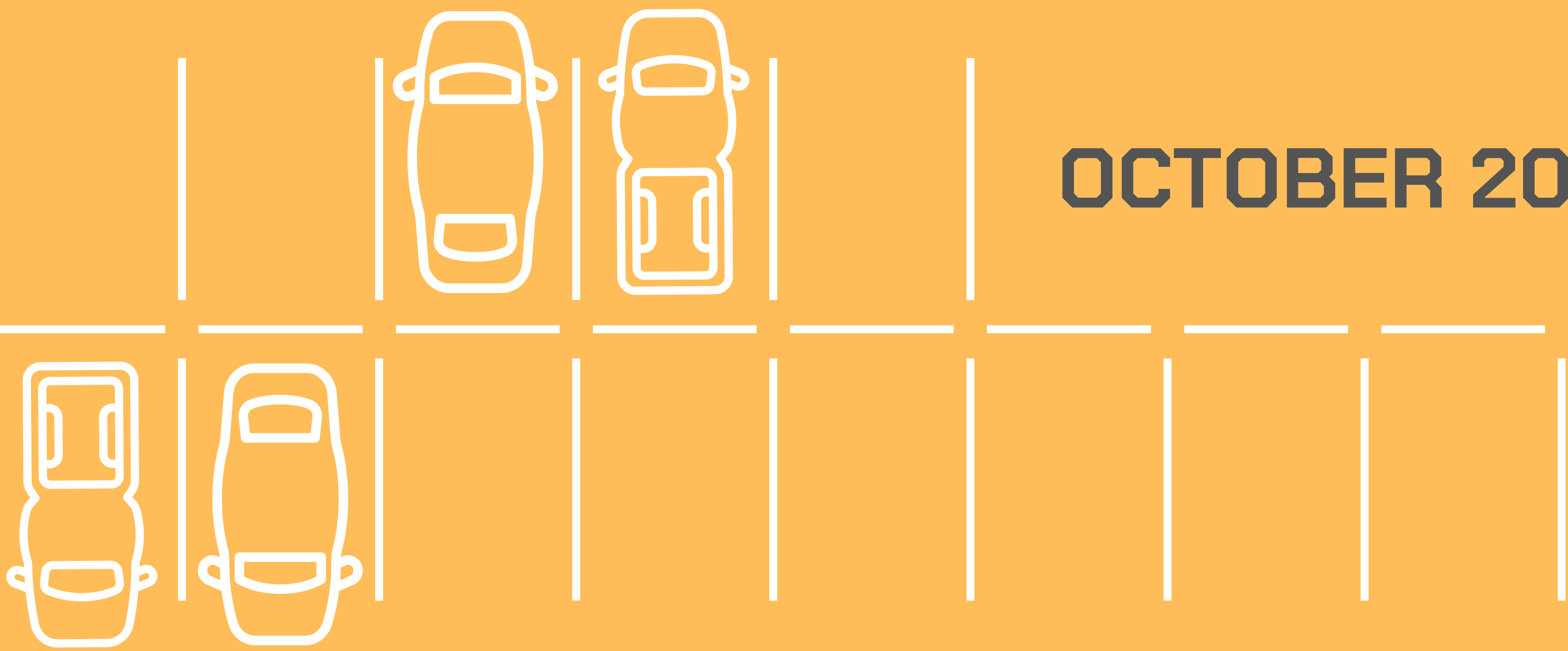
## Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131)

PROPOSED TEMPORARY PUBLIC VEHICLE  
PARK (EXCLUDING CONTAINER VEHICLE)  
AND SHOP AND SERVICES FOR A PERIOD  
OF FIVE YEARS IN "RECREATION" ZONE IN  
LOT NOS. 35RP, 36, 42RP, 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

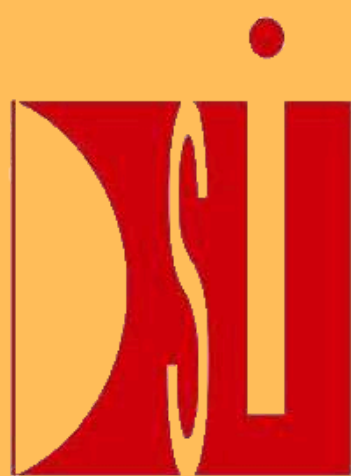
Applicant:  
**Bliss Achieve Limited**



**OCTOBER 2025**



Consultant:



DeSPACE (International) Limited

## Executive Summary

The Applicant, the registered land owner of Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North, New Territories, now seeks town planning permission from the Town Planning Board (TPB) for a proposed temporary public vehicle park (excluding container vehicle) and shop and services on a temporary basis of 5 years at the aforementioned site and adjoining government land (the proposed development).

According to the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 (the OZP), the proposed “Public Vehicle Park (excluding container vehicle)” and “Shop and Services” are a Column 2 use that require planning permission from the Town Planning Board. The proposed access road is always permitted under the OZP. There is no development restriction on the proposed development.

Given the Heung Yuen Wai Boundary Control Point (HYWBCP) has been fully commissioned, the Applicant intends to upgrade the existing public vehicle park by increasing the portions of shops and services to serve the visitors and cross-border travellers. Although the proposed development does not align with the planning intention of the “Recreation” (“REC”) zone, upon considering its scale and the aim to cater to the local community, granting temporary approval for a period of five years would not frustrate the long-term planning intention of the area.

In due compliance with the prevailing town planning regulations, the Applicant proposes to develop the Site into an outdoor car parking with a total of 90 parking spaces (including 2 disabled car parking spaces), a total of 2 loading and unloading spaces, 6 single-storey structures which is in non-domestic nature. The proposed development is at a compatible development scale with its nearby car parking facilities. The proposed development and its layout should blend in harmoniously with its vicinity functionally and visually.

The Applicant is well-noted that in the event that the planning permission is given, it is required to apply to the Lands Department for a temporary waiver to effect the proposed development.

The Proposed Development is fully justified in terms of planning considerations with various planning and design merits. Given the aforementioned justifications, the Applicant respectfully requests the TPB to approve the subject Application.

## 行政摘要

申請人為新界打鼓嶺蓮麻坑路丈量約份第 80 約地段第 35 號餘段、第 36 號、第 42 號餘段、第 43 號、第 44 號、第 45 號餘段、第 59 號餘段及第 64 號 B 分段餘段的唯一「現行土地擁有人」，現尋求城市規劃委員會（下稱城規會）的批准，擬議於上述地點及毗鄰政府土地申請五年臨時許可作公眾停車場(貨櫃車除外)及商店及服務行業。

根據打鼓嶺北分區計劃大綱核准圖編號 S/NE-TKLN/2（下稱大綱核准圖），申請地點劃作「康樂」地帶。擬議的「公眾停車場(貨櫃車除外)」和「商店及服務行業」為第二欄用途，需要獲准城市規劃委員會的規劃許可。擬議行車通道於大綱核准圖上是屬於經常准許的發展。擬議的用途均無發展限制。

為協助香園圍邊境管制站全面啟用，申請人打算透過增加店舖及服務設施的比重，提升現有「公眾停車場(貨櫃車除外)」服務，以滿足訪客及香園圍邊境管制站的旅客的需求。雖然擬議的開發不符合“康樂”的規劃意圖，但考慮到擬議發展項目的規模能為邊境管制站員工、當地村民及旅客提供服務，臨時批准五年的申請規模不會影響該地區的長期規劃意圖。

以遵守現行的城市規劃規例，申請人擬將場地發展成一個可提供 90 個私人車位（包括 2 個殘障人士專用停車位）及 2 個上落客貨車位的室外停車場，附以 6 個單層結構的設施，均為非住宅性質。擬議的發展項目與附近的私人停車場項目具有相稱的發展規模。擬議的發展項目及其佈局能在功能上和視覺上與附近建築物和諧融合。

申請人清楚地得悉，如果獲得規劃許可，則必須向地政總署申請臨時豁免書，以實現擬議的發展。

在各種規劃和設計優點的考慮而言，本發展計劃有充份理據獲得支持。鑑於上述理由，申請人謹請城規會批准本主題申請。

*（內容如與英文版本有任何差異，應以英文版本為準）*

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## SECTION ONE | INTRODUCTION

DeSPACE (International) Limited acts on behalf of the Applicant, **Bliss Achieve Limited**, to prepare and submit this Section 16 Town Planning Application to the Town Planning Board (TPB) to seek planning permission for a proposed temporary public vehicle park (excluding container vehicle) (PVP) and shop and services on a temporary basis of 5 years on a site currently zoned as “Recreation” and adjoining government land within the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 (the OZP). (please refer to **Figure 1 for the Location Plan** and **Figure 2 for Application Site and Outline Zoning Plan**)

According to the OZP, the proposed “Public Vehicle Park (excluding container vehicle)” and “Shop and Services” are Column 2 uses which requires planning permission from the TPB.

In accordance with the Notes of the OZP for temporary uses expected to be over 3 years, the uses must require permission from TPB in accordance with the terms of the Plan. On the other hand, temporary uses of any land or building are always permitted as long as they comply with any other relevant legislations, the conditions of the government lease concerned and any other government requirements. It is essential to highlight that the proposed temporary uses are to better serve the local staff and visitors and would not frustrate the long-term planning intention of the area.

The Applicant is the registered land owner of Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North, New Territories. The Site is subject to a previously approved application No. A/NE-TKLN/68 approved by the TPB on 5/4/2024 for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Five Years. Being the first Boundary Control Point in Hong Kong that accommodates ‘direct access for both passengers and vehicles’, the Heung Yuen Wai Boundary Control Point (HYWBCP) has become increasingly popular among travellers. This enhanced convenience has, in turn, generated heightened demand for parking facilities and ancillary retail opportunities in its vicinity. In order to support the emerging development of the HYWBCP, the Applicant intends to upgrade the existing PVP by increasing the portions of shops and services to serve the continuous economic growth of the HYWBCP and the Heung Yuen Wai area.

## SECTION TWO | SITE CONTEXT AND HISTORY

### 2.1 Site Context and Surrounding Land Uses

- 2.1.1 The Application Site is currently flat, hard paved and used as temporary public vehicle park (excluding container vehicle) with planning approval (Application No. A/NE-TKLN/68). It is currently accessible via a local access of Lin Ma Hang Road which is located to the western side of the Site. The private lot numbers for the Site are Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80.
- 2.1.2 The Application Site is zoned as the “Priority Development Area” in the “Industries” Zone of the “Heung Yuen Wai Enterprise Park” under the “Development Proposals of New Territories North New Town and Ma Tso Lung” by the Civil Engineering and Development Department and Planning Department announced on 5 April 2025.
- 2.1.3 The Application Site is in the north of New Territories North (NTN) Development Area and within a “Recreation” (“REC”) Zone. The surrounding areas have the following characteristics, including: (please refer to **Figure 1 for the Location Plan**)
- (a) to the north of the Site is the "Green Belt" (GB) zone;
  - (b) to the south of the Site is the Lin Ma Hang Road;
  - (c) to the further south is Tsung Yuen Ha Tsuen which are predominantly development of Small House by indigenous villagers; and
  - (d) to the southwest are the HYWBCP, the bus terminus, Heung Yuen Wai Fire Station and Heung Yuen Wai Operational Base.

### 2.2 Land Status

- 2.2.1 The Site comprises private lots which are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guaranteed right of access. Upon approval with/without conditions, the Applicant will submit a modification application for Short Term Waiver (STW) to cover all proposed development, structures and the right of access point(s).



## **SECTION THREE | PLANNING CONTEXT**

### **3.1 Statutory Planning Context**

- 3.1.1 The Site is currently zoned “REC” on the OZP and the Applicant intends to use the Site for the purpose of temporary PVP and shop and services for a period of 5 years. In accordance with the Notes of the OZP with regard to “REC” zone, its primary planning intention is for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission. In addition, “Public Vehicle Park (excluding container vehicle)” and “Shop and Services” uses fall into Column 2 uses that may be permitted with or without conditions on application to the TPB. Under the “REC” zone, there is no development restriction on height, plot ratio and site coverage ratio on the proposed use.
- 3.1.2 In accordance with the Notes of the OZP for temporary uses (including the proposed PVP and “Shop and Services”) expected to be over 3 years, the uses must require permission from TPB in accordance with the terms of the Plan. It is essential to highlight that the proposed temporary uses are to better serve the local staff and visitors and would not frustrate the long-term planning intention of the area.

### **3.2 Previous Planning Applications**

- 3.2.1 The Application Site is the subject of two previous planning application submitted by the same Applicant. Planning application No. A/NE-TKLN/23 for a Temporary Place of Recreation, Sports or Culture (Parent-Child Play Area), Eating Place and Shop and Services was approved by the Committee on 5.2.2021 for a period of 5 years. The approval was granted based on the consideration that the proposal would not frustrate the long-term planning intention of the "REC" zone and would not have adverse impacts on the surrounding areas. Also, such uses can consider supporting recreational development of the zone.
- 3.2.2 The Application Site is currently subject to a valid planning approval under planning application No. A/NE-TKLN/68 was approved by the Committee on 5.2.2024 for a period of 5 years. The approval was granted based on the consideration that the proposal would not frustrate the long-term planning intention of the "REC" zone and would not have adverse impacts on the surrounding areas. Also, the proposed PVP could serve to alleviate the parking demand in the area in particular the increasing parking demand from cross-boundary travelers of HYWBCP while the proposed shop and services would help serve the needs of the local villagers as well as the cross-boundary travelers of HYWBCP.

### 3.3 Similar Planning Applications

3.3.1 As shown in **Table 1**, there are two approved planning applications on a temporary basis that are located within the "REC" zone of the same OZP. These applications share similarities in terms of their temporary nature, proposed use (i.e. PVP), and location within the REC zone. These approvals were based on similar considerations as mentioned in **Table 1** below. The circumstances surrounding these similar applications are largely applicable to the current application.

**Table 1: Similar Approved Planning Application for Temporary PVP in the "REC" zone under the Same OZP**

	Case No.	Addresses	Zoning & Key Parameters	Proposed Use	Planning Justification
1	A/NE-TKLN/33 (24/4/2020) (Approved)	Lot 381 S.B RP in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories	<u>Zoning</u> V + REC  <u>Site Area</u> 2529.6 m <sup>2</sup>  <u>No. of CP</u> 69	Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	While the applied use was not totally in line with the planning intention of the "Village Type Development" ("V") zone, the proposed temporary car park was to <b><u>serve the residents of the nearby village as well as possible parking demand for the operation of Liantang/Heung Yuen Wai Boundary Control Point.</u></b> Approval of the application on a temporary basis for a period of three years would not frustrate the long-term planning intentions of the concerned zones.
2	A/NE-TKLN/75 (15/3/2024) (Approved)	Lots 388 S.A, 388 S.B, 388 RP (Part) and 390 RP (Part) in D.D. 78 and Adjoining Government Land, Tsung Yuen Ha, Ta Kwu Ling North, New TerritoriesYuen Ha, Ta Kwu Ling North, New Territories	<u>Zoning</u> V + REC  <u>Site Area</u> 3776 m <sup>2</sup>  <u>No. of CP</u> 77	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	Although the approved application was not in line with the planning intention of the "Village Type Development" ("V") zone, it could <b><u>serve the needs of the local villagers as well as the possible parking demand arising from the operation of the Heung Yuen Wai Boundary Control Point.</u></b> Approval of the application on a temporary basis for three years would not jeopardise the long-term planning intention of the "V" zone.

3.3.2 **Table 2** presents four approved planning applications on a temporary basis that are situated in various OZPs starting from 2024. These applications showcase similar characteristics in terms of their temporary status and proposed use, although they are located in different OZPs.

**Table 2: Similar Approved Planning Applications for Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services under different OZPs**

	Case No.	Addresses	Zoning & Key Parameters	Proposed Use	Planning Justification
1	A/YL-PS/727 (20/09/2024) (Approved)	Lots 106 (Part), 107 (Part), 289 (Part), 293 (Part), 294 (Part), 295 (Part), 301 (Part), 302 (Part) and 319 (Part) in D.D. 126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.	<u>Zoning</u> REC + V  <u>Site Area</u> 3030 m <sup>2</sup>  <u>No. of CP</u> 55	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	Whilst the proposed use is not entirely in line with the planning intentions of the “REC” and “V” zones, it could <b><u>provide private car parking spaces to meet any such parking demand in the area.</u></b>  Approval of the application on a temporary basis for a period of three years <b><u>would not frustrate the long-term development of the area.</u></b>
2	A/NE-TK/835 (04/07/2025) (Approved)	Lot 1610 RP in D.D. 17, Lo Tsz Tin Village, Tai Po, New Territories	<u>Zoning</u> REC  <u>Site Area</u> 436 m <sup>2</sup>  <u>No. of CP</u> 12	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	There are three similar applications approved in the vicinity of the Site, which were <b><u>approved mainly on the considerations of not frustrating the long-term planning intention</u></b> of the “REC” zone; and causing no adverse impacts on the surrounding areas. The circumstances of the subject application are similar to these approved applications.
3	A/NE-STK/28 (11/04/2025) (Approved)	Lot 233 S.B ss.1 in D.D. 41 and Adjoining Government	<u>Zoning</u> REC(1)  <u>Site Area</u>	Proposed Temporary Public Vehicle Park (excluding	According to the applicant, the proposed use is intended to <b><u>meet the growing parking demand from the visitors to Sha Tau Kok area</u></b>

		Land, Sha Tau Kok, New Territories	230.5 m <sup>2</sup>  <u>No. of CP</u> 5	container vehicle) for a Period of 3 Years	<b><u>and the nearby residents.</u></b> It is considered that the proposed use <b><u>is not entirely in conflict with the planning intention of the “REC(1)” zone.</u></b> Also, there is no known development proposal at the Site. Taking into account the planning assessment below, there is <b><u>no objection to the proposed use on temporary basis of three years.</u></b>
4	A/YL-PS/741 (18/07/2025) (Approved)	Lots 51 (Part), 52 (Part) and 55 RP (Part) in D.D.126, Ping Shan, Yuen Long, New Territories	<u>Zoning</u> REC  <u>Site Area</u> 5280 m <sup>2</sup>  <u>No. of CP</u> 37	Proposed Temporary Public Vehicle Park (Light Goods Vehicles, Medium Goods Vehicles and Coaches) with ancillary facilities for a Period of 5 Years and Associated Filling of Land and Pond	Although the proposed use is not entirely in line with the planning intention of the “REC” zone, it could <b><u>serve any such parking demand in the locality.</u></b>  Approval of the application on a temporary basis for a period of five years <b><u>would not frustrate the long-term planning intention of the “REC” zone.</u></b>

3.3.3 In summary, the above-mentioned planning applications were in line with the planning intention of the “REC” zone, the application on a temporary basis would not jeopardise the long-term planning intention. These cases demonstrated that the proposed PVP and shop and services could effectively meet the parking needs of the local community and visitors, especially of the potential demand from the HYWBCP. The proposed development is considered not incompatible with the surrounding development in terms of development scale, intensity, and temporary land use nature. These justifications support the purpose of the Applicant’s proposed PVP.

## SECTION FOUR | THE PROPOSED SCHEME

### 4.1 Proposed PVP and Shop and Services

4.1.1 As aforementioned, the Site benefits from its advantageous location in close proximity to HYWBCP, making it an ideal location for a PVP and shop and services. The key development parameters of the Proposed PVP and shop and services are summarized in **Table 3** below:

**Table 3: Major Development Parameters**

Development Parameters Table		
	Approved Scheme under S16 Application No. <b>A/NE-TKLN/68</b>	Proposed Scheme
<b>Site Area</b>	Total: about 5,260.2 sq. m. (including about 5,192.4 sq. m. of Private Land (99%) and about 67.8 sq. m. of Government Land (1%))	Total: about 5,260.2 sq. m. (including about 5,192.4 sq. m. of Private Land (99%) and about 67.8 sq. m. of Government Land (1%))
<b>Gross Floor Area (GFA) (Non-domestic)</b>	Total: about 400 sq. m. 1) Retails: about 366 sq. m. 2) Lavatories: about 28 sq. m. 3) Guard Room: about 6 sq. m.	Total: about 634 sq. m. 1) Retails: about 600 sq. m. 2) Lavatories: about 28 sq. m. 3) Guard Room: about 6 sq. m.
<b>No. of structure</b>	Total 5 structures 1) 1 single-storey structure for guard room 2) 1 single-storey structure for lavatories, FSI Cabinet and retails 3) 2 single-storey structures for retails 4) 1 single-storey structure for retails and E&M facilities areas  <i>Remark: E&amp;M facilities areas will take up a non-accountable GFA of not exceeding 110 sq. m. (but 103.8 sq. m. in the scheme)</i>	Total 6 structures 5) 1 single-storey structure for guard room 6) 1 single-storey structure for lavatories, FSI Cabinet and retails 7) 3 single-storey structures for retails 8) 1 single-storey structures for retails and E&M facilities areas  <i>Remark: E&amp;M facilities areas will take up a non-accountable GFA of not exceeding 110 sq. m. (but about 108 sq. m. in the scheme)</i>
<b>Building Height</b>	Not more than 5.4m	Not more than 5.4m
<b>No. of Storeys</b>	1	1

Site Coverage	Not exceeding 10%	Not exceeding 12%
No. of parking spaces and loading/unloading spaces	94 private car parking spaces (2.5m x 5m)	88 private car parking spaces (2.5m x 5m)
	2 disabled car parking spaces (2.5m x 5m with a common loading/ unloading area of 1.2m width)	2 disabled car parking spaces (2.5m x 5m with a common loading/ unloading area of 1.2m width)
	1 loading/ unloading space of HGV (3.5m x 11m)	1 loading/ unloading space of HGV (3.5m x 11m)
	1 loading/ unloading space of LGV (3.5m x 7m)	1 loading/ unloading space of LGV (3.5m x 7m)
Planter area	about 73 sq. m.	about 73 sq. m.
Operation hours	<p>PVP: 24 hours a day and 7 days a week including public holidays</p> <p>Shop and Services (Retails): 7 days a week including public holidays from 9am to 9pm</p>	<p>PVP: 24 hours a day and 7 days a week including public holidays</p> <p>Shop and Services (Retails): 7 days a week including public holidays from 9am to 9pm</p>

## 4.2 Temporary PVP & Ancillary Office/Shops and Services

To cater for the parking needs of staff and visitors in the vicinity of the proposed development, an outdoor temporary private vehicle park is planned for the majority of the Site. It will consist of 88 private car parking spaces, 2 disabled car parking space, 1 L/UL of HGV and 1 L/UL of LGV. Additionally, 6 single-storey structure will be provided next to the entrance of the Site and at the southern part of the Site for the proposed shop and services including supporting facilities such as lavatories, guard room, FSI cabinet and E&M facilities. (please refer to **Figure 3 for the Schematic Layout Plan** and **Figure 4 for Elevation Plan**) The loading/unloading bays are provided in support of the proposed shop and services for 7 days a week including public holidays from 9am to 9pm.

## 4.3 Proposed Ingress and Egress

- 4.3.1 The proposed access to the Site will traverse through a strip of unallocated Government land situated between Lin Ma Hang Road and the Site. As shown in **Figure 3**, 1 section of ingress and egress is proposed at Lot No. 59 RP in D.D. 80. Certain adjoining Government Land is proposed to be included in light of the narrow lot configuration of the western edge of the Lot No. 59 RP.



- 4.3.2 There is 1 ingress/egress point recommended for the proposed development. The ingress/egress point is located to the western edge of the Site to link up an unnamed road with the Site via a strip of government land.

## **SECTION FIVE | PLANNING AND TECHNICAL JUSTIFICATIONS**

### **5.1 Compatible with the Surrounding Land Uses**

- 5.1.1 The proposed use, consisting of the building structures with a maximum height of 5.4m with only 1 storey, is compatible with the surrounding areas. These areas are predominantly characterized by abandoned farmland, village settlements, amenity areas, and cultivated farmland. It is worth noting that there have been recent approvals for PVPs in the area including the planning approval of the Application Site. The HYWBCP has been fully commissioned and has led to a significant increase in cross-border travel, particularly during weekends and public holidays. The parking spaces in the existing PVPs have been underprovided with long queuing time and possibly illegal on-street car parking. In this relation, apart from meeting some of the parking needs for local villagers/residents, the proposed use could satisfy some of the parking demand for cross-boundary travellers. Transport Department is amicably invited to observe the recent surge of public vehicle park demand in the areas and kindly grant a support in-principle from traffic planning and engineering perspective. As a matter of fact, the proposed use can immediately meet the public demand of car parking spaces and the subject case can be favourably considered for cross-boundary parking facilities based on this valid individual planning merit. Furthermore, the proposed shop and services will also act as a passive recreational development for supporting the local workers, visitors and local residents.

### **5.2 Meeting Pressing Local Parking Demand Arising from Heung Yuen Wai Boundary Control Point**

- 5.2.1 The Site is in very close proximity to HYWBCP which was opened by early 2023 for cross-border traveling. Although the Site is designated as a "Recreation" zone, primarily intended to provide low-density recreational developments for the use of the general public, the temporary PVP on the Site can address some of the local parking demand arising from individuals traveling to the Mainland through the HYWBCP. This is due to the Site's convenient location, being within a 5-minute walking distance from the HYWBCP. Furthermore, granting temporary approval for this application would not frustrate the long-term planning intention of the Recreational Zone.

### **5.3 Meeting Provision of Retail and Service Facilities to Accommodate Cross-Boundary Travel Demand at Heung Yuen Wai Boundary Control Point**

- 5.3.1 The HYWBCP has been fully commissioned since February 2023 and, as at June 2025, handles an average of 78,000 passenger trips per day, with weekend and holiday peaks exceeding 91,000 passenger trips. The substantial and sustained passenger flow has directly stimulated retail and service demand in the surrounding area.
- 5.3.2 The Application Site, being within a five-minute walking distance from the HYWBCP, is suitably located to accommodate five temporary “Shop and Services” structures to meet such demand. The proposed development will consolidate retail activities in an accessible location, serve travellers and visitors efficiently, and relieve pressure on ad hoc retail sprawl in the vicinity by providing convenience stores for snacks, drinks and medicine and a rest point with toilets for tourists and visitors as their final destination. As the structures are temporary and reversible in nature, the long-term planning intention of the “Recreation” zone will not be frustrated, while immediate retail demand generated by cross-boundary travel can be effectively addressed.

### **5.4 No Insurmountable Traffic Impacts**

- 5.4.1 Upon consideration of the scale of the proposed development, the Site is located further east of the HYWBCP which is away from the pick-up/drop-off areas of HYWBCP (i.e. the primary pick-up/drop-off areas can be accessed through Heung Yuen Wai Highway) (**Figure 1**) which shall not generate adverse traffic impact to the area. Furthermore, one ingress/egress points is proposed at Lot Nos. 59 RP in D.D. 80 which will be able to cope with the traffic generated by the proposed development. Given that the number of parking spaces under the proposed development has been reduced, yet no traffic congestion has been observed in the surrounding area for the past 2 years, it is considered that the proposed development will not generate any adverse traffic impact.

### **5.5 No Insurmountable Visual Impacts**

- 5.5.1 With the view of the surroundings with the overall visual context of low to medium -rise development and in the vicinity of the Site, the proposed PVP and shop and services are considered to be compliant without leading adverse visual impact on visual penetration of an open sky view, light penetration into the surrounding environment and visual openness. The greenery area is provided within the Site to keep the proposed use in compatible to the surrounding area. Moreover, the proposed development consists of only one-storey structures, ensuring that it does not cause any visual distractions for drivers, pedestrians, or villagers.
- 5.5.2 Given the scale of the development and site location, the proposed development shall not

create any visual impact on all the key sensitive viewers in the surrounding areas.

## 5.6 No Insurmountable Landscape Impacts

- 5.6.1 The Site is flat, hard paved and used as temporary public vehicle park (excluding container vehicle) with planning approval (Application No. A/NE-TKLN/68) and an area of rural landscape character surrounded by temporary structures, village houses and vegetation. No significant landscape resources have been identified within the Site, indicating that the proposed development is unlikely to have a significant adverse landscape impact on the existing landscape.
- 5.6.2 Since the Site is adjacent to the "GB" zone to its north, which is covered by trees, shrubs, and common species of herbaceous plants, the Applicant will adhere to good site practice to avoid disturbing the nearby natural habitat.

## 5.7 Compliance with Planning Approval Conditions under the Last Approved Application

- 5.7.1 The Site is currently subject to a valid planning approval under Application No. A/NE-TKLN/68 for a Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) and Shop and Services for a period of five years, as approved by the Town Planning Board on 5.4.2024. All approval conditions with a time limit under the previous planning approval have been duly complied with. A summary of the compliance with the planning conditions of the last approved application is presented in **Table 4**.

**Table 4: Compliance with Planning Approval Conditions under the Last Approved Application**

Planning Approval Conditions		Discharged Date
(c)	the submission of a drainage proposal	9.5.2025
(d)	the provision of drainage facilities	3.6.2025
(f)	the submission of a fire service installations proposal	3.9.2025
(g)	the implementation of a fire service installations proposal	19.12.2024
(h)	the submission of the design of vehicular run-in/run-out	3.2.2025
(i)	the provision of the design of vehicular run-in/run-out	18.3.2025

- 5.7.2 As compared with the last approved scheme under application No. A/NE-TKLN/68, the current scheme would involve changes only on the number of parking space, number of blocks, the total floor area and site coverage, with a view to accommodating the additional shop and services use. Whereas the overarching nature/operation of the proposed use and the overall physical setting surrounding the application site are the same/similar as the last approved scheme.

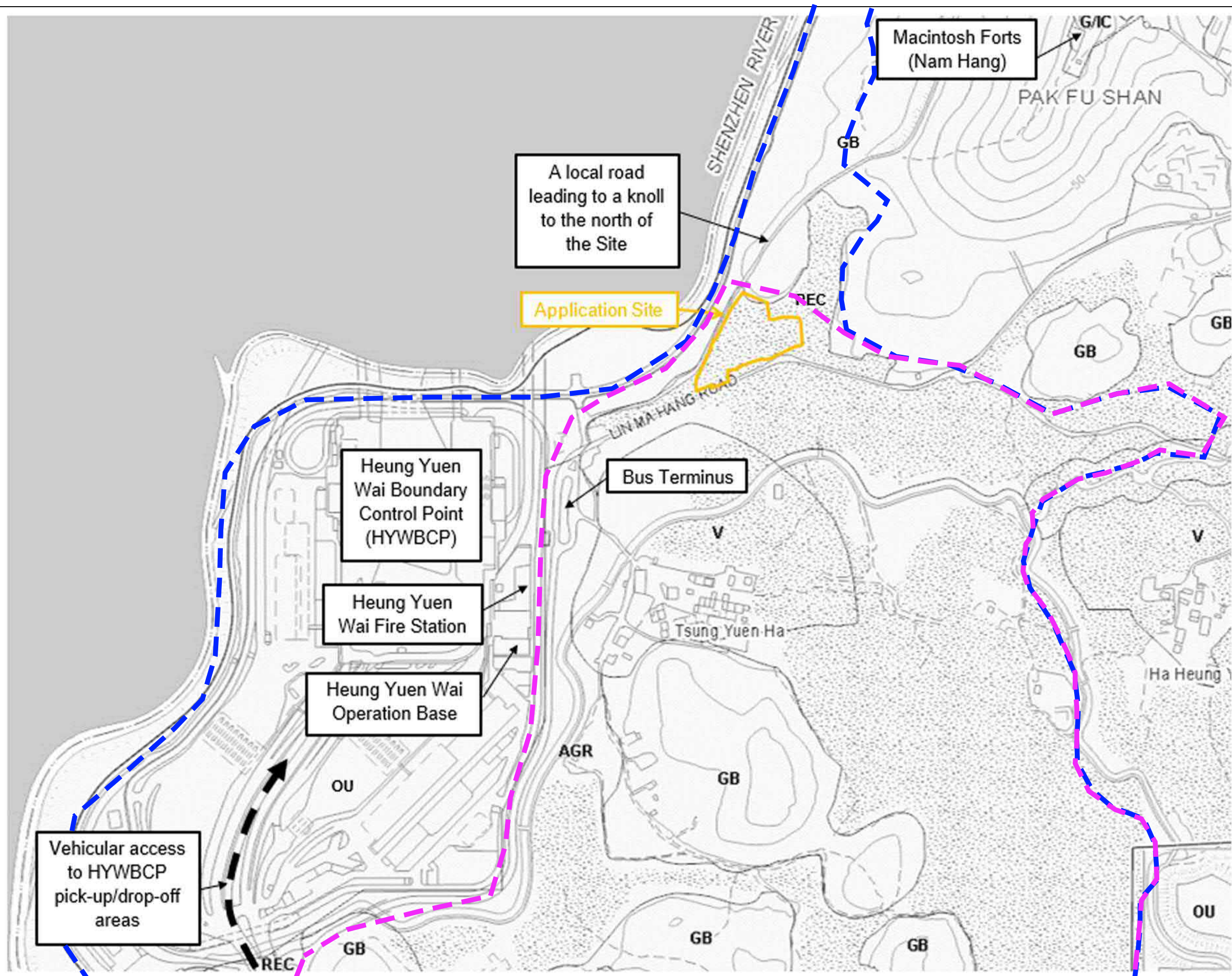
## **SECTION SIX | CONCLUSION**





This Section 16 Planning Application is submitted to seek planning permission for a proposed PVP and shop and services on a temporary basis of 5 years on a site currently zoned “Recreation” at Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80 and adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North, New Territories.

This planning statement has demonstrated that the proposed development could provide a large amount of car parking spaces and retail areas to support the emerging development of HYWBCP and the surrounding area. The proposed development is fully justified on the following grounds:

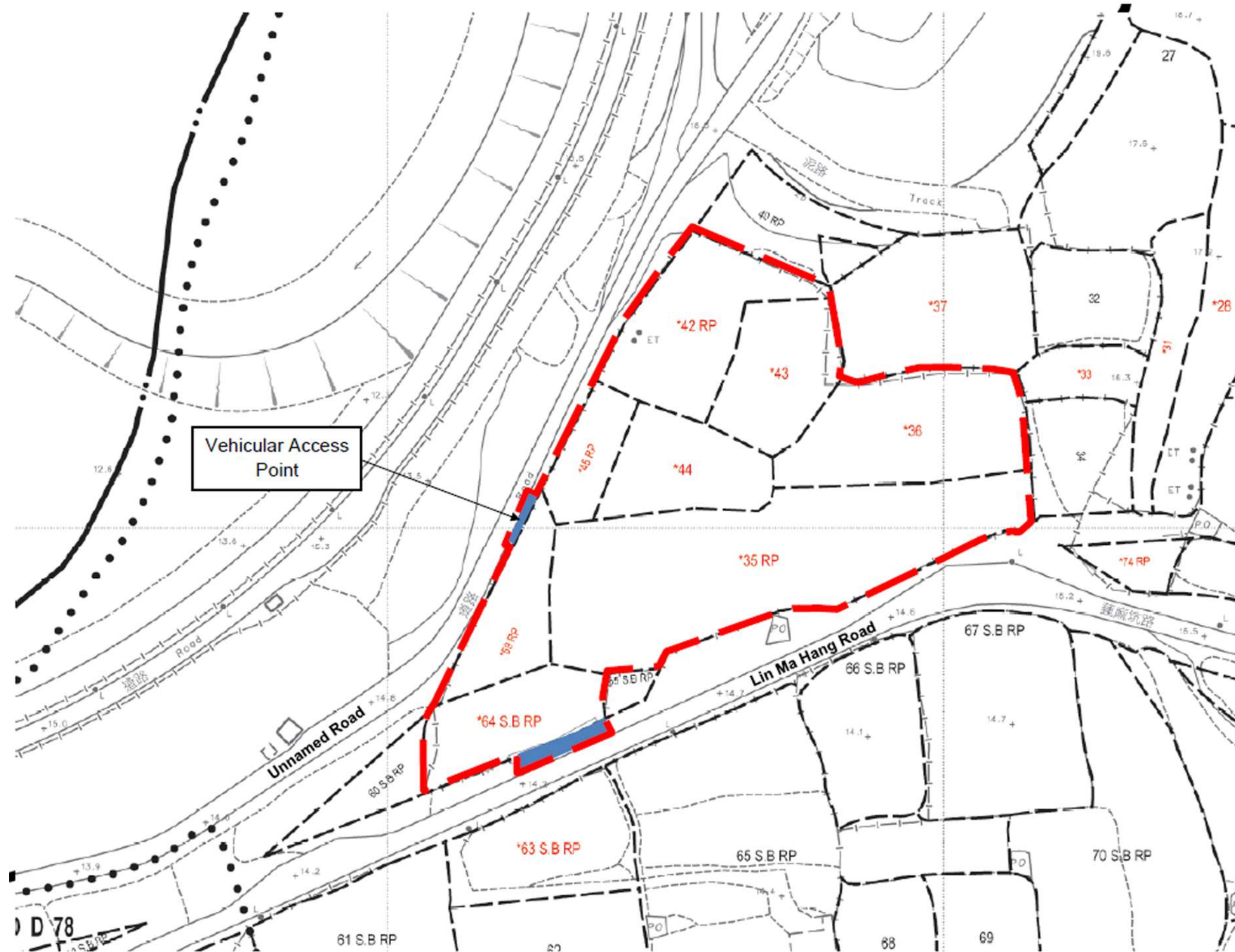
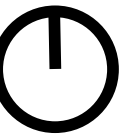
- A planning merit to providing car parking facilities and retail shops to support the development of HYWBCP and visitors;
- Not incompatible land use nature, development scale and intensity; and
- The proposed development on a temporary basis for a period of 5 years which would not frustrate the long-term planning intention of the subject “REC” zone.
- Compliance with Planning Approval Conditions under the Last Approved Application


To conclude, the proposed development is fully justified in terms of planning considerations with various planning and design merits. In view of the above, members of the TPB are respectfully requested to favorably consider the present application in support of the proposed development of a temporary PVP and shop and services by the Applicant in Hong Kong.



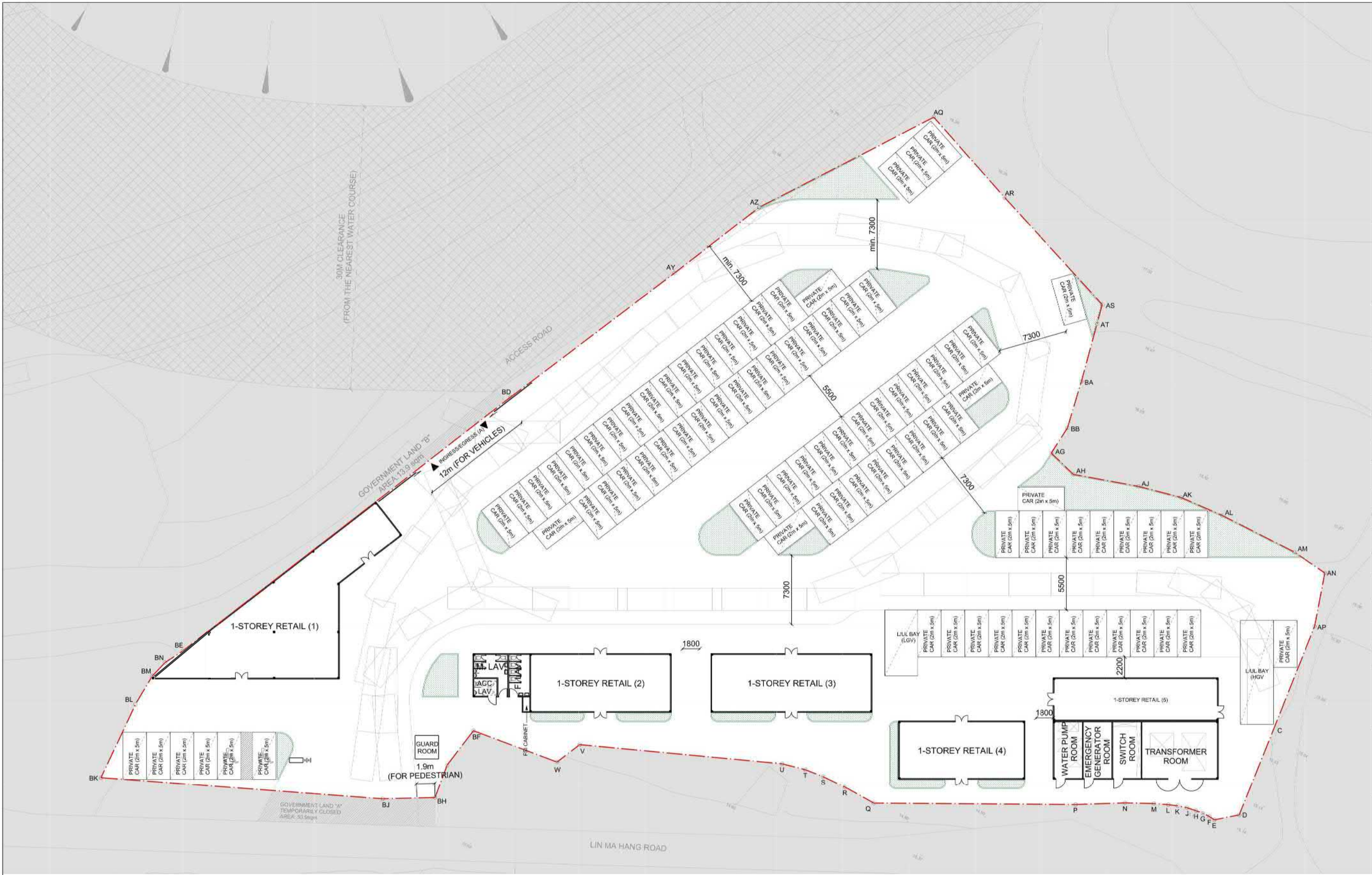
<b>DRAWING TITLE:</b> Location Plan	<b>LEGEND:</b>  Application Site  Proposed "Heung Yuen Wai Enterprise Park"  Proposed Priority Development Area	<b>SCALE:</b> N.T.S	<b>PREPARED BY:</b>  DeSPACE (International) Limited
<b>DRAWING NUMBER:</b> Figure 1		<b>DATE:</b> September 2025	





<b>DRAWING TITLE:</b> Application Site and Outline Zoning Plan	<b>LEGEND:</b> <div data-bbox="860 1879 964 1942" style="display: inline-block; width: 20px; height: 10px; border: 2px solid red; margin-right: 5px;"></div> Application Site <div data-bbox="860 1963 964 2026" style="display: inline-block; width: 20px; height: 10px; background-color: blue; margin-right: 5px;"></div> Government Land	<b>SCALE:</b> N.T.S	<b>PREPARED BY:</b> <div data-bbox="2507 1879 2923 2047"> DeSPACE (International) Limited</div>
<b>DRAWING NUMBER:</b> Figure 2		<b>DATE:</b> September 2025	





Notes:

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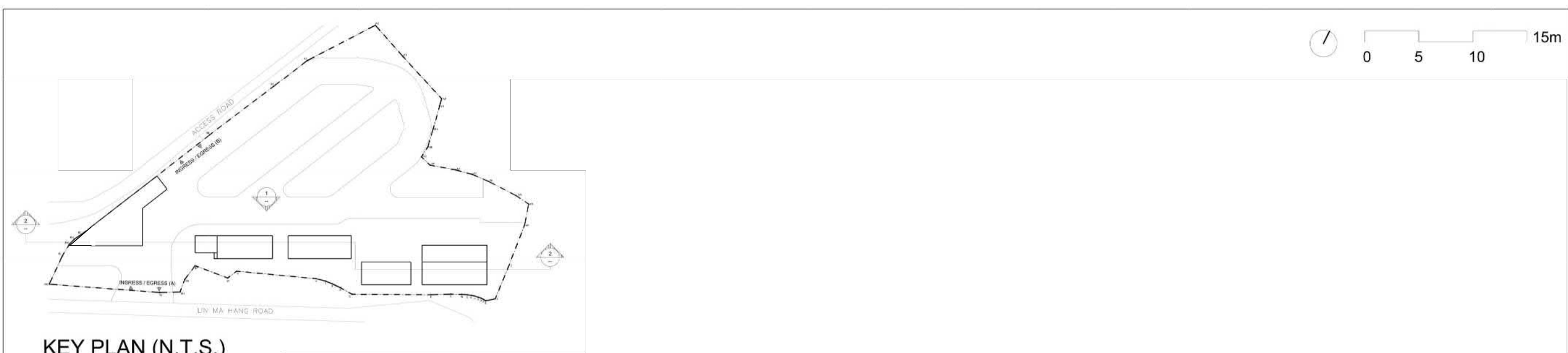
DO NOT SCALE DRAWINGS AND DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BY THE CONTRACTORS BEFORE PROCEEDING AND ANY DISCREPANCIES SHOULD BE REPORTED TO PROJECT MANAGER & ARCHITECT IMMEDIATELY.

Remarks:

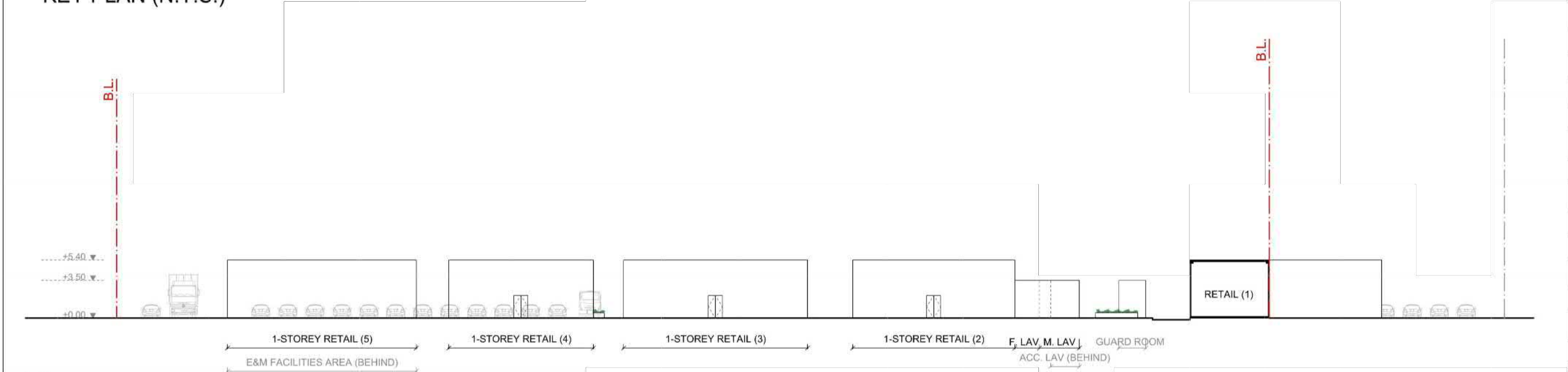
1. Proposed Ingress/Egress Subject to DLO, TD & HYD Acceptance  
2. Carparking No.s is subject to (a) Requirements imposed by HKPSG (b) TPB approval  
3. TIA may be required

1	08/10/2025	FOR INFORMATION
0	21/09/2025	FOR INFORMATION
DESIGNER		
PROJECT MANAGER		
PROJECT		
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, 42RP, 43, 44, 45RP, 59RP AND 64S.B RP D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES		
DRAWING TITLE		
A.S. @ A3		
DRAWN BY		

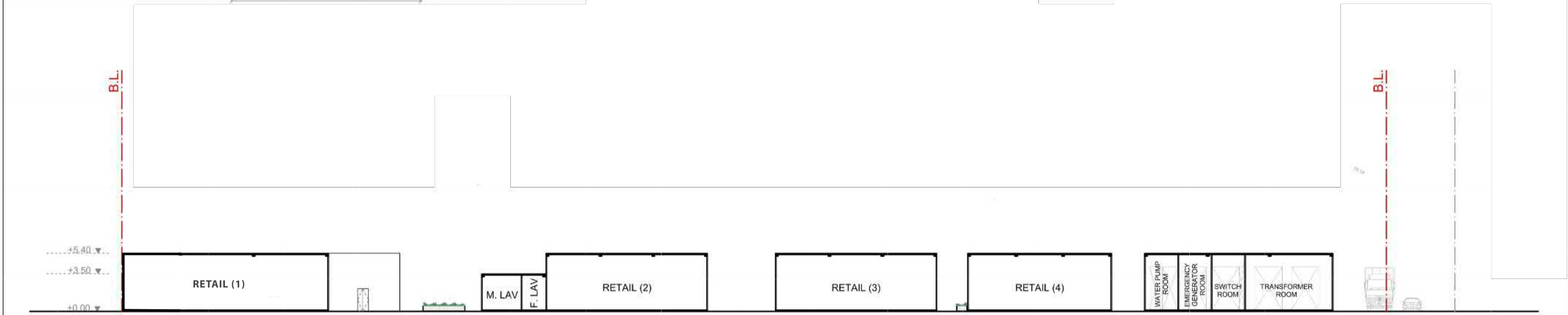




KEY PLAN (N.T.S.)



1 ELEVATIONAL DRAWING  
1:400@A3



2 SECTIONAL DRAWING  
1:400@A3

Notes:

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DO NOT SCALE DRAWINGS AND DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BY THE CONTRACTORS BEFORE PROCEEDING AND ANY DISCREPANCIES SHOULD BE REPORTED TO PROJECT MANAGER & ARCHITECT IMMEDIATELY.

Remarks:

1. Proposed Ingress/Edgress Subject to DLO, TD & HYD Acceptance  
2. Carparking No.s is subject to (a) Requirements imposed by HKPSG (b) TPB approval  
3. TIA may be required

1	08/10/2025	FOR INFORMATION
0	23/09/2025	FOR INFORMATION

DESIGNER

PROJECT MANAGER

PROJECT

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, 42RP, 43, 44, 45RP, 59RP AND 64S.B RP D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

DRAWING TITLE

A.S. @ A3

DRAWN BY

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

**Timothy Wai Pui WU/PLAND**

---

寄件者: [REDACTED]  
寄件日期: 2025年10月22日星期三 16:55  
收件者: tpbpd/PLAND  
副本: Timothy Wai Pui WU/PLAND; Greg Lam; Mario Li  
主旨: Submission of A/NE-TKLN/112 - FI (1)  
附件: 20251022 A\_NE-TKLN\_112 FI(1) \_compressed.pdf  
  
類別: Internet Email

Dear Sir / Madam,

Reference is made to the phone call dated 15th October 2025 from the Planning Department in relation the comments on the revoked planning application No. A/NE-TKLN/68. Please find attached the Further Information (1) of A/NE-TKLN/112.

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

Regards,

**Kin Leung**



[REDACTED]

[REDACTED]



DeSPACE (International) Limited

Date: 22<sup>nd</sup> October 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)**

\*\*\*\*\*

**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 (1)**

Reference is made to the phone call dated 15<sup>th</sup> October 2025 from the Planning Department in relation to the comments on the revoked planning application No. A/NE-TKLN/68.

**[1] Compliance of All Time-Limit Approval Conditions**

The Site was subject to a planning application No. A/NE-TKLN/68 for a Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) and Shop and Services for a period of five years, as approved by the Town Planning Board on 5.4.2024. All approval conditions with a time limit under the previous planning approval have been duly complied with.

As compared with the last approved scheme under application No. A/NE-TKLN/68, the current application will involve minor amendments on the number of parking space, number of blocks, the total floor area and site coverage, with a view to accommodating the additional shop and services use. Whereas the operation of the proposed use and the overall physical setting surrounding the application site are the same/similar as the last approved scheme.

A summary of the compliance with the planning conditions of the last approved application is presented in **Table 1**.

Table 1: Compliance with Planning Approval Conditions under A/NE-TKLN/68

Planning Approval Conditions		Discharged Date	Appendices
(c)	the submission of a drainage proposal	9.5.2025	<b>Appendix 1</b>
(d)	the provision of drainage facilities	3.6.2025	<b>Appendix 2</b>
(f)	the submission of a fire service installations proposal	3.9.2024	<b>Appendix 3</b>
(g)	the implementation of the fire service installations proposal	19.12.2024	<b>Appendix 4</b>
(h)	the submission of the design of vehicular run-in/run-out	3.2.2025	<b>Appendix 5</b>
(i)	the provision of vehicular run-in/run-out	18.3.2025	<b>Appendix 6</b>





DeSPACE (International) Limited

## [2] Revocation of Planning Application No. A/NE-TKLN/68

The case was revoked due to a non-compliance of approval condition (j), "the submission of traffic improvement and measures before the commencement of any operation to the satisfaction of the Commissioner for Transport or of the Town Planning Board". Upon receipt of the Planning Department's warning letter dated 8<sup>th</sup> August 2025, reasonable actions have then been taken to "rectify any non-conformity to the planning approval given by the Board and any non-compliance with the approval conditions as soon as possible". Within 3 weeks, the Applicant got quotes from the market for one competent traffic consultant, clarified on their quotes and formally appointed CKM Asia Limited to follow up the submission. Within another 3 weeks, CKM Asia Limited, which is not the previously appointed traffic consultant, reviewed the case, liaised with the Client for various options, estimated the implementation costs and finalized the submission. Within few more weeks, CKM Asia Limited has liaised the new submission with relevant departments before formal submission with a good intention to rectify the non-conformity as soon as possible. The submission was formally made on 13<sup>th</sup> October 2025 to comply with condition (j). Please refer to **Appendix 7** for the submitted traffic improvement and measures for A/NE-TKLN/68. The Applicant has made continuous efforts to fulfil all approval conditions and reasonable steps to rectify any non-conformity as soon as they can.

## [3] Supplementary Information in relation to Traffic Impacts

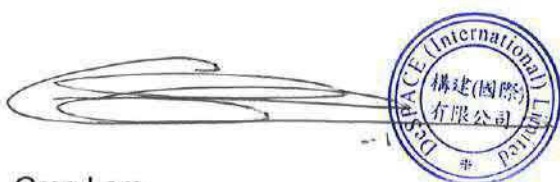
The Site is accessed via a 6m-wide unnamed road along its northern boundary, which accommodates two-way vehicular traffic. The current application proposes a reduction of 6 private car parking spaces compared to the previously approved scheme under A/NE-TKLN/68, which is expected to result in less traffic generation. Figure 3 of the layout plan demonstrates the satisfactory maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces.

As detailed in the traffic improvement measures submitted on 13th October 2025 (**Appendix 7**), the existing unnamed road currently encroaches upon a simplified temporary land allocation (STLA-TDN 583). A revised alignment is proposed to bypass the section adjacent to STLA-TDN 583.

Given the proposed car park intends to serve cross-boundary travelers and its flexible operational mode, the proposed temporary vehicle park is not anticipated to generate adverse traffic impact.

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

# **Appendix 1**

Approval Condition (c) of A/NE-TKLN/68:  
Submission of a Drainage Proposal

## 規 劃 署

沙田・大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North  
District Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/NE-TKLN/68  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806

**By Email and Fax** [REDACTED]

DeSPACE (International) Ltd.

9 May 2025

Dear Sir/Madam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
and Shop and Services for a Period of 5 Years in "Recreation" Zone,  
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  
(Compliance with Approval Condition (c) for Planning Application No. A/NE-TKLN/68)**

I refer to your submission dated 2.5.2025 for compliance with approval condition (c) in relation to the submission of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board under the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Wilson TAI; Tel.: 2300 1693) has been consulted and considered that approval condition (c) has been **complied with**. Her advisory comments are attached at **Appendix I** for your reference. Please proceed to implement the accepted drainage proposal for compliance with approval condition (d).

Should you have any other queries related to planning matters, please contact Mr. Timothy WU of this Office at 2158 6031.

Yours faithfully,

( Rico TSANG )  
for Director of Planning



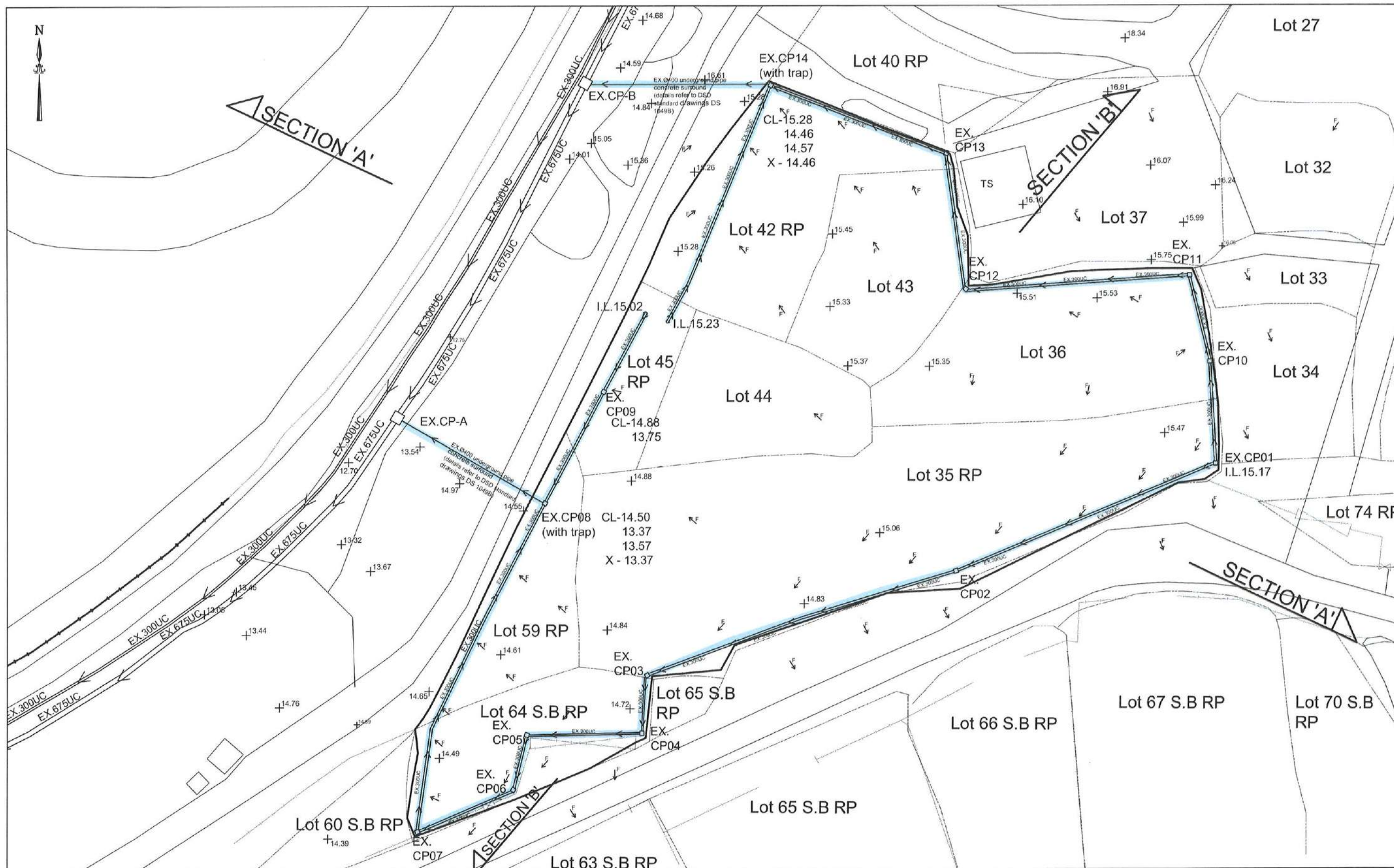
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STORMWATER DRAINAGE PLAN  
(SCALE 1:500)

**APPLICATION SITE**

Lot 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, N.T.

**DRAWING TITLE**  
STORMWATER  
DRAINAGE WORK

**DRAWING NO.**

ST-1E

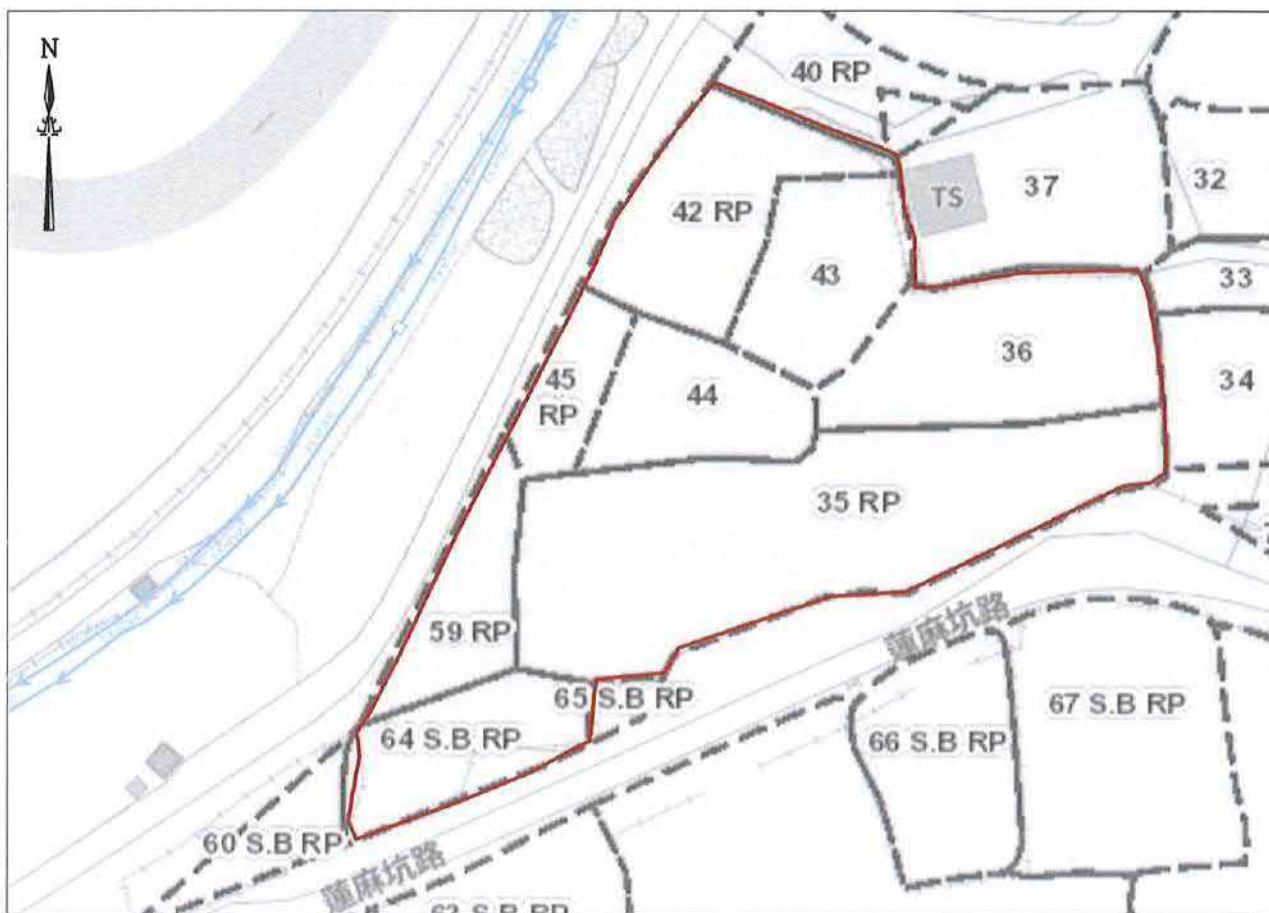
**DRAWING DATE**

02 MAY 2025

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**Solar-III Design  
Consulting Limited**





**BLOCK PLAN**  
(SCALE 1 : 1000)

CATCHPIT	C L	A 1	A 2	X 1	X 2
CP01 (CEDD DRAWING NO. C2405/1)	15.47	-----	-----	15.17	15.17
CP02 (CEDD DRAWING NO. C2405/1)	15.24	14.77	-----	14.77	-----
CP03 (CEDD DRAWING NO. C2405/1)	14.72	14.29	-----	14.29	-----
CP04 (CEDD DRAWING NO. C2405/1)	14.71	14.22	-----	14.22	-----
CP05 (CEDD DRAWING NO. C2405/1)	14.50	14.06	-----	14.06	-----
CP06 (CEDD DRAWING NO. C2405/1)	14.49	13.99	-----	13.99	-----
CP07 (CEDD DRAWING NO. C2405/1)	14.49	13.87	-----	13.87	-----
CP08 (WITH TRAP) (CEDD DRAWING NO. C2406/1)	14.50	13.37	13.57	13.37	-----
CP09 (CEDD DRAWING NO. C2405/1)	14.88	13.75	-----	13.75	-----
CP10 (CEDD DRAWING NO. C2405/1)	15.47	15.07	-----	15.07	-----
CP11 (CEDD DRAWING NO. C2405/1)	15.47	14.97	-----	14.97	-----
CP12 (CEDD DRAWING NO. C2405/1)	15.45	14.77	-----	14.77	-----
CP13 (CEDD DRAWING NO. C2405/1)	15.28	14.64	-----	14.64	-----
CP14 (WITH TRAP) (CEDD DRAWING NO. C2406/1)	15.28	14.46	14.58	14.46	-----
EX.CP-A (CEDD DRAWING NO. C2405/1)	13.38	12.70	12.76	12.70	-----
EX.CP-B (CEDD DRAWING NO. C2405/1)	14.25	13.32	13.33	13.32	-----

#### LEGEND

225UC/300UC	PROPOSED STORMWATER U-Channel
	PROPOSED STORMWATER CATCHPIT
	EXISTING STORMWATER CATCHPIT
150H/200H/225H/PE100	150H/200H/225H/PE100 SOIL AND WASTE PIPE
	SEWERAGE TERMINAL MANHOLE
	SEWERAGE MANHOLE
---	LOT BOUNDARY
---	BUILDING LINE
---	SUBJECT BUILDING
	PLATFORM LEVEL IN mPD
	APPLICATION FOR STORMWATER DRAINAGE WORK
	APPLICATION FOR SEWERAGE DRAINAGE WORK
	SITE PHOTO VIEW

#### NOTES FOR DRAINAGE WORKS

All proposed channel and catchpit with cover.

<b>APPLICATION SITE</b> Lot 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, N.T.	<b>DRAWING TITLE</b> STORMWATER DRAINAGE WORK	<b>DRAWING NO.</b> ST-2E	This drawings and all related information are property of Solar-Iil Design Consulting Limited, any use must be approved by the company.	<b>Solar-Iil Design Consulting Limited</b> 景佑設計工程顧問有限公司
		<b>DRAWING DATE</b> 02 MAY 2025		

## **Appendix 2**

Approval Condition (d) of A/NE-TKLN/68:  
Provision of Drainage Facilities

## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North  
District Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/NE-TKLN/68  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

**By Email and Fax** [REDACTED]  
[REDACTED]

DeSPACE (International) Ltd.  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

3 June 2025

Dear Sir/Madam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
and Shop and Services for a Period of 5 Years in "Recreation" Zone,  
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  
(Compliance with Approval Condition (d) for Planning Application No. A/NE-TKLN/68)**

I refer to your submission dated 15.5.2025 for compliance with approval condition (d) in relation to the provision of drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board under the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Wilson TAI; Tel.: 2300 1693) has been consulted and considered that approval condition (d) has been **complied with**.

Should you have any other queries related to planning matters, please contact Mr. Timothy WU of this Office at 2158 6031.

Yours faithfully,

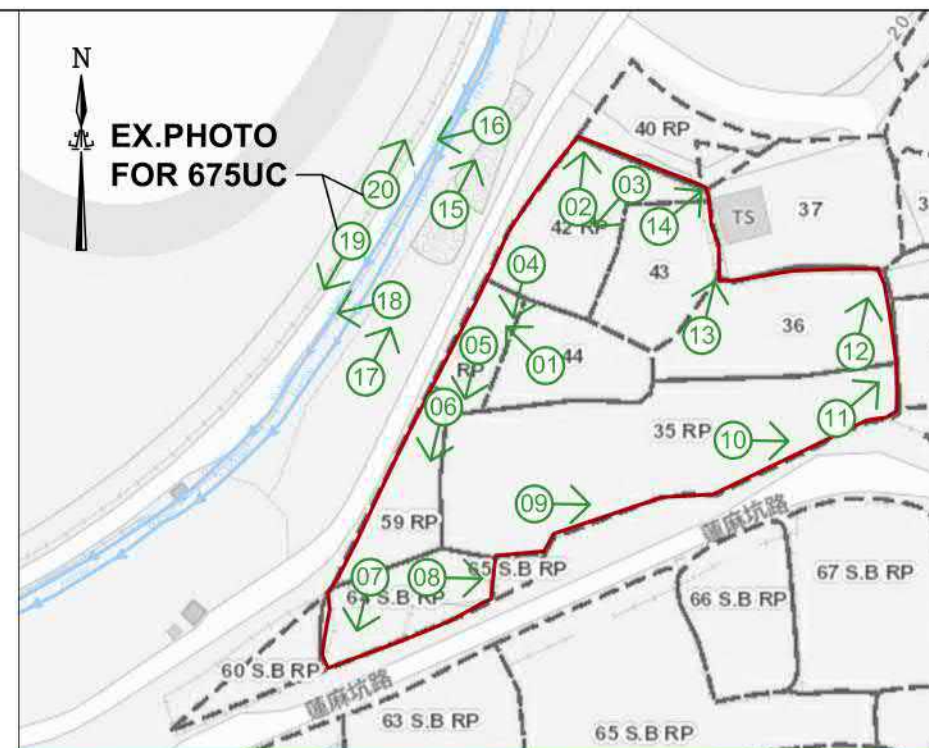
( Rico TSANG )  
for Director of Planning



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## STORMWATER DRAINAGE PLAN

APPLICATION SITE
------------------

Lot 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, N.T.

**DRAWING TITLE**  
STORMWATER  
DRAINAGE WORK

DRAWING NO.  
ST-4C

**DRAWING DATE**  
**27 MAR 2025**

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**Solar-lil Design  
Consulting Limited**





PHOTO - 15



PHOTO - 16



PHOTO - 19



PHOTO - 18



PHOTO - 17



PHOTO - 20

STORMWATER DRAINAGE PLAN

APPLICATION SITE

Lot 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, N.T.

DRAWING TITLE  
STORMWATER  
DRAINAGE WORK

DRAWING NO.  
ST-5C

DRAWING DATE  
27 MAR 2025

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Consulting Limited**



## **Appendix 3**

Approval Condition (f) of A/NE-TKLN/68:  
Submission Of a Fire Service Installations  
Proposal

**規 劃 署**

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室

**Planning Department**

Sha Tin, Tai Po & North  
District Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/NE-TKLN/68  
電話號碼 Tel. No. : 2158 6237  
傳真機號碼 Fax No. : 2691 2806

**By Post and Fax****3 September 2024**

DeSPACE (International) Ltd.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Sir/Madam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
and Shop and Services for a Period of 5 Years in "Recreation" Zone,  
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  
(Compliance with Approval Condition (f) for Planning Application No. A/NE-TKLN/68)**

I refer to your submission received by this Office on 23.8.2024 for compliance with approval condition (f) in relation to the submission of a fire service installations (FSIs) proposal under the captioned planning application.

Director of Fire Services (Contact person: Mr. QIU Yi; Tel.: 2733 5845) has been consulted and considered the approval condition (f) has been complied with. Please proceed to implement the accepted FSIs proposal for compliance with approval condition (g). You are advised to submit a full set of FS.251 incorporated with all FSIs proposed in the endorsed FSI proposal for further arrangement of FSI acceptance inspection.

Should you have any queries related to planning matters, please feel free to contact Mr. Timothy WU of this department at 2158 6031.

Yours faithfully,

( Ivy WONG )  
for Director of Planning

SITE INFORMATION

SITE AREA = 5192.4 m<sup>2</sup> (IN ACCORDANCE WITH THE TOPOGRAPHICAL SURVEY)  
GOVERNMENT LAND "A" = 53.9 m<sup>2</sup> (APPROX.)  
GOVERNMENT LAND "B" = 13.9 m<sup>2</sup> (APPROX.)  
TOTAL AREA = 5260.2 m<sup>2</sup> (APPROX.)

PROPOSED GROSS FLOOR AREA = APPROX. 400 m<sup>2</sup>  
(EXCLUDING E&M FACILITIES AREA)  
HEIGHT: NOT EXCEEDING 5M  
NO. OF STOREY: 1

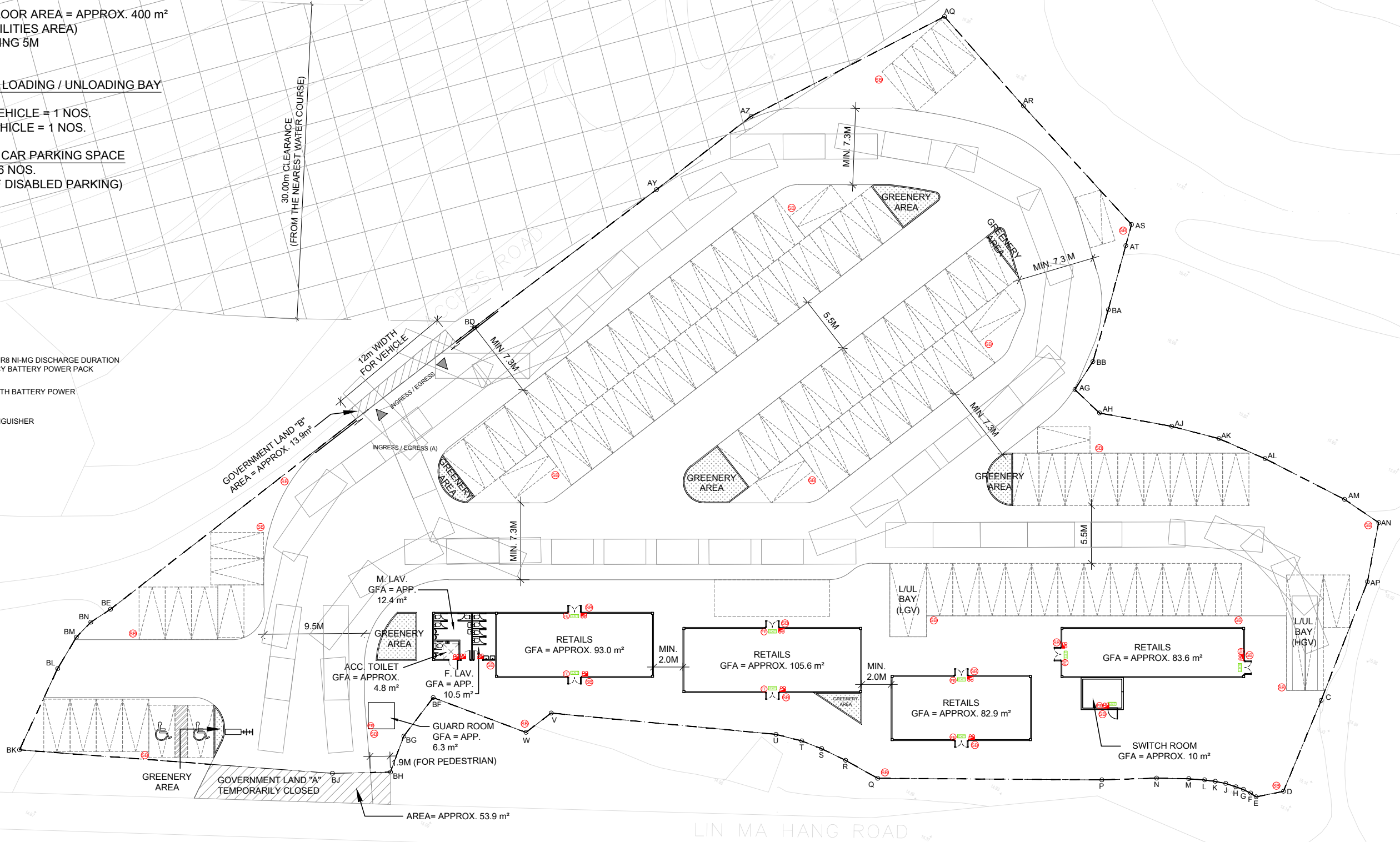
PROPOSED NOS. FOR LOADING / UNLOADING BAY

FOR HEAVY GOODS VEHICLE = 1 NOS.  
FOR LIGHT GOODS VEHICLE = 1 NOS.

PROPOSED NOS. FOR CAR PARKING SPACE  
FOR PRIVATE CAR = 96 NOS.  
(INCLUDING 2 NOS. OF DISABLED PARKING)

LEGEND

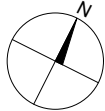
- EXIT** LED EXIT SIGN, C/W2 HR8 NI-MG DISCHARGE DURATION EMERGENCY BATTERY POWER PACK
- EL** EMERGENCY LIGHT WITH BATTERY POWER
- FE** 4.5 KG CO2 FIRE EXTINGUISHER
- SB** SAND BUCKET



1

FIRE SERVICE LAYOUT PLAN FOR TEMPPORARY PUBLIC VEHICLE PARK

1:400 (A3)



NOTES

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- MEASUREMENTS TO EXISTING WORK TO CHECKED ON SITE.
- DRAWING NOT SHOWING THE LAST REVISIONS BELOW AREA TO BE CANCELLED

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REV. DATE DESCRIPTION

PROJECT

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, 42RP, 43, 44, 45RP, 59RP AND 64S.B RP D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

DRAWING TITLE

FIRE SERVICE LAYOUT PLAN FOR TEMPORARY PUBLIC VEHICLE PARK

DATE  
21/08/2023

JOB NO.  
21107

DRAWN  
JW

CHECKED  
JL

REMARKS

DRAWING NO.  
FS-01

SCALE  
AS SHOWN (A3)

REV. NO.  
-

DESIGN DRAWING



## **Appendix 4**

Approval Condition (g) of A/NE-TKLN/68:  
Implementation Of a Fire Service  
Installations Proposal

## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North  
District Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/NE-TKLN/68  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806

By Post and Fax [REDACTED]  
19 December 2024

DeSPACE (International) Ltd.  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Sir/Madam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
and Shop and Services for a Period of 5 Years in "Recreation" Zone,  
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  
(Compliance with Approval Condition (g) for Planning Application No. A/NE-TKLN/68)**

I refer to your submission received by this office on 24.10.2024 and our interim reply dated 5.12.2024 for compliance with approval condition (g) in relation to the implementation of the fire service installations proposal to the satisfaction of the Director of Fire Services (D of FS) or of the Town Planning Board under the captioned planning application.

The D of FS (Contact person: Mr. WAH Herbert Chi-lut; Tel.: 2733 5844) has been consulted and considered the approval condition (g) has been complied with.

Should you have any other queries related to planning matters, please contact Mr. Timothy WU of this department at 2158 6031.

Yours faithfully,

  
( Rico TSANG )  
for Director of Planning

# SITE INFORMATION

SITE AREA = 5192.4 m<sup>2</sup> (IN ACCORDANCE WITH THE TOPOGRAPHICAL SURVEY)  
GOVERNMENT LAND "A" = 53.9 m<sup>2</sup> (APPROX.)  
GOVERNMENT LAND "B" = 13.9 m<sup>2</sup> (APPROX.)  
TOTAL AREA = 5260.2 m<sup>2</sup> (APPROX.)

PROPOSED GROSS FLOOR AREA = APPROX. 400 m<sup>2</sup>  
(EXCLUDING E&M FACILITIES AREA)  
HEIGHT: NOT EXCEEDING 5M  
NO. OF STOREY: 1

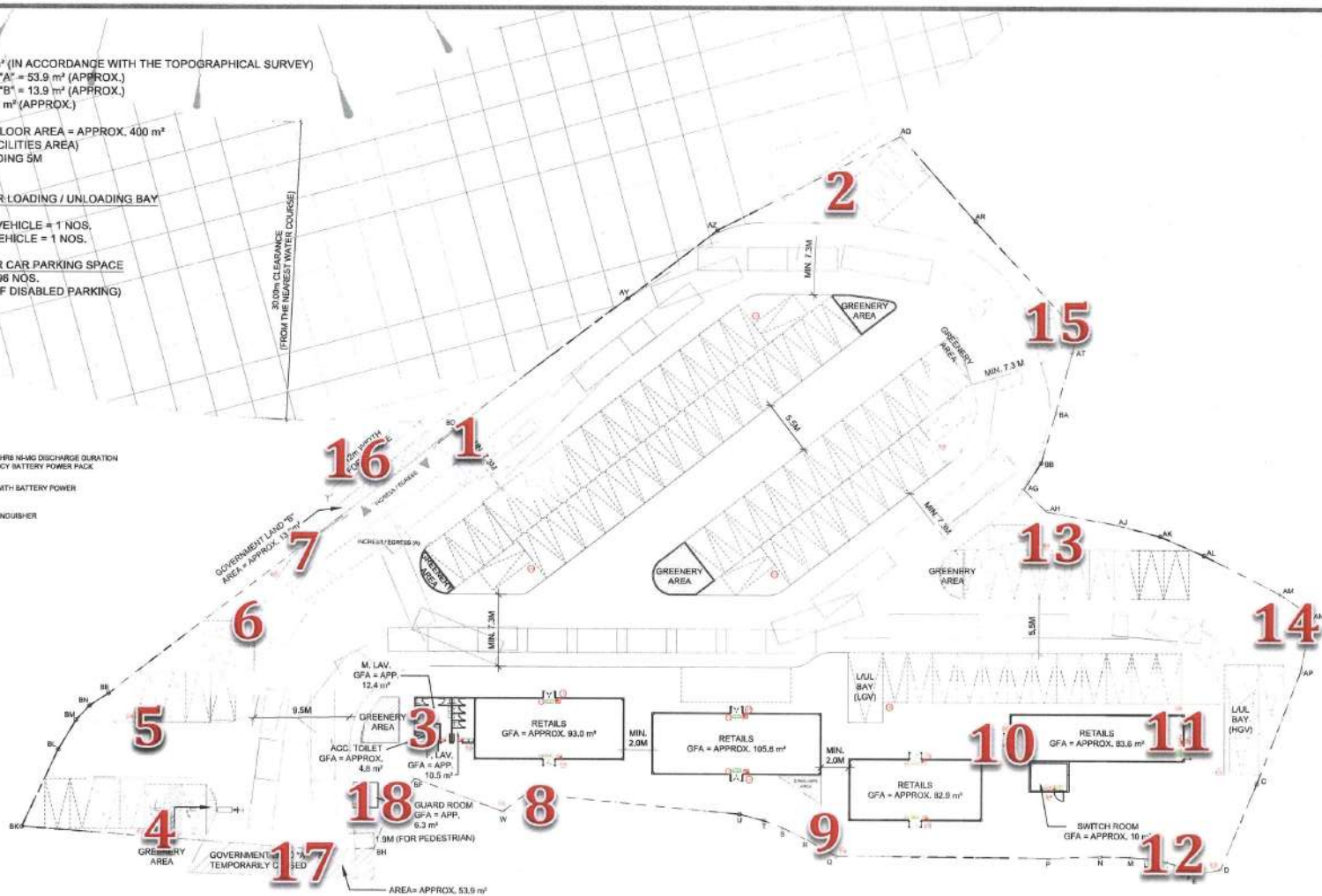
PROPOSED NOS. FOR LOADING / UNLOADING BAY

FOR HEAVY GOODS VEHICLE = 1 NOS.  
FOR LIGHT GOODS VEHICLE = 1 NOS.

PROPOSED NOS. FOR CAR PARKING SPACE  
FOR PRIVATE CAR = 96 NOS.  
(INCLUDING 2 NOS. OF DISABLED PARKING)

## LEGEND

-  LED EXIT SIGN, CAY2 HRS 16-AG DISCHARGE DURATION EMERGENCY BATTERY POWER PACK
-  EMERGENCY LIGHT WITH BATTERY POWER
-  4.5 KG CO2 FIRE EXTINGUISHER
-  SAND BUCKET



1 FIRE SERVICE LAYOUT PLAN FOR TEMPORARY PUBLIC VEHICLE PARK  
1:400 (A3)

## NOTES

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2. DO NOT REPRODUCE DRAWING FOR ANY OTHER PURPOSES.
3. DIMENSIONS NOT SHOWN ARE TO BE DETERMINED BY THE DESIGNER.

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## REV. DATE

1 21/08/2023

## DESCRIPTION

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, 42RP, 43, 44, 45RP, 58RP AND 64S.8 RP D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

## PROJECT

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, 42RP, 43, 44, 45RP, 58RP AND 64S.8 RP D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

## DRAWING TITLE

FIRE SERVICE LAYOUT PLAN FOR TEMPORARY PUBLIC VEHICLE PARK

## DATE

21/08/2023

## JOB NO.

21107

## DRAWN

JW

## CHECKED

JL

## REMARKS

## DRAWING NO.

FS-01

## SCALE

AS SHOWN (A3)

## REV. NO.

-

DESIGN DRAWING





圖 1



圖 2





圖 3



圖 4





圖 5



圖 6



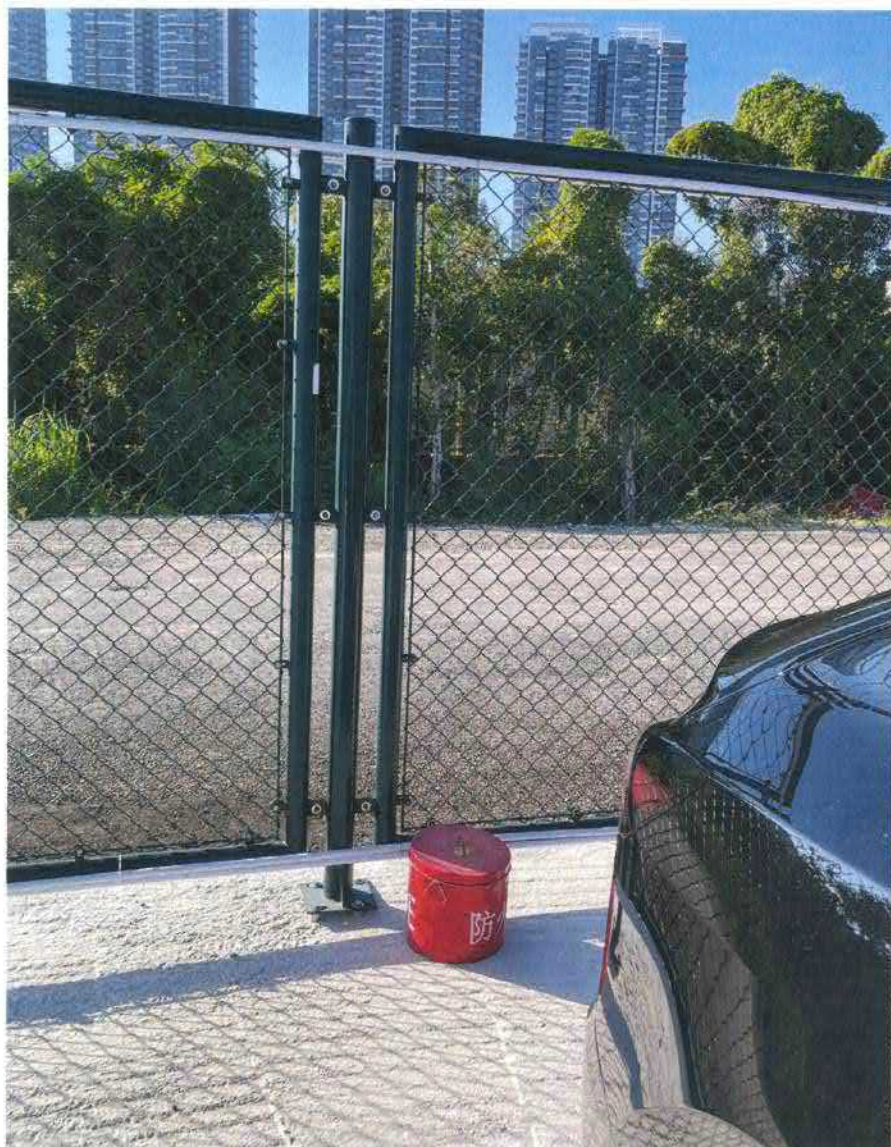


圖 7



圖 8



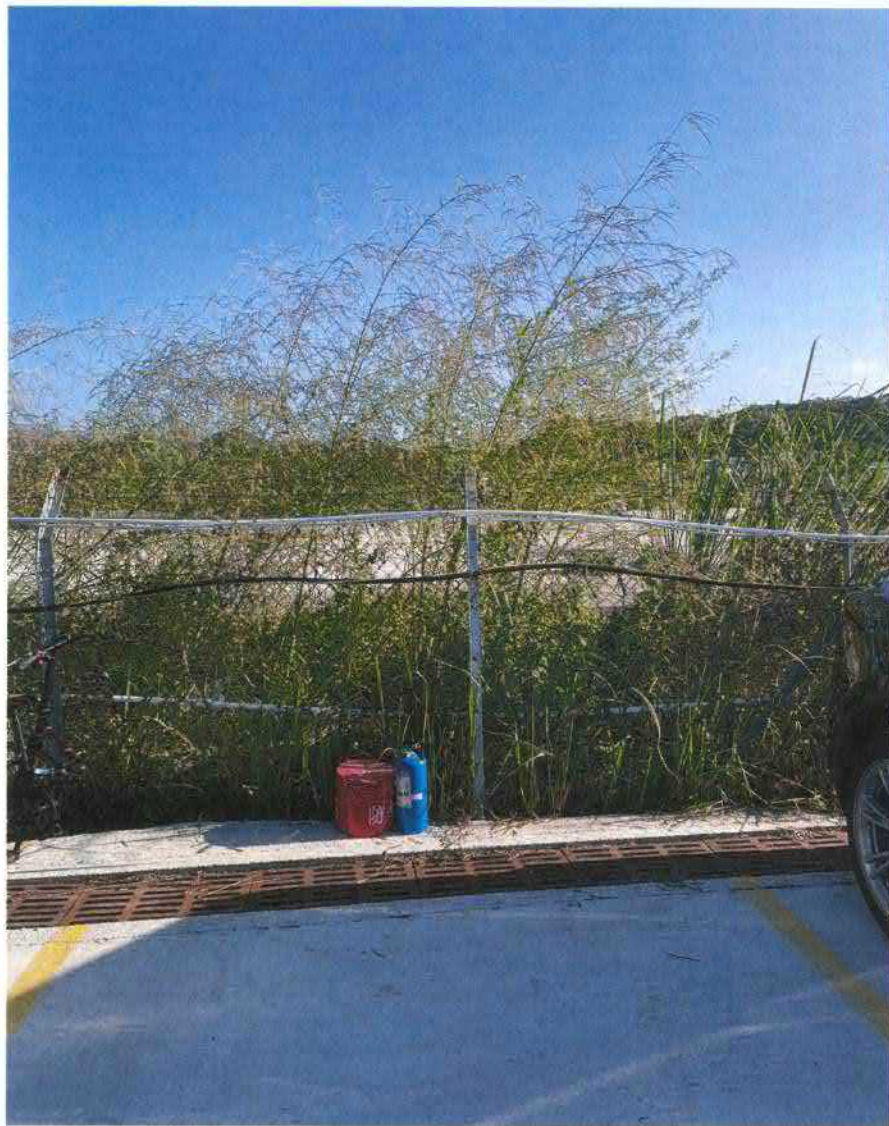


圖 9



圖 10



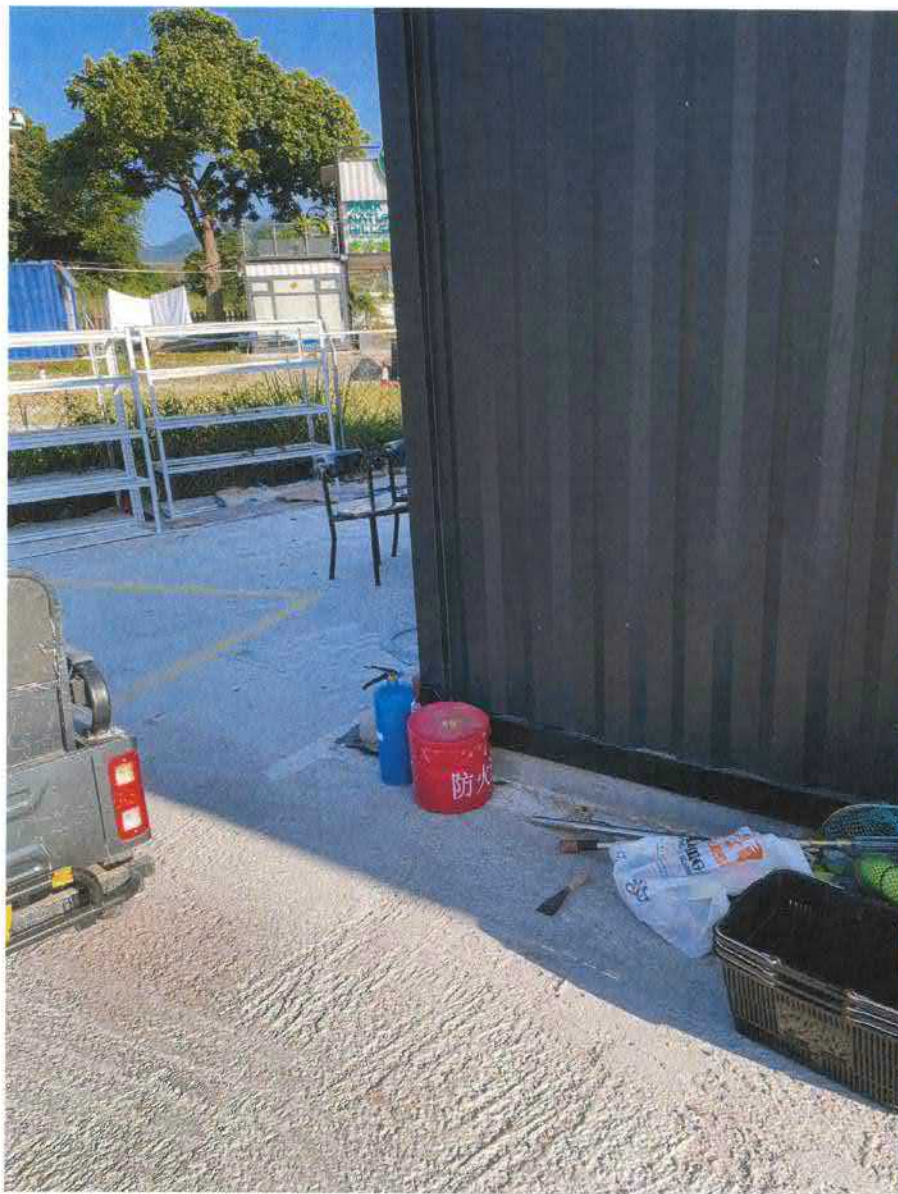


圖 11



圖 12





圖 13

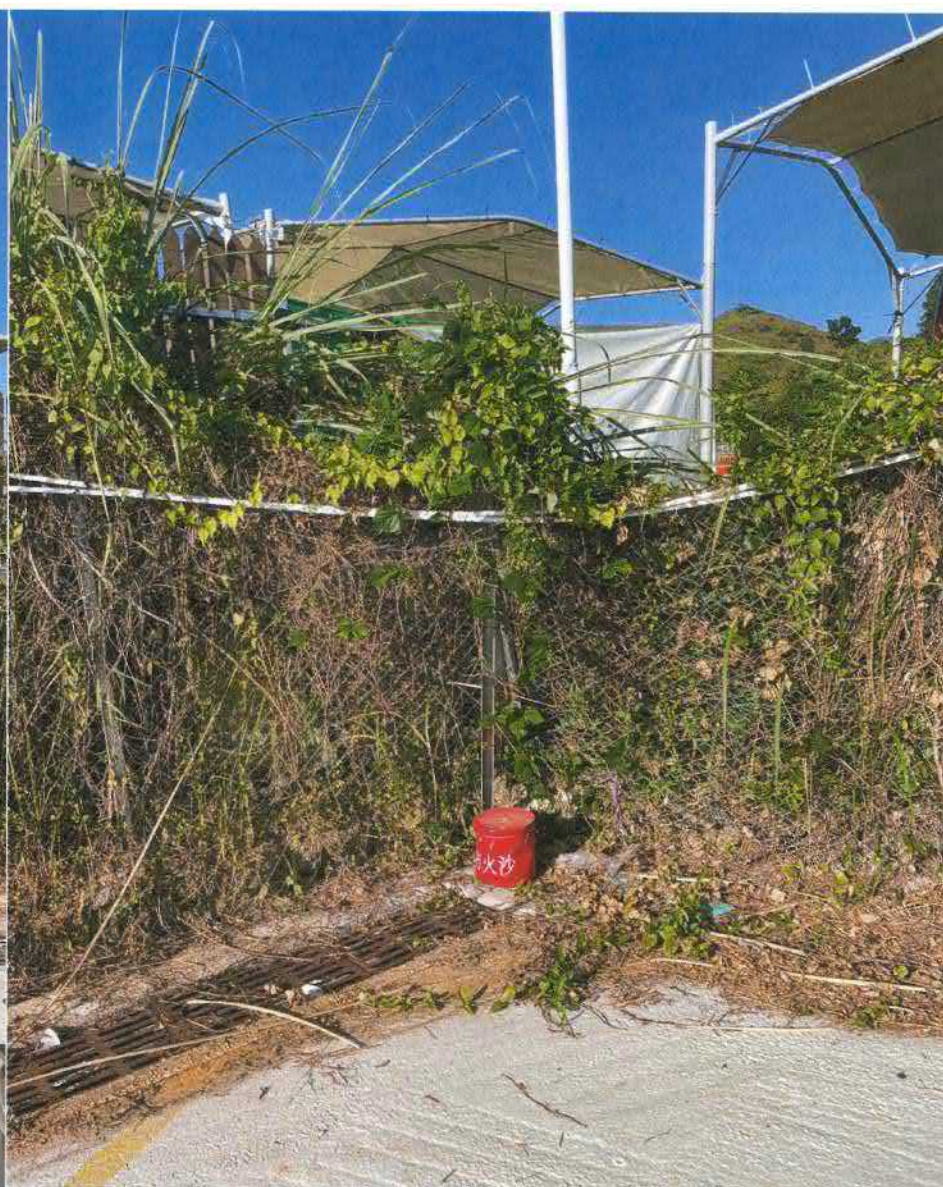


圖 14



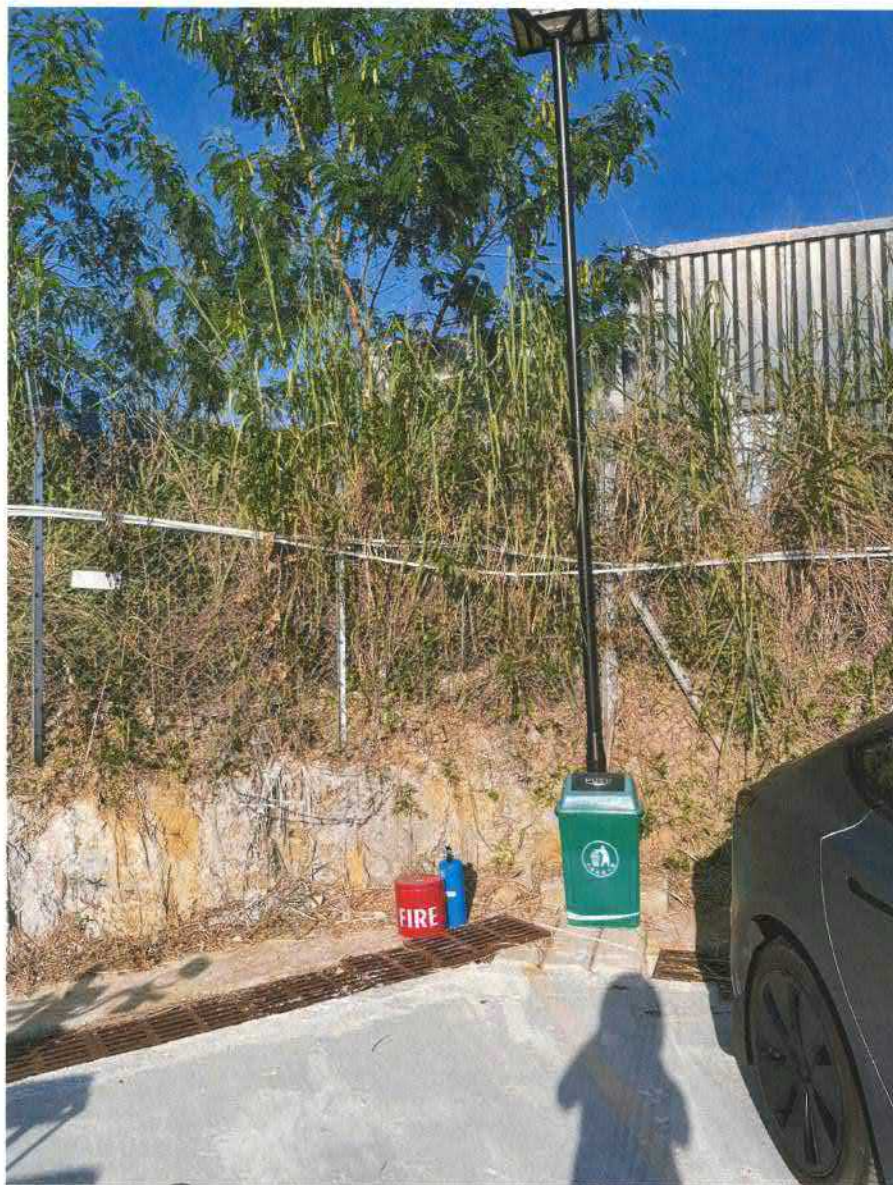


圖 15



圖 16



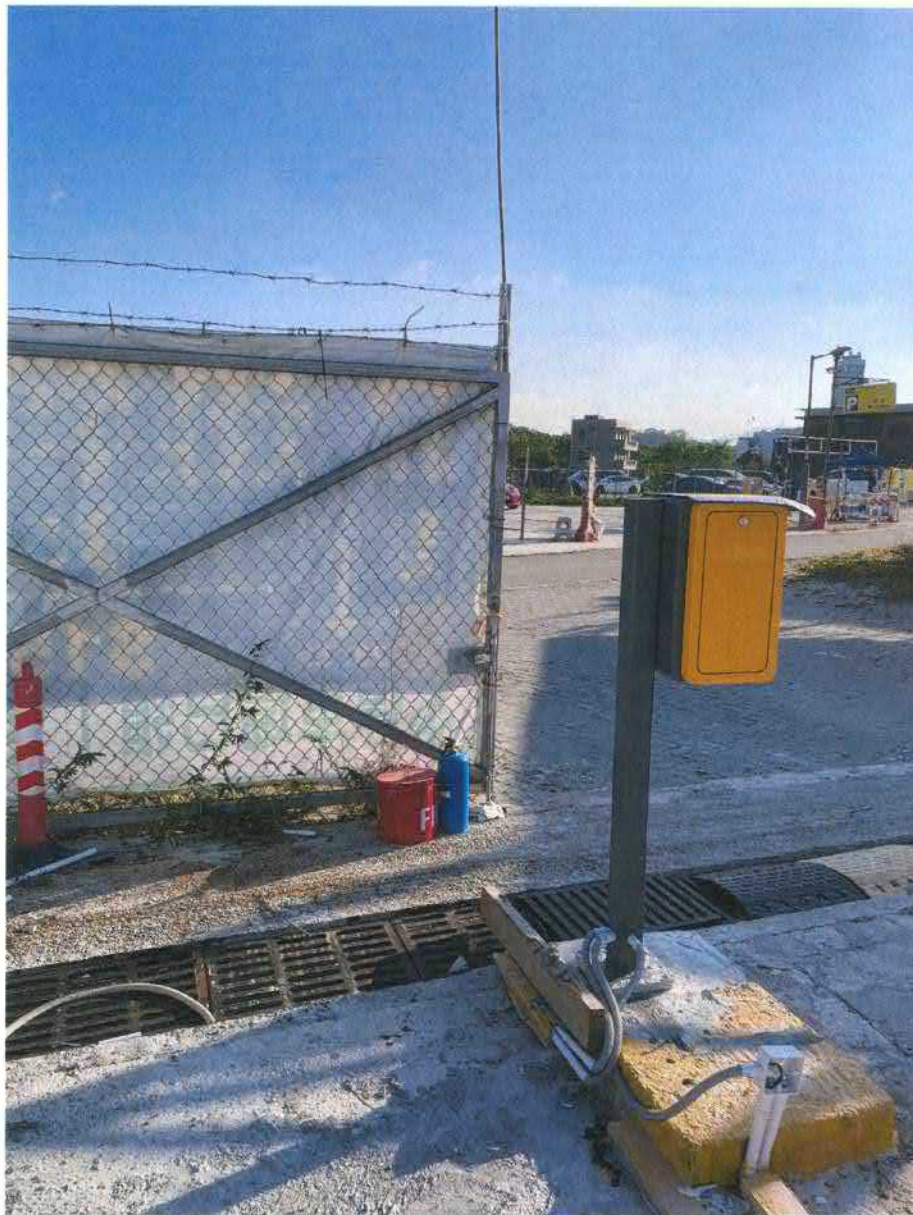


圖 17



圖 18



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: \_\_\_\_\_  
消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9475860

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

迅領停車場

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Area:

地區

☐ HK☐ K☐ NT

香港

九龍

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	手提滅火筒: 3kg Dry Powd x6		供應	符合香港消防處要求	18-07-2024

## Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature:  
授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:  
公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD  
use only:

Inspected

Key-in

Verified

## **Appendix 5**

Approval Condition (h) of A/NE-TKLN/68:  
Submission of the Design of Vehicular  
Run-In/Run-Out



**規 劃 署**

沙田・大埔及北區規劃處  
香港新界沙田上禾輋路一號  
沙田政府合署  
十三樓 1301-1314 室

**Planning Department**

Sha Tin, Tai Po & North  
District Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/NE-TKLN/68  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806

By Fax and Email

DeSPACE (International) Ltd.

3 February 2025

Dear Sir/Madam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
and Shop and Services for a Period of 5 Years in "Recreation" Zone,  
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  
(Compliance with Approval Condition (h) for Planning Application No. A/NE-TKLN/68)**

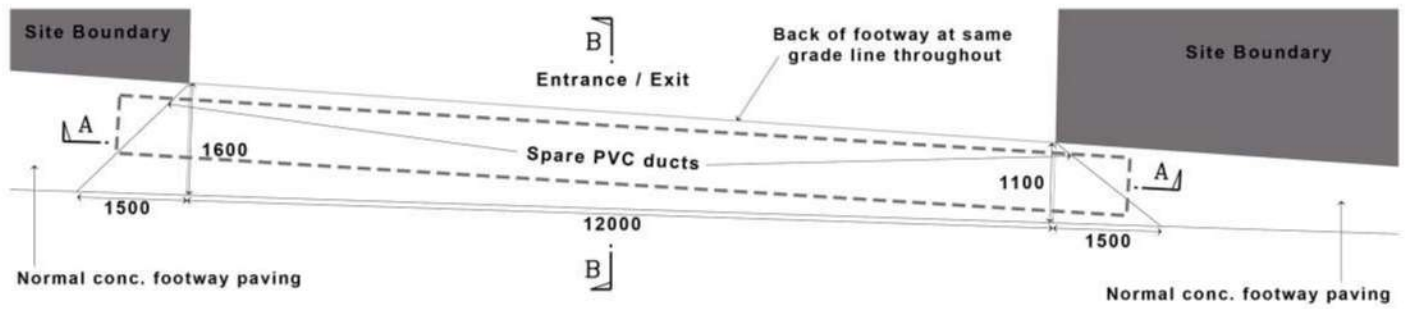
I refer to your submission dated on 7.1.2025 for compliance with approval condition (h) in relation to the submission of the design of vehicular run-in/run-out to the site to the satisfaction of the Director of Highways or of the Town Planning Board under the captioned planning application.

The Chief Highway Engineer/New Territories East, Highways Department (Contact person: Mr. Kennie LAM; Tel.: 2762 4090) has been consulted and considered the approval condition (h) has been complied with. His advisory comments are attached at **Appendix I** for your reference.

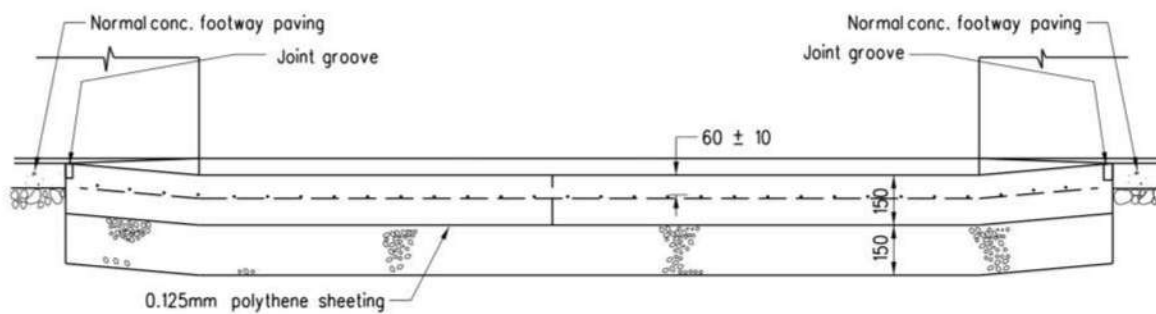
Should you have any queries related to planning matters, please contact Mr. Timothy WU of this department at 2158 6031.

Yours faithfully,

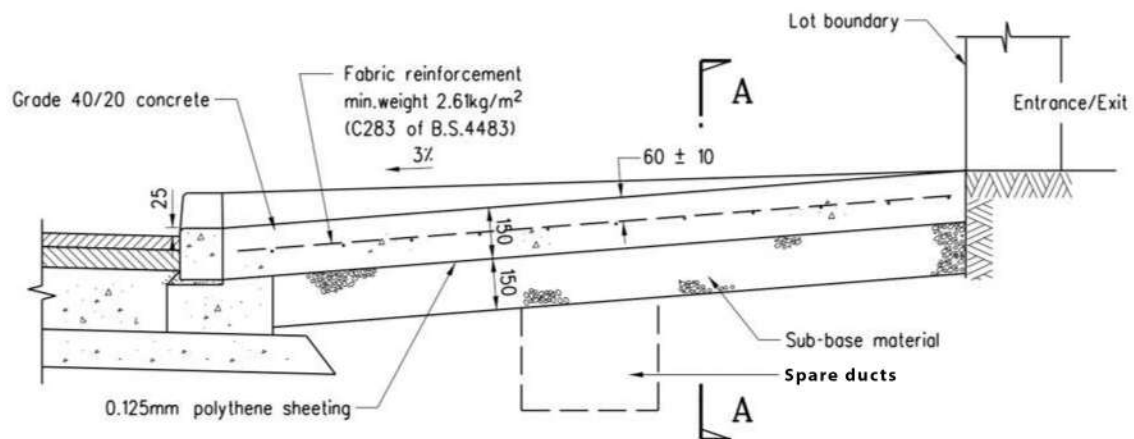
( Rico TSANG )  
for Director of Planning



**PLAN**  
1:110



**SECTION A - A**



**SECTION B - B**

**NOTE:**  
The detail of spare ducts will comply with HyD's standard drawings no. H1113C and H1114B.

**PROJECT TITLE:**  
Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 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

**DRAWING NO.:**

A-1

**FIGURE TITLE:**

Run-in/out Design Plan

**DATE:**

31.12.2024

**SCALE:**

N.T.S.

**PREPARED BY:**



DeSPACE (International) Limited

## **Appendix 6**

Approval Condition (j) of A/NE-TKLN/68:  
Provision of the Design of Vehicular Run-  
In/Run-Out

## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North  
District Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/NE-TKLN/68  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806

**By Fax and Email** [REDACTED]

DeSPACE (International) Ltd.  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

18 March 2025

Dear Sir/Madam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
and Shop and Services for a Period of 5 Years in "Recreation" Zone,  
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  
(Compliance with Approval Condition (i) for Planning Application No. A/NE-TKLN/68)**

I refer to your submission dated 4.2.2025 for compliance with approval condition (i) in relation to the provision of vehicular run-in/run-out to the site to the satisfaction of the Director of Highways or of the Town Planning Board under the captioned planning application.

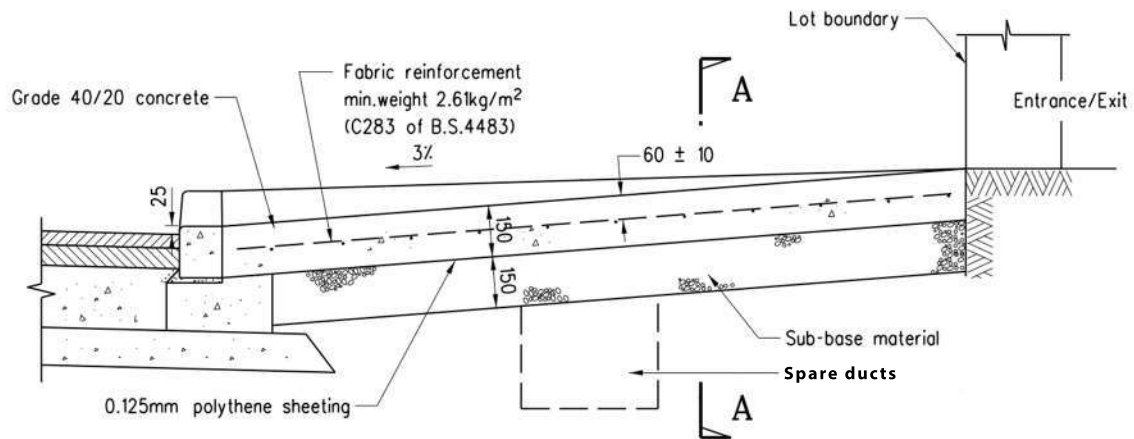
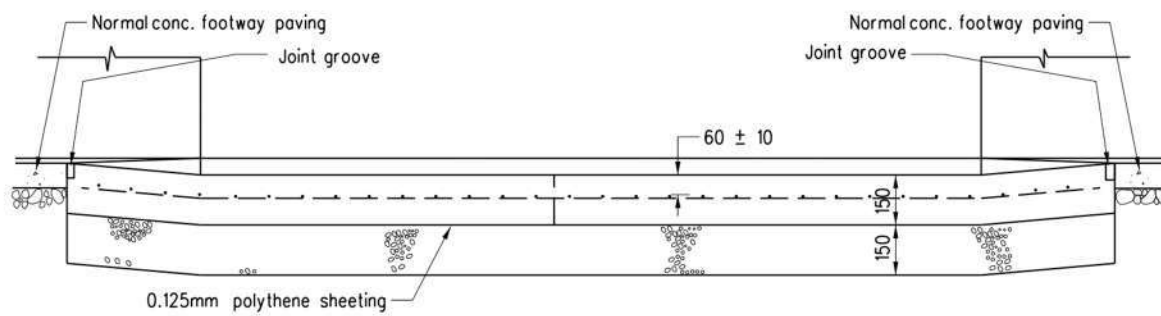
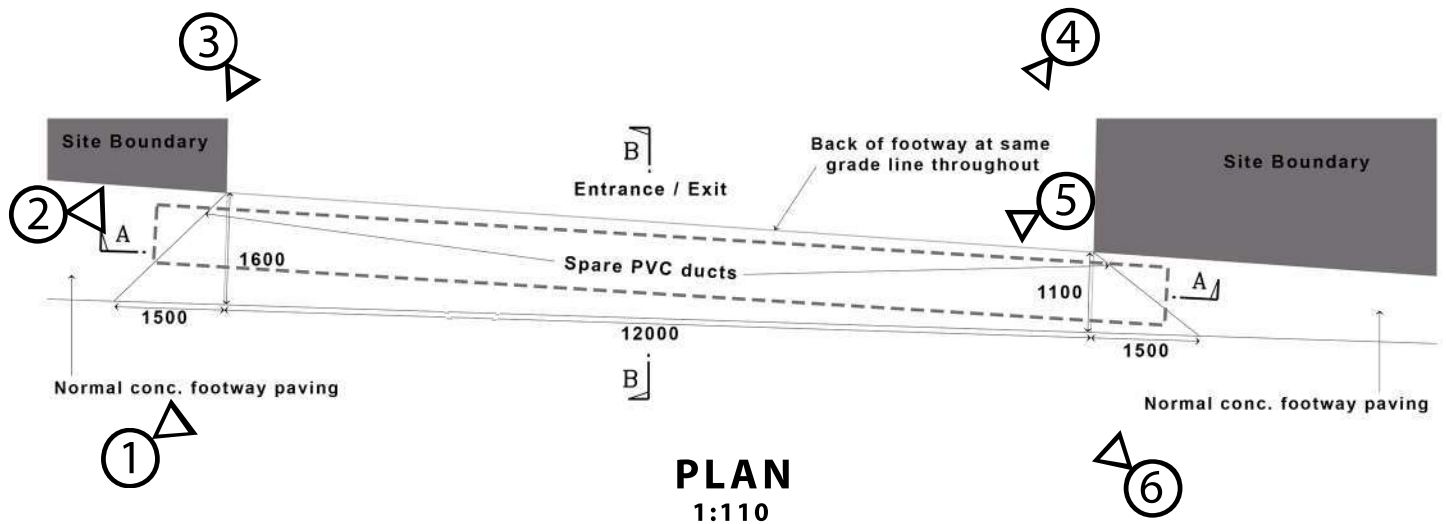
The Chief Highway Engineer/New Territories East, Highways Department (Contact person: Mr. Kennie LAM; Tel.: 2762 4090) has been consulted and considered that approval condition (i) has been complied with. His advisory comments are attached at **Appendix I** for your reference.

Should you have any queries related to planning matters, please contact Mr. Timothy WU of this Office at 2158 6031.

Yours faithfully,

  
( Rico TSANG )  
for Director of Planning





**NOTE:**  
The detail of spare ducts will comply with HyD's standard drawings no. H1113C and H1114B.

**PROJECT TITLE:**  
Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 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

**DRAWING NO.:**

A-1

**FIGURE TITLE:**

Run-in/out Design Plan

**DATE:**

31.12.2024

**SCALE:**

N.T.S.

**PREPARED BY:**



DeSPACE (International) Limited

Figure 1



Figure 2

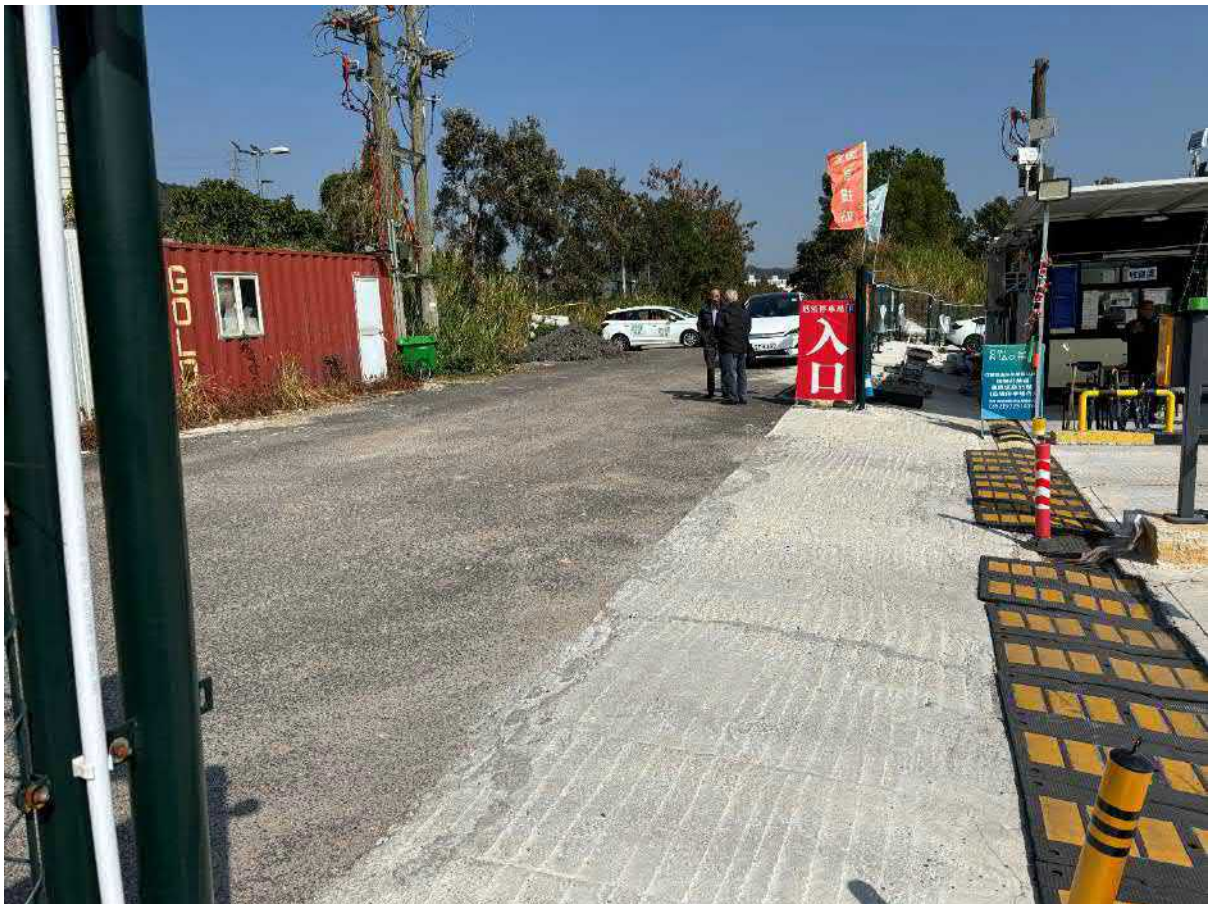




Figure 3



Figure 4

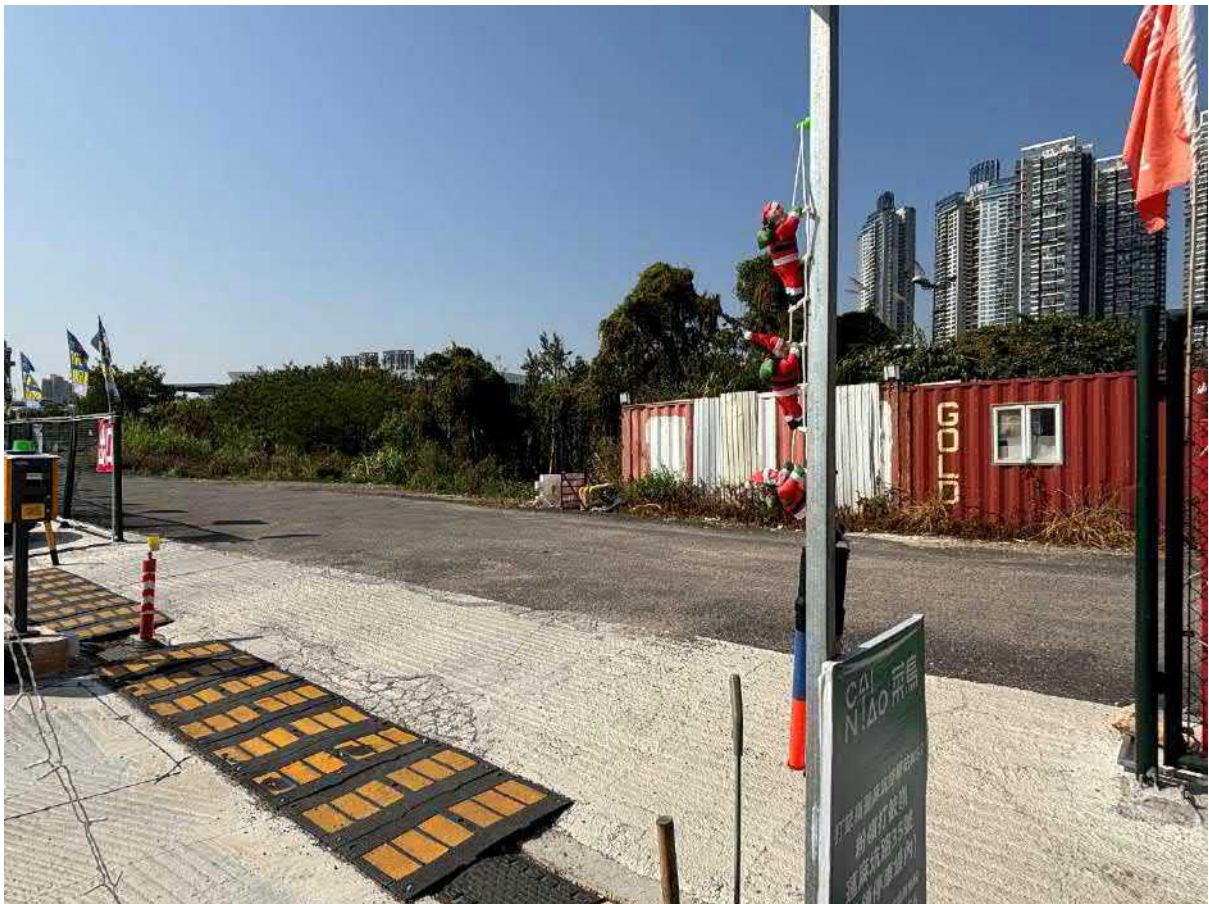




Figure 5



Figure 6



## **Appendix 7**

Submitted Traffic Management Plan for  
A/NE-TKLN/68



Our Ref: J7431/1

13 October 2025

Transport Department  
NT Regional Office  
Traffic Engineering (NTE) Division  
North Section  
9/F, Mongkok Government Offices  
30 Luen Wan Street  
Mongkok, Kowloon

**Attn: Mr. TAM Kam Fai (Engr/Special Duties 2)**

(BY POST & BY EMAIL: kamfaitam@td.gov.hk)

Dear Mr. Tam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
and Shop and Services for a Period of 5 Years in "Recreation" Zone, .  
Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 SB RP in DD. 80  
and Adjoining Government Land, Ta Kwu Ling North**

**Submission of Traffic Improvement and Management Measures to fulfil the Approval  
Condition (j) of Section 16 Planning Application (TPB Ref: TPB/A/NE-TKLN/68)**

We have been engaged to prepare a response to the approval condition (j) of Section 16 Planning Application as stated in the letter from the Town Planning Board of 19 April 2024 (TPB Ref: TPB/A/NE-TKLN/68) for the captioned project.

Approval condition (j) is:

*"..the submission of traffic improvement and management measures before the commencement of any operation to the satisfaction of the Commissioner for Transport or of the TPB;"*

For your ease of reference, the extract of the letter is found in Appendix A.

Detail of the traffic improvement and management measures are presented below:

**Approved Traffic Improvement and Management Measure at the Unnamed Road**

The approved traffic improvement and management measure at the Unnamed Road is found in **Appendix B**.

Reference is made to **Figure J1**, which shows the approved traffic improvement and management measure and the presence of SIMPLIFIED TEMPORAY LAND





ALLOCATION, namely "STLA-TDN 583", which is located along the unnamed road some 45m from its junction with Lin Ma Hang Road. Due to the presence of STLA-TDN 583, the approved traffic improvement and management measure has to be revised.

**Revised Traffic Improvement and Management Measure**

The revised traffic improvement and management measure is shown in **Figure J2**.

By adopting the revised traffic improvement and management measure, the unnamed road could provide concurrent 2-way traffic movements, except for the section abutting STLA-TDN 583. The swept path analysis in **Figure J3** shows that with the revised traffic improvement and management measure, concurrent 2-way traffic movement could be accommodated, except for the short section abutting STLA-TDN 583.

**Fulfilment of Approval Condition (j)**

We seek your department's agreement to adopt the revised traffic improvement and management measure as shown in **Figure J2** and your confirmation that approval condition (j) has been fulfilled.

Should you have any queries, please do not hesitate to contact the undersigned.

Thank you for your attention.

Yours sincerely,



CHIN Kim Meng  
Director

cc: Client, DeSpace

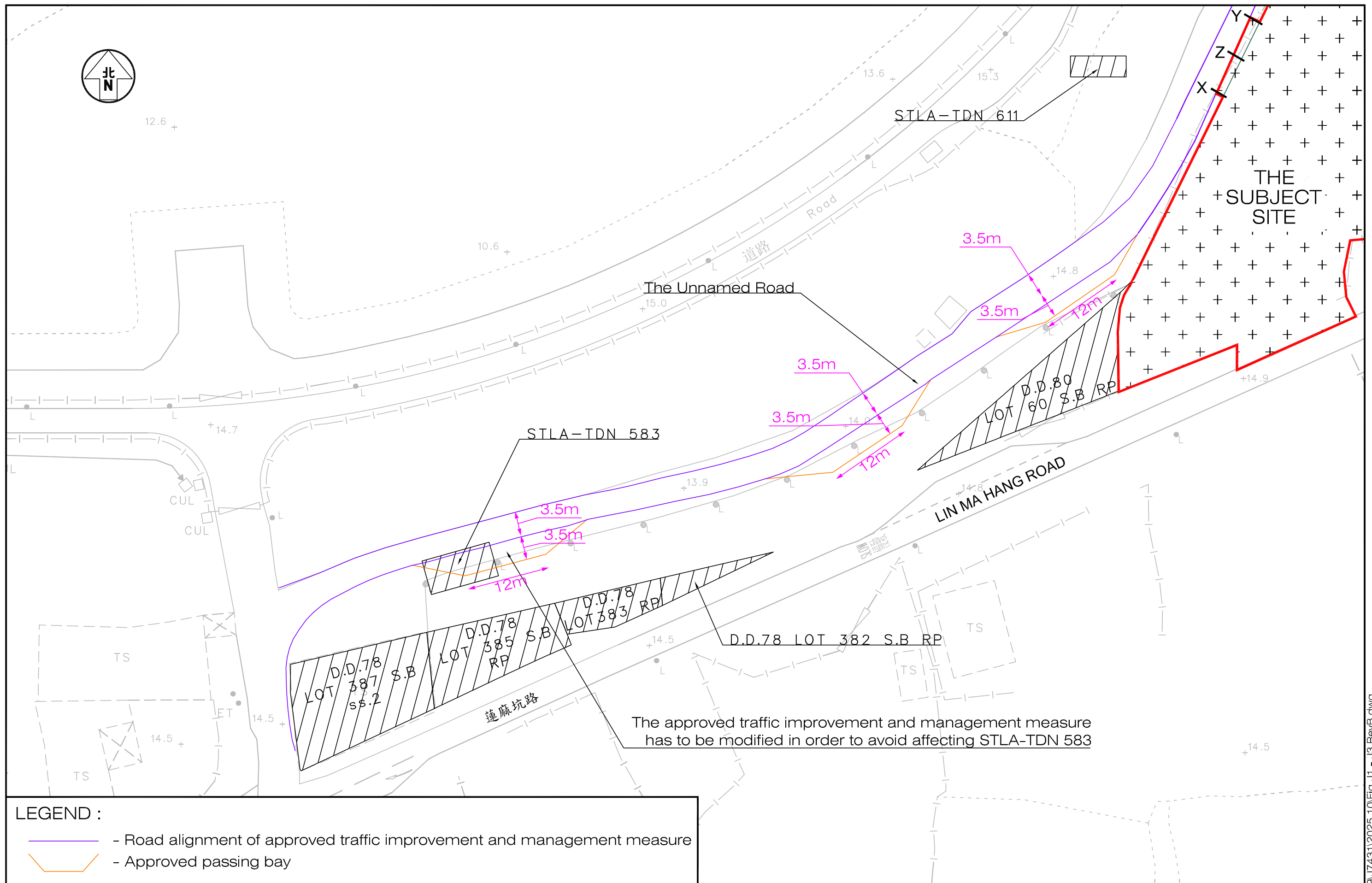
Encl.: 3 Figures

2 page of Appendix A: Extract of letter from TPB (ref: TPB/A/NE-TKLN/68)



1 page of Appendix B: Approved traffic improvement and management measure

KIM\LKW





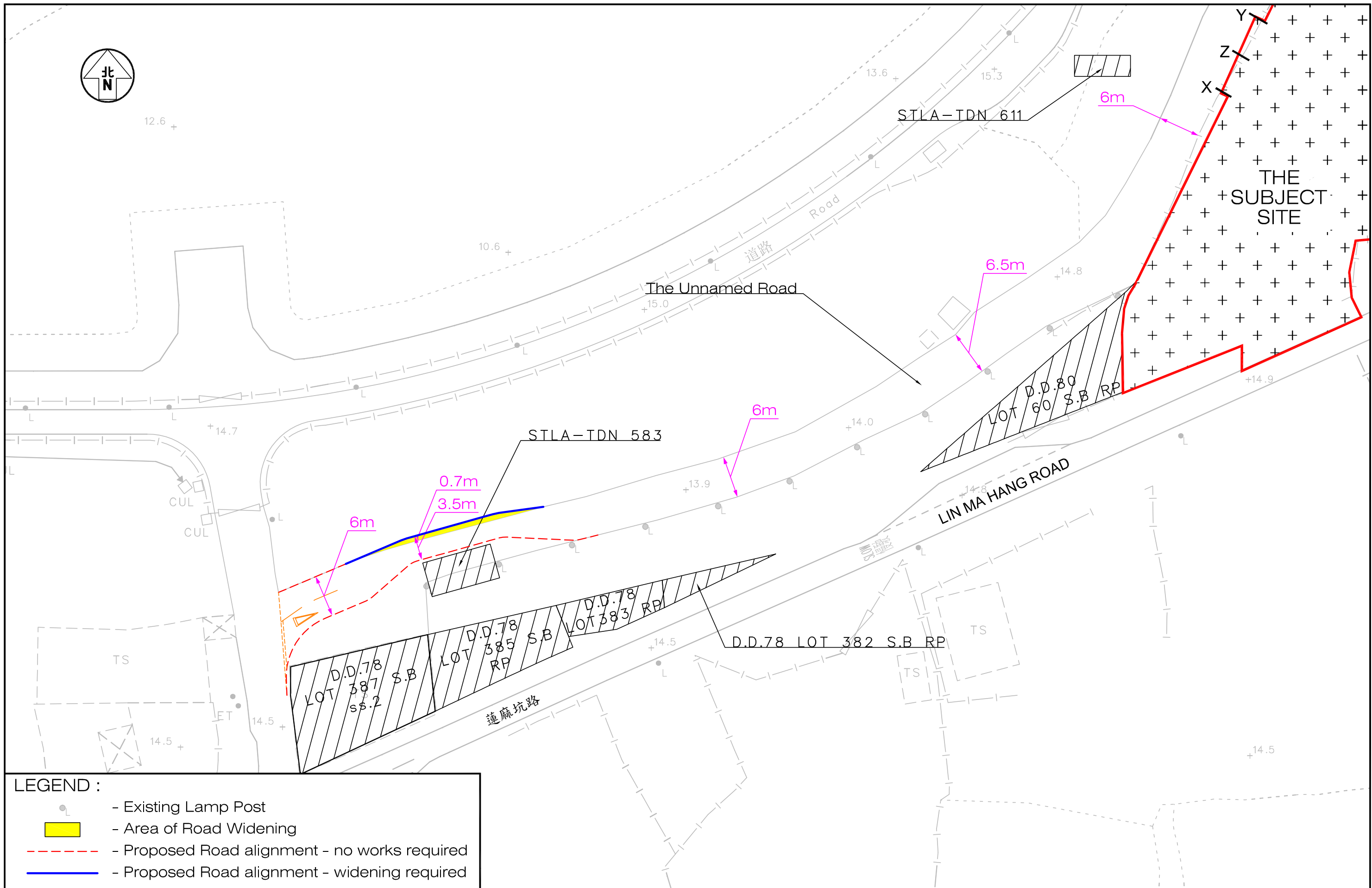
LEGEND :

-  - Road alignment of approved traffic improvement and management measure
-  - Approved passing bay

Project Title		PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS IN"RECREATION" ZONE, . LOTS 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP AND 64 SB RP IN DD. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING NORTH (PLANNING APPLICATION: A/NE-TKLN/68)			J7431	Figure No.	J1		Revision	B		CKM Asia Limited Traffic and Transportation Planning Consultants				
Figure Title						Designed by	L K W		Drawn by	S C Y			Checked by	K C		
						LOCATION OF STLA-TDN 583 AND THE APPROVED TRAFFIC IMPROVEMENT AND MANAGEMENT MEASURE							Scale in A3		Date	
													1 : 500		13 OCT 2025	

T:\JOB\J7400-J7449\J7431\2025 10\Fig J1 - J3 RevB.dwg



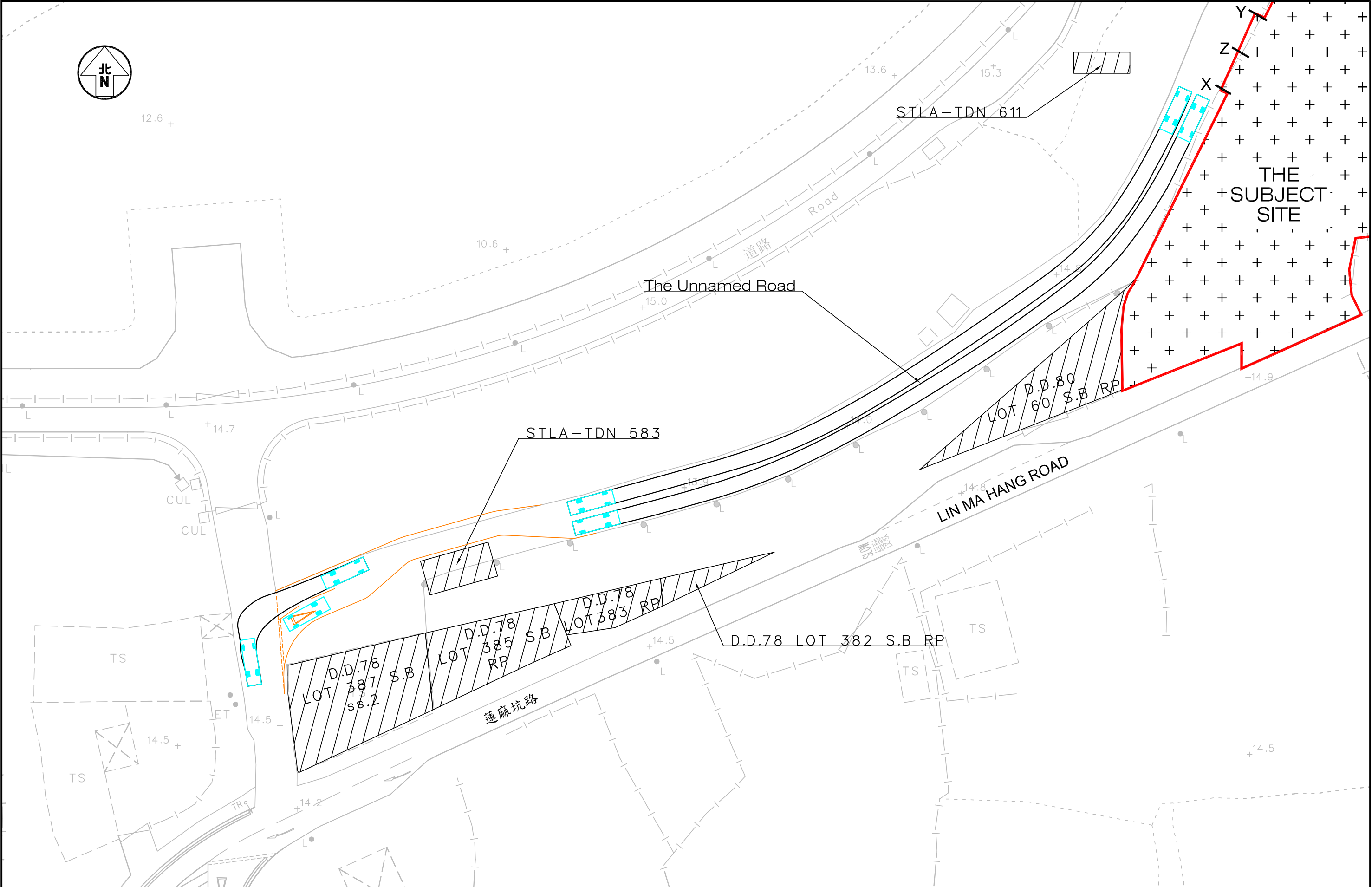


**LEGEND :**

- Existing Lamp Post
- Area of Road Widening
- Proposed Road alignment - no works required
- Proposed Road alignment - widening required

Project Title		PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS IN'RECREATION' ZONE, . LOTS 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP AND 64 SB RP IN DD. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING NORTH (PLANNING APPLICATION: A/NE-TKLN/68)		Figure No. J2		Revision B		CKM Asia Limited	
Figure Title		THE REVISED TRAFFIC IMPROVEMENT AND MANAGEMENT MEASURE		Designed by L K W		Drawn by S C Y		Checked by K C	
				Scale in A3 1 : 500		Date 13 OCT 2025		Traffic and Transportation Planning Consultants	

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Project Title		PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS IN "RECREATION" ZONE, . LOTS 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP AND 64 SB RP IN DD. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING NORTH (PLANNING APPLICATION: A/NE-TKLN/68)		Figure No.	J3	Revision	B	CKM Asia Limited Traffic and Transportation Planning Consultants	
Figure Title		SWEPT PATH OF CONCURRENT 2-WAY TRAFFIC MOVEMENT OF VEHICLES AT THE UNNAMED ROAD		Designed by	L K W	Drawn by	S C Y		
				Scale in A3	1 : 500	Date	13 OCT 2025		

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**Appendix A**  
**Extract of letter from TPB**  
**dated 19 April 2024**  
**(ref: TPB/A/NE-TKLN/68)**

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城市規劃委員會

香港北角渣華道三百三十三號  
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Email

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-TKLN/68

19 April 2024

DeSPACE (International) Ltd.



Dear Sir/Madam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
and Shop and Services for a Period of 5 Years in "Recreation" Zone,  
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**

I refer to my letter to you dated 2.4.2024.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 5 years until 5.4.2029 and is subject to the following conditions:

- (a) no vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site between 9:00 p.m. and 9:00 a.m. during the planning approval period;
- (b) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the site at any time during the planning approval period;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.10.2024;
- (d) in relation to (c) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.1.2025;
- (e) in relation to (d) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;

- (f) the submission of a fire service installations (FSIs) proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.10.2024;
- (g) in relation to (f) above, the implementation of the FSIs proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.1.2025;
- (h) the submission of the design of vehicular run-in/run-out to the site within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 5.10.2024;
- (i) in relation to (h) above, the provision of vehicular run-in/run-out to the site within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 5.1.2025;
- (j) the submission of traffic improvement and management measures before the commencement of any operation to the satisfaction of the Commissioner for Transport or of the TPB;
- (k) in relation to (j) above, the implementation of traffic improvement and management measures before the commencement of any operation to the satisfaction of the Commissioner for Transport or of the TPB;
- (l) in relation to (k) above, the implemented traffic improvement and management measures shall be maintained at all times during the planning approval period;
- (m) if any of the above planning condition (j) or (k) is not complied with before the commencement of any operation, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (n) if any of the above planning condition (a), (b), (e) or (l) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (o) if any of the above planning condition (c), (d), (f), (g), (h), or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix IV of the TPB Paper.

You are reminded to strictly adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in

**Appendix B**  
**Approved traffic improvement  
and management measure**

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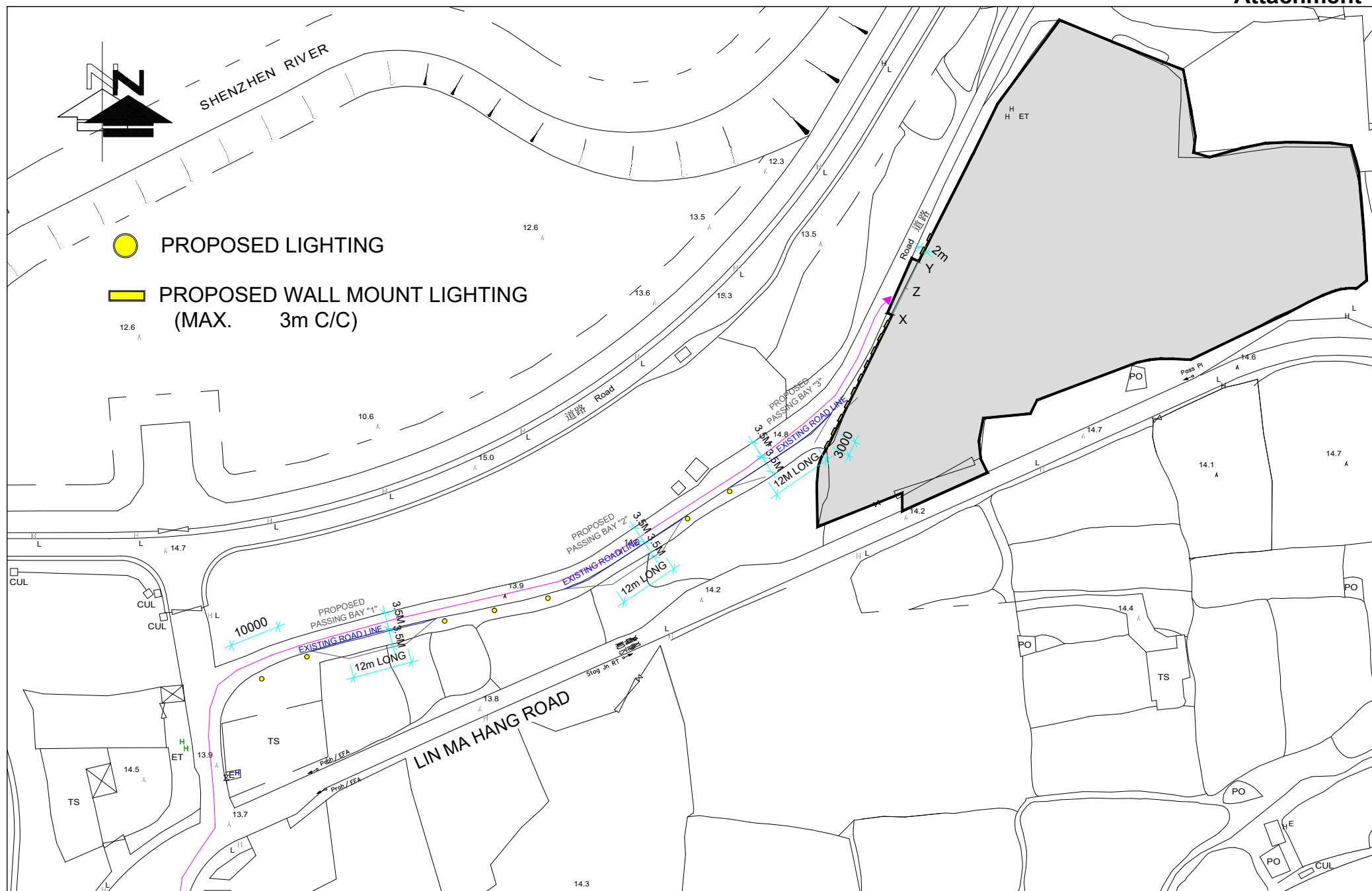


FIGURE NO.:	2
PROJECT NO.:	23113HK
SCALE:	DATE:
1 : 1000 @A4	09 FEB 2024

PROJECT TITLE:	Town Planning Application No. A/NE-TKLN68 Proposed Temporary Public Vehicle Park for 5 years in Ta Kwu Ling North
DRAWING TITLE:	PROPOSED LIGHTING PLAN



DeSPACE (International) Limited

Date: 21<sup>st</sup> November 2025

Page(s): 13 + Appendices  
BY EMAIL  
(tpbpd@pland.gov.hk)

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

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 – Submission of Further Information  
(2)**

References are made to the emails dated 11<sup>th</sup> November 2025 and 20<sup>th</sup> November 2025, respectively from the Planning Department in relation to technical comments from various departments.

In order to address the comments above, attached please find the response-to-comment table and relevant attachment.

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

PP. [Signature]

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 11.10.2025)	
Departmental Comments	Response
<b><u>STN/DPO</u></b>	
1. According to the key plan of the submitted elevational drawing and sectional drawing, it is noted that there will be two ingress/egress points for the applied uses, while only one ingress/egress point is shown on other drawings and the submitted planning statement. Please clarify.	There will be only one ingress/egress point, which abuts a 6m-wide unnamed road along the northern boundary of the application site. Please find attached the <b>Revised Figure 4: Elevational Drawing and Sectional Drawing</b> at <b>Appendix E</b> .
2. It is noted that a portion of Government Land (GL) is included in the southern part of the application site, while no specific use for such portion is mentioned. Please advise.	The mentioned Government Land will not be included in the application site. Please find attached the <b>Revised Figure 3: Schematic Layout Plan</b> at <b>Appendix D</b> and the replacement page of the application form at <b>Appendix A</b> and planning statement at <b>Appendix B</b> .
3. Please supplement the nature of a rectangular structure located to the west of the guard room.	The rectangular structure located to the west of the guard room has been removed.
4. Please advise the nature of the red dot-dash line shown on Figure 3 as it seems to be different from the 'application site' boundary as shown on Figure 2 of the submission.	The red dot-dash line shown on Figure 3 is revised to be the same as the 'application site' boundary as shown on Figure 2. Please find attached the <b>Revised Figure 2: Application Site and Outline Zoning Plan</b> at <b>Appendix C</b> and <b>Revised Figure 3: Schematic Layout Plan</b> at <b>Appendix D</b> .



5. Please advise if any vehicles without valid license under the Road Traffic Ordinance will enter or will be parked/stored at the application site.	No vehicles without valid license under the Road Traffic Ordinance will be allowed to enter or will be parked/stored at the application site.
<b><u>TD</u></b>	
1. The applicant should conduct traffic count surveys to the nearby road links and junctions, advise and substantiate the additional traffic flow generated / attracted by the development will not cause substantial traffic impact to the surrounding road network, in particular whether there would be any issue on the road capacity of the adjacent Lin Ma Hang Road;	<p>Traffic count survey at <b>Appendix F</b> was conducted at the junction of Lin Ma Hang Road and the Unnamed Road, as well as the Unnamed Road. The results are presented in Chapter 2 of the Traffic Review.</p> <p>Junction capacity and road link capacity assessments are conducted, and are presented in Chapters 2 and 4 of Traffic Review. The results show that the traffic generated by the Proposed Temporary Public Vehicle Park has no adverse impact to the junction and the road link.</p>
2. The applicant shall justify the need and purpose of “the Government Land A with an area of 53.9sqm” at the southern side of the site that is currently included in the development proposal;	“The Government Land A” has been excluded.
3. The applicant shall demonstrate the satisfactory maneuvering of the heavy goods vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the loading/unloading spaces, preferably using the swept path analysis;	<p>Provision of one LGV loading / unloading bay for the Ancillary Retail which is a convenience store selling drinks and snacks, could serve the operational needs, which is the delivery of drinks and snacks, several times a month, by goods van or LGV.</p> <p>The revised layout and associated swept path of LGV entering and leaving the LGV loading /unloading bay are presented in <b>Figure 3.1 and Figure SP1</b> in Appendix B of Traffic Review.</p>

4. The applicant shall advise the stall dimensions for the loading/unloading spaces for the goods vehicles and presented on the layout plan;	The dimensions of LGV loading / unloading bay are 7m (length) x 3.5m (width), please refer to the revised layout in <b>Figure 3.1</b> .
5. The applicant shall revise the private car parking spaces with a minimum stall dimension of 2.5m x 5m;	The dimensions of car parking spaces are 5m (length) x 2.5m (width). Please refer to the revised layout in <b>Figure 3.1</b> .
6. The applicant should advise the proposed unnamed road is adequate on the vehicular access arrangement for the ingress and egress routes leading to and from the development;	<p>The width of the Unnamed Road is generally a minimum of 6m, and it is hard-paved and adequately lit. The Unnamed Road is generally flat along its route from its junction with Lin Ma Hang Road to the Proposed Temporary Public Vehicle Park. <b>Appendix X1</b> presents on-site photos of the Unnamed Road from its junction with Lin Ma Hang Road to the Proposed Temporary Public Vehicle Park.</p> <p>To cater for the ease of manoeuvring of vehicle access to the Unnamed Road, a section of Unnamed Road at its junction with Lin Ma Hang Road will be widened as shown in <b>Figure 3.2</b>.</p>
7. The applicant should confirm the access point at the southern side of the site is for pedestrian only;	The location of pedestrian access is now located at the Unnamed Road. Please refer to revised <b>Figure 3.1</b> .
8. The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	<b>Figure X1</b> 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.

<p>9. The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and</p>	<p>The Proposed Temporary Public Vehicle Park provides online reservation to ensure the availability of the car parking spaces. The revised <b>Figure 3.1</b> shows that a 10m-long queuing space, which could accommodate 2 cars, at the entrance gate to avoid tailback from the Unnamed Road.</p> <p>When the Proposed Temporary Public Vehicle Park is full, additional staff will be stationed near the junction of Lin Ma Hang Road / Unnamed Road to alert drivers.</p> <p>In addition to the above, the real-time availability of car parking spaces will be provided via Transport Department's HKeMobility.</p>
<p>10. The proposed vehicular access between Lin Ma Hang Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.</p>	<p>Noted.</p>
<p><b><u>EPD</u></b></p>	
<p>From the information provided, it is noted that lavatories will be provided within the site. The applicant shall advise the measures for sewage treatment and disposal (e.g. septic tank and soakaway system).</p>	<p>A septic tank and soakaway system will be adopted for on-site sewage treatment and disposal. The detailed design and installation will comply with the latest <i>EPD Code of Practice</i>. The design will also follow the requirements and technical guidelines as set out in ProPECC Note 1/23. The septic tank and soakaway system will be located within the site boundary with adequate access for maintenance and desludging. Please find attached the <b>Revised Figure 3: Schematic Layout Plan at Appendix D.</b></p>
<p><b><u>FEHD</u></b></p>	



<p>1. Objects to this application beyond the land reversion and site clearance date for the development of Heung Yuen Wai Food Control Facilities</p>	<p>Noted.</p>
<p>2. 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 (HYW FCF) as announced in February 2025, the application site for the Proposed Public Vehicle Park (Excluding Container Vehicle) and Shop and Services is within the Priority Development Area (PDA) 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 PDA of NTN NT and FCF. This Department 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 followings:</p> <p>The applicant should take into account of the potential impact of NTN NT development, including the relocation of FCF to HYW. It should also be noted that the FCF falls within the 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 ha, of which</p>	<p>It is understood that the subject application overlaps with the proposed location of the Heung Yuen Wai Food Control Facilities (HYW FCF). Given that the government has not yet initiated the statutory town planning application process or land resumption procedures for the FCF development, the temporary nature of the proposed development would not impede the long term planning intention of the subject zone.</p>

<p>about 3 ha 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, this Department 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.</p>	
<p>3. No Food and Environmental Hygiene Department's (FEHD) facilities should be affected.</p>	<p>Noted.</p>
<p>4. Proper licence / permit issued by this Department 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</p>	<p>Noted.</p>

<p>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 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.</p>	
<p>5. 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:</p> <ul style="list-style-type: none"> <li>a. if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;</li> <li>b. if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;</li> <li>c. if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained;</li> <li>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.</li> </ul>	<p>Noted.</p>



<p>6. 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 the Department, 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.</p>	Noted.
<p>7. When a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from the Director of Food and Environmental Hygiene before commencement. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap. 132X). Repeated</p>	Noted.

<p>convictions may lead to suspension or cancellation of their licences.</p>	
<p>8. Proper licence issued by this Department 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.</p>	<p>Noted.</p>

9. 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 the such activity /operation, the applicant should arrange disposal properly at their own expenses.	Noted.
Departmental Comments (Phone Call from Planning Department dated 12.11.2025)	
<b><u>PlanD</u></b>	
1. Please clarify if the site is fenced off.	The site is fenced off.
Departmental Comments (Email from Planning Department dated 20.10.2025)	
<b><u>LandsD</u></b>	
1. Have adverse comment on the application;	Noted.
2. The application site comprises Government land and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. It is noted that a piece of Government land adjoining Lot No. 64 SB RP in DD. 80, not being a vehicular access point, is proposed to include in the application site. The applicant should fully justify and this office has reservation.	The mentioned Government Land will not be included in the application site. Please find attached the <b>Revised Figure 3: Schematic Layout Plan</b> at <b>Appendix D</b> and the replacement page of the application form at <b>Appendix A</b> and planning statement at <b>Appendix B</b> .
3. The private lots are covered by Short Term Wavier (STW) No. 1653 for the purpose of parent-child play area and ancillary uses with non-exclusive right-of—way	Noted.



<p>of Government land (GL) adjoining the said private lots. An application for modification of STW for the purpose of structures for public vehicle park and ancillary uses with Built-Over-Area (BOA) of 510m2 is under processing.</p>	
<p>4. The following irregularity not covered by the subject planning application has been detected by this office:</p> <p><u>Unlawful occupation of Government land not covered by the planning application</u></p> <p>The GL adjoining Lot Nos. 42 RP, 45RP and 59 RP all in DD. 80 has been fenced off without permission. The Government land being illegally occupied is not included in the application. Please clarify the extent of the application site with the applicant. Regularization would not be considered according to prevailing policy. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p>	<p>Noted. The fenced off GL adjoining Lot Nos. 42 RP, 45RP and 59 RP all in DD. 80 will be unleashed.</p>
<p>5. The lot owner shall cease the illegal occupation of the Government land not covered by the subject planning application immediately and, subject to the approval of the Town Planning Board to the planning application</p>	<p>Noted. The lot owner will cease the illegal occupation of the Government land not covered by the subject planning application immediately and apply for modification of the STW after approval of the planning application.</p>

<p>which shall have reflected the rectification as aforesaid required, apply to this office for modification of the STW conditions where appropriate to permit the structures erected/to be erected within the said private lots. The application for STW modification will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW modification, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. In addition, LandsD reserves the right to take land control action for any unlawful occupation of Government land. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	
<p>6. Unless and until the unlawful occupation of Government land is duly rectified by the lot owner, please take it as this office's adverse comment to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p>	<p>Noted.</p>

## Appendix A

### Replacement Pages of Application Form



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Bliss Achieve Limited

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

DeSPACE (International) Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 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
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 5206.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 634 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	13.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約

**(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 ..... m
- ☐ 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

Temporary Public Vehicle Park (excluding container vehicle)  
and Shop and Services for a Period of Five 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 ..... **634** ..... sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 ..... **0.12** ..... ☒ About 約
- Proposed site coverage 擬議上蓋面積 ..... **Not exceeding 13** % ☐ About 約
- Proposed no. of blocks 擬議座數 ..... **6** .....
- 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  
..... **Not more than 5.4** m 米 ☐ About 約

<b>7. Anticipated Completion Time of the Development Proposal</b> <b>擬議發展計劃的預計完成時間</b>
Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月) (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)
May 2026 ..... ..... ..... ..... .....

<b>8. Vehicular Access Arrangement of the Development Proposal</b> <b>擬議發展計劃的行車通道安排</b>		
Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是           No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>A road at the western edge of the site</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是           No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 <u>88</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ Disabled car parking spaces <u>2</u> _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是           No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u> Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____



<b>Gist of Application 申請摘要</b>			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 Nos. 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, New Territories		
Site area 地盤面積	5206.3 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 13.9 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2		
Zoning 地帶	Recreation		
Applied use/ development 申請用途／發展	Proposed Temporary Public Vehicle Park (excluding container vehicle) and Shop and Services for a Period of Five 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	634 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.12 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	6	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	Not more than 5.4m	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Not exceeding 13 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	90
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Disabled car parking spaces	88      2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	   1   

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Application Site and Outline Zoning Plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		



## Appendix B

### Replacement Pages of Planning Statement

## Executive Summary

The Applicant, the registered land owner of Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North, New Territories, now seeks town planning permission from the Town Planning Board (TPB) for a proposed temporary public vehicle park (excluding container vehicle) and shop and services on a temporary basis of 5 years at the aforementioned site and adjoining government land (the proposed development).

According to the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 (the OZP), the proposed “Public Vehicle Park (excluding container vehicle)” and “Shop and Services” are a Column 2 use that require planning permission from the Town Planning Board. The proposed access road is always permitted under the OZP. There is no development restriction on the proposed development.

Given the Heung Yuen Wai Boundary Control Point (HYWBCP) has been fully commissioned, the Applicant intends to upgrade the existing public vehicle park by increasing the portions of shops and services to serve the visitors and cross-border travellers. Although the proposed development does not align with the planning intention of the “Recreation” (“REC”) zone, upon considering its scale and the aim to cater to the local community, granting temporary approval for a period of five years would not frustrate the long-term planning intention of the area.

In due compliance with the prevailing town planning regulations, the Applicant proposes to develop the Site into an outdoor car parking with a total of 90 parking spaces (including 2 disabled car parking spaces), a total of 1 loading and unloading space, 6 single-storey structures which is in non-domestic nature. The proposed development is at a compatible development scale with its nearby car parking facilities. The proposed development and its layout should blend in harmoniously with its vicinity functionally and visually.

The Applicant is well-noted that in the event that the planning permission is given, it is required to apply to the Lands Department for a temporary waiver to effect the proposed development.

The Proposed Development is fully justified in terms of planning considerations with various planning and design merits. Given the aforementioned justifications, the Applicant respectfully requests the TPB to approve the subject Application.

## 行政摘要

申請人為新界打鼓嶺蓮麻坑路丈量約份第 80 約地段第 35 號餘段、第 36 號、第 42 號餘段、第 43 號、第 44 號、第 45 號餘段、第 59 號餘段及第 64 號 B 分段餘段的唯一「現行土地擁有人」，現尋求城市規劃委員會（下稱城規會）的批准，擬議於上述地點及毗鄰政府土地申請五年臨時許可作公眾停車場(貨櫃車除外)及商店及服務行業。

根據打鼓嶺北分區計劃大綱核准圖編號 S/NE-TKLN/2（下稱大綱核准圖），申請地點劃作「康樂」地帶。擬議的「公眾停車場(貨櫃車除外)」和「商店及服務行業」為第二欄用途，需要獲准城市規劃委員會的規劃許可。擬議行車通道於大綱核准圖上是屬於經常准許的發展。擬議的用途均無發展限制。

為協助香園圍邊境管制站全面啟用，申請人打算透過增加店舖及服務設施的比重，提升現有「公眾停車場(貨櫃車除外)」服務，以滿足訪客及香園圍邊境管制站的旅客的需求。雖然擬議的開發不符合“康樂”的規劃意圖，但考慮到擬議發展項目的規模能為邊境管制站員工、當地村民及旅客提供服務，臨時批准五年的申請規模不會影響該地區的長期規劃意圖。

以遵守現行的城市規劃規例，申請人擬將場地發展成一個可提供 90 個私人車位（包括 2 個殘障人士專用停車位）及 1 個上落客貨車位的室外停車場，附以 6 個單層結構的設施，均為非住宅性質。擬議的發展項目與附近的私人停車場項目具有相稱的發展規模。擬議的發展項目及其佈局能在功能上和視覺上與附近建築物和諧融合。

申請人清楚地得悉，如果獲得規劃許可，則必須向地政總署申請臨時豁免書，以實現擬議的發展。

在各種規劃和設計優點的考慮而言，本發展計劃有充份理據獲得支持。鑑於上述理由，申請人謹請城規會批准本主題申請。

*（內容如與英文版本有任何差異，應以英文版本為準）*

## SECTION FOUR | THE PROPOSED SCHEME

### 4.1 Proposed PVP and Shop and Services

4.1.1 As aforementioned, the Site benefits from its advantageous location in close proximity to HYWBCP, making it an ideal location for a PVP and shop and services. The key development parameters of the Proposed PVP and shop and services are summarized in **Table 3** below:

**Table 3: Major Development Parameters**

Development Parameters Table		
	Approved Scheme under S16 Application No. <b>A/NE-TKLN/68</b>	Proposed Scheme
<b>Site Area</b>	Total: about 5,260.2 sq. m. (including about 5,192.4 sq. m. of Private Land (99%) and about 67.8 sq. m. of Government Land (1%))	Total: about <b>5,206.3</b> sq. m. (including about 5,192.4 sq. m. of Private Land (99%) and about <b>13.9</b> sq. m. of Government Land (1%))
<b>Gross Floor Area (GFA) (Non-domestic)</b>	Total: about 400 sq. m. 1) Retails: about 366 sq. m. 2) Lavatories: about 28 sq. m. 3) Guard Room: about 6 sq. m.	Total: about 634 sq. m. 1) Retails: about 600 sq. m. 2) Lavatories: about 28 sq. m. 3) Guard Room: about 6 sq. m.
<b>No. of structure</b>	Total 5 structures 1) 1 single-storey structure for guard room 2) 1 single-storey structure for lavatories, FSI Cabinet and retails 3) 2 single-storey structures for retails 4) 1 single-storey structure for retails and E&M facilities areas  <i>Remark: E&amp;M facilities areas will take up a non-accountable GFA of not exceeding 110 sq. m. (but 103.8 sq. m. in the scheme)</i>	Total 6 structures 5) 1 single-storey structure for guard room 6) 1 single-storey structure for lavatories, FSI Cabinet and retails 7) 3 single-storey structures for retails 8) 1 single-storey structures for retails and E&M facilities areas  <i>Remark: E&amp;M facilities areas will take up a non-accountable GFA of not exceeding 110 sq. m. (but about 108 sq. m. in the scheme)</i>
<b>Building Height</b>	Not more than 5.4m	Not more than 5.4m
<b>No. of Storeys</b>	1	1



<b>Site Coverage</b>	Not exceeding 10%	Not exceeding <b>13%</b>
<b>No. of parking spaces and loading/unloading spaces</b>	94 private car parking spaces (2.5m x 5m)	88 private car parking spaces (2.5m x 5m)
	2 disabled car parking spaces (2.5m x 5m with a common loading/ unloading area of 1.2m width)	2 disabled car parking spaces (2.5m x 5m with a common loading/ unloading area of 1.2m width)
	1 loading/ unloading space of HGV (3.5m x 11m)	<b>1</b> loading/ unloading space of LGV (3.5m x 7m)
	1 loading/ unloading space of LGV (3.5m x 7m)	
<b>Planter area</b>	about 73 sq. m.	about 73 sq. m.
<b>Operation hours</b>	<p>PVP: 24 hours a day and 7 days a week including public holidays</p> <p>Shop and Services (Retails): 7 days a week including public holidays from 9am to 9pm</p>	<p>PVP: 24 hours a day and 7 days a week including public holidays</p> <p>Shop and Services (Retails): 7 days a week including public holidays from 9am to 9pm</p>

## 4.2 Temporary PVP & Ancillary Office/Shops and Services

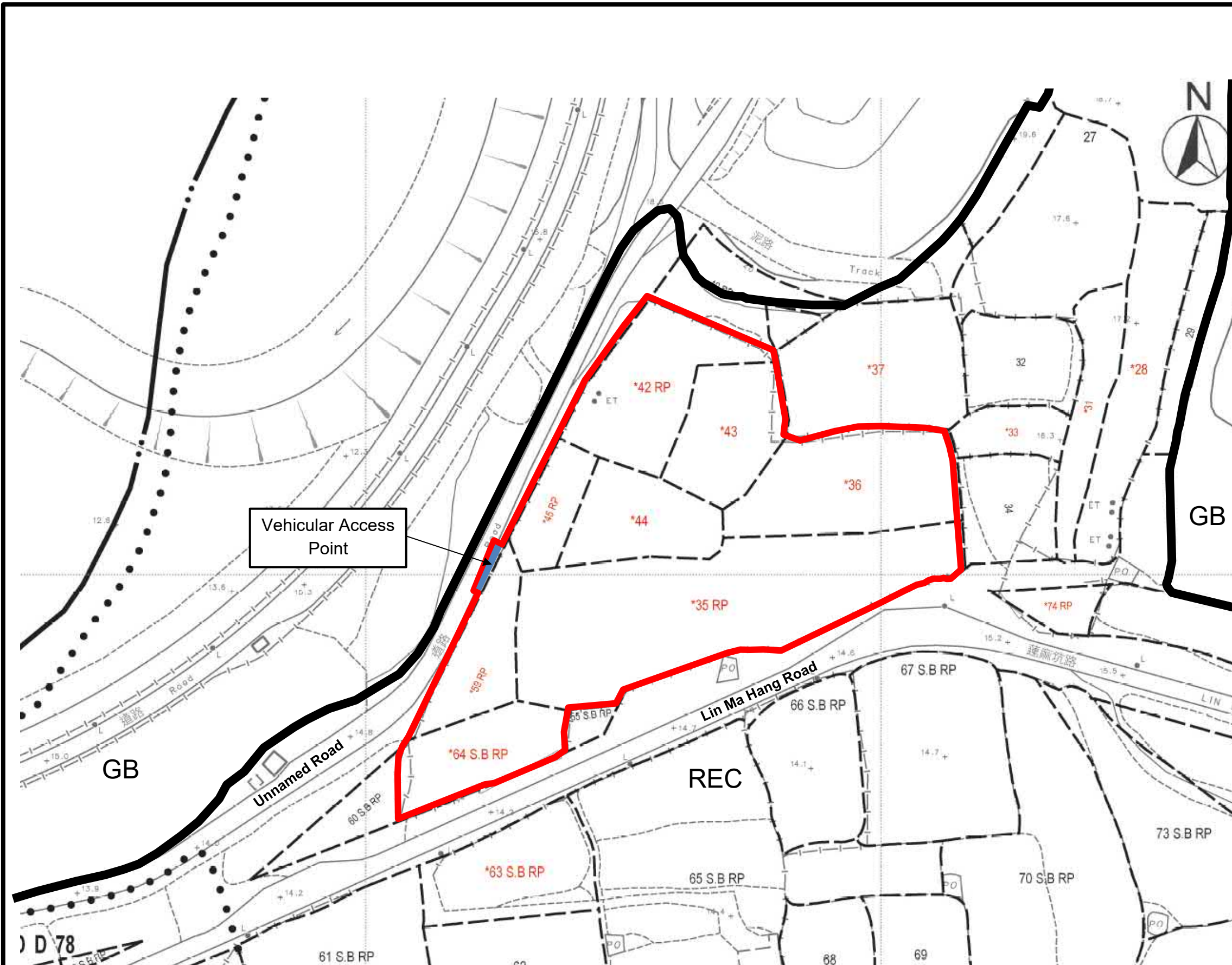
To cater for the parking needs of staff and visitors in the vicinity of the proposed development, an outdoor temporary private vehicle park is planned for the majority of the Site. It will consist of 88 private car parking spaces, 2 disabled car parking space and 1 L/UL of LGV. Additionally, 6 single-storey structure will be provided next to the entrance of the Site and at the southern part of the Site for the proposed shop and services including supporting facilities such as lavatories, guard room, FSI cabinet and E&M facilities. (please refer to **Figure 3 for the Schematic Layout Plan** and **Figure 4 for Elevation Plan**) The loading/unloading bay is provided in support of the proposed shop and services for 7 days a week including public holidays from 9am to 9pm.

## 4.3 Proposed Ingress and Egress


- 4.3.1 The proposed access to the Site will traverse through a strip of unallocated Government land situated between Lin Ma Hang Road and the Site. As shown in **Figure 3**, 1 section of ingress and egress is proposed at Lot No. 59 RP in D.D. 80. Certain adjoining Government Land is proposed to be included in light of the narrow lot configuration of the western edge of the Lot No. 59 RP.

## Appendix C

### Revised Application Site and Outline Zoning Plan



## Legend

-  Application Site
-  Government Land

## Location

Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP and Adjoining Government Land in D.D. 80, Ta Kwu Ling, New Territories

## Drawing Title

Application Site and Outline Zoning Plan  
(Extracted from the Lot Index Plan)

## Drawing No

Figure 2

## Scale

1 : 700 at A3

## Date

November 2025

## Prepared by



## Appendix D

### Revised Schematic Layout Plan



DO NOT SCALE DRAWINGS AND DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BY THE CONTRACTORS BEFORE PROCEEDING AND ANY DISCREPANCIES SHOULD BE REPORTED TO PROJECT MANAGER & ARCHITECT IMMEDIATELY.

1. Proposed Ingress/Edgress Subject to DLO, TD & HYD Acceptance
2. Carparking No.s is subject to
  - (a) Requirements imposed by HKPSG
  - (b) TPB approval
3. TIA may be required

DESIGNER

PROJECT MANAGER

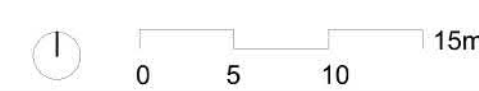
PROJECT

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, 42RP, 43, 44, 45RP, 59RP AND 64S.B RP D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

DRAWING TITLE

A.S. @ A3

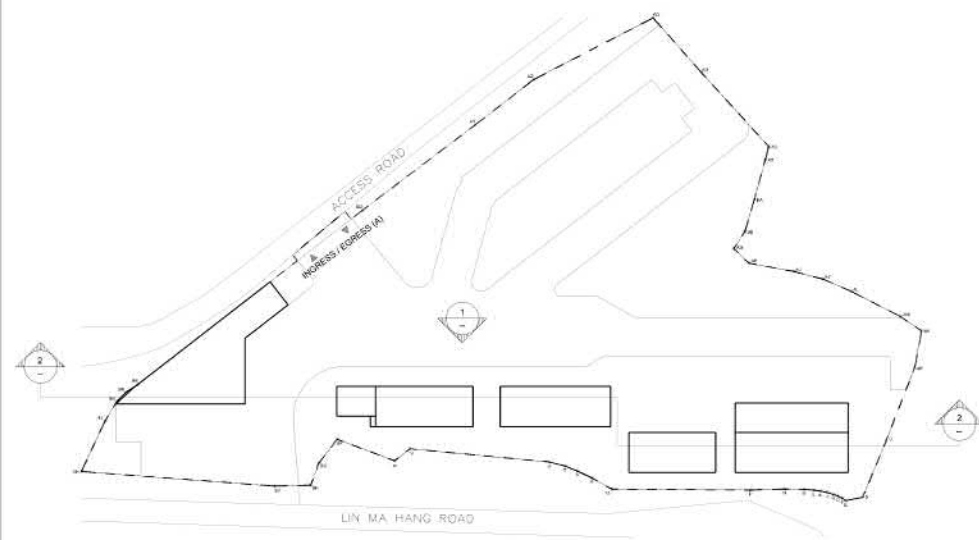
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## Appendix E

### Revised Elevational Drawing and Sectional Drawing



**Note:**  
THE OWNERSHIP OF THE COPYRIGHT IN THIS DRAWING IS RETAINED BY THE EMPLOYER. ANY UNAUTHORIZED USE, DISCLOSURE, DISSEMINATION OR DUPLICATION OF ANY INFORMATION CONTAINED HEREIN MAY RESULT IN LIABILITY UNDER APPLICABLE LAW.

DO NOT SCALE DRAWINGS AND DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BY THE CONTRACTORS BEFORE PROCEEDING AND ANY DISCREPANCIES SHOULD BE REPORTED TO PROJECT MANAGER & ARCHITECT IMMEDIATELY.

Remarks:

1. Proposed Ingress/Edgress Subject to DLO, TD & HYD Acceptance
2. Carparking No.s is subject to
  - (a) Requirements imposed by HKPSG
  - (b) TPB approval
3. TIA may be required

3	11/11/2025	FOR INFORMATION
2	13/10/2025	FOR INFORMATION
1	08/10/2025	FOR INFORMATION
0	23/09/2025	FOR INFORMATION

DESIGNER

PROJECT MANAGER

**PROJECT**

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, 42RP, 43, 44, 45RP, 59RP AND 64S.B RP D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

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Figure 4

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## Appendix F

### Traffic Count Survey



**S16 Application for Proposed Temporary Public Vehicle Park  
(Excluding Container Vehicle) and Shop and Services for a Period of  
5 Years at 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  
(TPB ref: A/NE-TKLN/112)**

**Traffic Review  
Final Report**

**November 2025**

**Prepared by: CKM Asia Limited**

**S16 Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years at 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 (TPB ref: A/NE-TKLN/112)**

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**S16 Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years at 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 (TPB ref: A/NE-TKLN/112)**

**TABLES**

**NUMBER**

- 2.1 Existing Junction Performance
- 2.2 Existing Road Link Capacity Assessment
- 2.3 Public Transport Services Operating in the vicinity of the Proposed Temporary Public Vehicle Park
  
- 3.1 Development Parameters
  
- 4.1 AADT of the Core Stations located in the vicinity
- 4.2 Planned / Committed Developments in the vicinity
- 4.3 Traffic Generation of the Proposed Temporary Public Vehicle Park
- 4.4 Net Change in Traffic Generation
- 4.5 Year 2031 Junction Performance
- 4.6 Year 2031 Link Capacity Assessment

**S16 Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years at 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 (TPB ref: A/NE-TKLN/112)**

**FIGURES**

**NUMBER**

- 1.1 Location of the Application Site
- 2.1 Location of Surveyed Junction and Road Link
- 2.2 Layout at Junction of Lin Ma Hang Road / Unnamed Road
- 2.3 Existing Peak Hour Traffic Flows
- 3.1 Proposed Layout Plan
- 3.2 Local Widening at Unnamed Road at its junction with Lin Ma Hang Road
- 3.3 Swept Path Analysis Result of Local Widening at Unnamed Road
- 4.1 Planned/ Committed Developments in the Vicinity
- 4.2 2031 Peak Hour Traffic Flow without and with Proposed Temporary Public Vehicle Park



## 1.0 INTRODUCTION

### Background

- 1.1 The application site is located at various lots in D.D. 80 in Ta Kwu Ling North. The location of the application site is shown in **Figure 1.1**.
- 1.2 CKM Asia Limited, a traffic and transportation planning consultancy firm, was commissioned by the Applicant to prepare a traffic review in connection with the S16 application for a temporary public vehicle park with 90 car parking spaces and Ancillary Retail (i.e. convenience store selling drinks and snacks) with 634m<sup>2</sup> GFA, for a period of 5 years (the "Proposed Temporary Public Vehicle Park").

### Contents of the Report

- 1.3 The report is structured as follows:

- |               |  |
|---------------|--|
| Chapter One   | - Gives the background of the project;                 |
| Chapter Two   | - Describes the existing situation;                    |
| Chapter Three | - Presents the Proposed Temporary Public Vehicle Park; |
| Chapter Four  | - Describes the traffic impact analysis; and           |
| Chapter Five  | - Gives the overall conclusion.                        |

## 2.0 EXISTING SITUATION

### The Application Site

- 2.1 The application site fronts onto Lin Ma Hang Road to the south and an unnamed road ("Unnamed Road") to the west. Access to the Proposed Temporary Public Vehicle Park is via the Unnamed Road, which is connected to Lin Ma Hang Road, some 350m to the north east of the Heung Yuen Wai Fire Station.

### The Road Network

- 2.2 To the west of the junction with Lin Ma Hang Road / Unnamed Road, Lin Ma Hang Road is a single-track access road, connecting to the local villages. To the east of this junction, Lin Ma Hang Road is a 7.3m-wide single-carriageway 2-lane standard, connecting with Heung Yuen Wai Highway and Ping Che Road.
- 2.3 The Unnamed Road is a local road which connects with Lin Ma Hang Road. The section from its junction with Lin Ma Hang Road to the Proposed Temporary Public Vehicle Park is generally 6m wide.

### Manual Classified Traffic Counts

- 2.4 Traffic counts were conducted during the busy days, i.e., Saturday, 15<sup>th</sup> November 2025 and Sunday, 16<sup>th</sup> November 2025, and during the busy period i.e., 1230 – 1430 hours, at the junction of the Lin Ma Hang Road and Unnamed Road, and at the section of the Unnamed Road to the immediate west of the Application Site. From the traffic survey conducted, the weekend peak hour is found to be between 1245 – 1345 hours on Sunday. Hence, the traffic analysis is conducted for this peak period on the peak day.
- 2.5 The locations of the surveyed junction and road link and the existing Sunday peak hour flows are shown in **Figure 2.1**. The layout of junction at Lin Ma Hang Road / Unnamed Road is shown in **Figure 2.2**. The existing weekend peak hour traffic flows are presented in **Figures 2.3**.

### Performance of the Surveyed Junction

- 2.6 The existing performance of the surveyed junction is calculated based on the observed traffic counts, and the analyses were undertaken using the methods outlined in Volume 2 of the Transport Planning and Design Manual ("TPDM"), which is published by the Transport Department. The existing junction performance is presented in **Table 2.1**, and detailed calculations are found in **Appendix A**.

TABLE 2.1 EXISTING JUNCTION PERFORMANCE

Ref.	Junction	Junction Type (Parameter)	Sunday Peak
J1	Lin Ma Hang Road / Unnamed Road	Priority (DFC)	0.192

Note: DFC – design flow/capacity ratio RC – Reserve Capacity RA – Roundabout

- 2.7 The results in **Table 2.1** show that the junctions analysed operate with capacity.

### Existing Road Link Performance

- 2.8 The existing performance of the surveyed road link are assessed are presented in **Table 2.2**.

TABLE 2.2 EXISTING ROAD LINK CAPACITY ASSESSMENT

Road Link	Peak	Design Flow (veh/hr)	Traffic Demand (veh/hr)	V/C Ratio
L1: Unnamed Road	Sunday	800	122	0.148

- 2.9 **Table 2.2** shows that assessed road link operate with capacities during the Sunday peak hour.

### 3.0 THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK

#### The Proposed Temporary Public Vehicle Park

- 3.1 The Proposed Temporary Public Vehicle Park layout plan is shown in **Figure 3.1**, and the development parameters are presented in **Table 3.1**.

TABLE 3.1 DEVELOPMENT PARAMETERS

Development Parameters	Details
Site area	5,206.3 m <sup>2</sup> (about)
Ancillary Retail (i.e. convenience store selling drinks and snacks)	634m <sup>2</sup> GFA
Public car parking spaces	90 nos. (of which 2 are for persons with disabilities)
LGV loading / unloading bay for Ancillary Retail (i.e. convenience store selling drinks and snacks)	1 no.

#### Provision of Internal Transport Facilities for Ancillary Retail

- 3.2 In view that the Ancillary Retail (i.e. convenience store selling drinks and snacks), apart from users of the Proposed Temporary Public Vehicle Park, no other customers will patronise the Ancillary Retail (i.e. convenience store selling drinks and snacks), as observed at other similar Temporary Public Vehicle Park nearby. Hence, the provision of car parking spaces is considered not required.
- 3.3 One LGV loading / unloading bay is provided for the Ancillary Retail (i.e. convenience store selling drinks and snacks) is considered sufficient for operational needs which include the delivery of drinks and snacks using goods van or LGV.

#### Local Widening at Unnamed at its junction with Lin Ma Hang Road

- 3.4 To cater for the ease of manoeuvring of vehicle accessing to the Unnamed Road, a section of Unnamed Road at its junction with Lin Ma Hang Road will be widening by converting an area of verge to road carriageway as shown in **Figure 3.2**. The associated swept path analysis result is shown in **Figure 3.3**.

#### Swept Path Analysis

- 3.5 The CAD-based swept path analysis programme, **AUTODESK VEHICLE TRACKING**, was used to check the ease of manoeuvring of vehicles within the Proposed Temporary Public Vehicle Park, and the swept path analysis drawings are found in **Appendix B**. Vehicles are found to have no manoeuvring problems.



## 4.0 TRAFFIC IMPACT ASSESSMENT

### Design Year

- 4.1 The Proposed Temporary Public Vehicle Park is scheduled to operate until 2031. Hence, the design year adopted for traffic analysis is 2031.

### Traffic Forecasting

- 4.2 Year 2031 peak hour traffic flows for the junction capacity analysis is produced with reference to (i) 2025 traffic flows; (ii) estimated traffic growth rate from 2025 to 2031; (iii) expected traffic generation by planned/ committed developments in the vicinity, and (iv) expected net increase in traffic generation due to the Proposed Temporary Public Vehicle Park.

### Estimated Traffic Growth Rate from 2025 to 2031

- 4.3 Reference is made to the Annual Average Daily Traffic ("AADT") of the core stations which are located in the vicinity found in the Annual Traffic Census ("ATC") published by Transport Department. Information of the ATC core stations located in the vicinity is presented in **Tables 4.1**.

TABLE 4.1 AADT OF THE CORE STATIONS LOCATED IN THE VICINITY

Station	5660	5041	Overall
Road	<b>Sha Tau Kok Rd</b>	<b>Lung Shan Tunnel</b>	–
From	On Kui St	Fanling Highway	–
To	Ping Che Rd	Sha Tau Kok Rd	–
2019	33,630*	13,540	47,170
2020	23,740	13,840	37,580
2021	22,980	16,870	39,850
2022	22,280*	16,400	38,680
2023	22,810*	20,630	43,440
2024	22,870*	23,520	46,390
<b>Average Annual Growth (2019-2024)</b>	<b>-7.42%</b>	<b>11.68%</b>	<b>-0.33%</b>

- 4.4 **Table 4.1** shows that the annual average traffic growth of -0.33%, between 2019 and 2024. To be conservative, an annual average traffic growth of 1% is adopted for year 2025 – 2031.

### Planned/ Committed Developments in the Vicinity

- 4.5 Planned/ committed developments found in the vicinity have been incorporated in the forecast. The planned / committed developments are listed in **Table 4.2** and the locations are presented in **Figure 4.1**.

**TABLE 4.2 PLANNED / COMMITTED DEVELOPMENTS IN THE VICINITY**

Ref. No.	Address	Use	Retail GFA (m <sup>2</sup> )	No. of car parking spaces
A	Lot 385 S.B RP (Part) in D.D. 78 and Adjoining Government Land, Lin Ma Hang Road (Application No.: A/NE-TKLN/104)	Temporary PVP	–	41
B	Lots 377, 380 S.A, 380 S.B, 380 S.C and 380 RP in D.D. 78 and Lots 61 S.B RP (Part), 62 and 65 S.B RP (Part) in D.D. 80, Lin Ma Hang Road (Application No.: A/NE-TKLN/102)	Temporary PVP and Shop	384	115
C	Lots 67 S.B RP and 70 S.B RP in D.D. 80, Lin Ma Hang Road (Application No.: A/NE-TKLN/100)	Temporary PVP	–	42
D	Lot 390 RP (Part) in D.D. 78 and Adjoining Government Land, Tsung Yuen Ha, Ta Kwu Ling North (Application No.: A/NE-TKLN/95)	Temporary Shop	178.1	–
E	Lots 389 RP, 395 S.A, 395 RP, 396 S.A, 396 RP & 398 RP in D.D. 78, Lin Ma Hang Road (Application No.: A/NE-TKLN/111)	Temporary PVP	–	82

Note: PVP – public vehicle park

### **Traffic Generation of the Proposed Temporary Public Vehicle Park**

#### **(i) 90 Public Car Parking Spaces**

- 4.6 TPDM does not provide trip rates for public car parking spaces, hence, the traffic generation of the Proposed Temporary Public Vehicle Park is estimated based on the trip rate derived from survey of similar temporary public car park.

#### **(ii) 634m<sup>2</sup> GFA for Ancillary Retail**

- 4.7 In view that the associated traffic generation of Ancillary Retail (i.e. convenience store selling drinks and snacks) is negligible. Nevertheless, to be conservative, the traffic generation of the (i.e. convenience store selling drinks and snacks) is estimated with reference to the TPDM mean trip rate for retail uses.
- 4.8 The trip rates and the calculated traffic generation of the Proposed Temporary Public Vehicle Park are presented in **Table 4.3**.

**TABLE 4.3 TRAFFIC GENERATION OF THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK**

Items		Parameter	Sunday Peak	
			Generation	Attraction
Trip Rates				
Survey of Temporary Public Vehicle Park (96 car parking spaces)	traffic generation	pcu/hr	43	76
	adopted trip rate	pcu/space/hr	0.4479	0.7917
Mean trip rates for retail uses		pcu/hr/100m <sup>2</sup> GFA	0.3100	0.3563
Traffic Generation				
Proposed Temporary Public Vehicle Park	90 public car parking spaces	pcu/hr	41	72
	634m <sup>2</sup> retail GFA of Ancillary Retail (i.e. convenience store selling drinks and snacks)	pcu/hr	2	3
	Total	pcu/hr	43	75
			118 (2-way)	

- 4.9 **Table 4.3** shows that the Proposed Temporary Public Vehicle Park is expected to generate 118 pcu (2-way) during the Sunday peak hour.

### Year 2031 Traffic Flows

- 4.10 The 2031 traffic flows without and with the Proposed Temporary Public Vehicle Park are derived as follows.

$$\begin{aligned} 2031 \text{ without the Proposed Temporary Public Vehicle Park [A]} &= 2025 \text{ traffic flows} \times (1 + 1\%)^6 \\ &\quad + \text{planned/ committed developments in the Vicinity} \end{aligned}$$

$$2031 \text{ with the Proposed Temporary Public Vehicle Park [B]} = [A] + \text{Proposed Temporary Public Vehicle Park}$$

- 4.11 The Year 2031 peak hour traffic flows without and with Proposed Temporary Public Vehicle Park is shown in **Figure 4.2**.

### Year 2031 Junction Capacity Analysis

- 4.12 Year 2031 junction capacity analysis for the cases without and with the Proposed Temporary Public Vehicle Park are presented in **Table 4.5** and detailed calculations are found in the **Appendix A**.

TABLE 4.5 YEAR 2031 JUNCTION PERFORMANCE

Ref.	Junction	Type of Junction / Indicator	2031 Sunday Without the Proposed Temporary Public Vehicle Park	2031 Sunday With the Proposed Temporary Public Vehicle Park
J1	Lin Ma Hang Road / Unnamed Road	priority / DFC	0.416	0.460

Note: RC – reserve capacity DFC – Design Flow / Capacity Ratio

- 4.13 **Table 4.5** shows that the traffic generation associated with the Proposed Temporary Public Vehicle Park has negligible traffic impact to the junction analysed.

### Year 2031 Link Capacity Assessment

- 4.14 2031 link capacity of the surveyed road links are assessed and the results are shown in **Table 4.6**.

TABLE 4.6 YEAR 2031 LINK CAPACITY ASSESSMENT

Road Link	Design Flow (veh/hr)	2031 Sunday Without the Proposed Temporary Public Vehicle Park		2031 Sunday With the Proposed Temporary Public Vehicle Park	
		Traffic Demand (veh/hr)	V/C Ratio	Traffic Demand (veh/hr)	V/C Ratio
L1: Unnamed Road	800	130	0.163	248	0.310

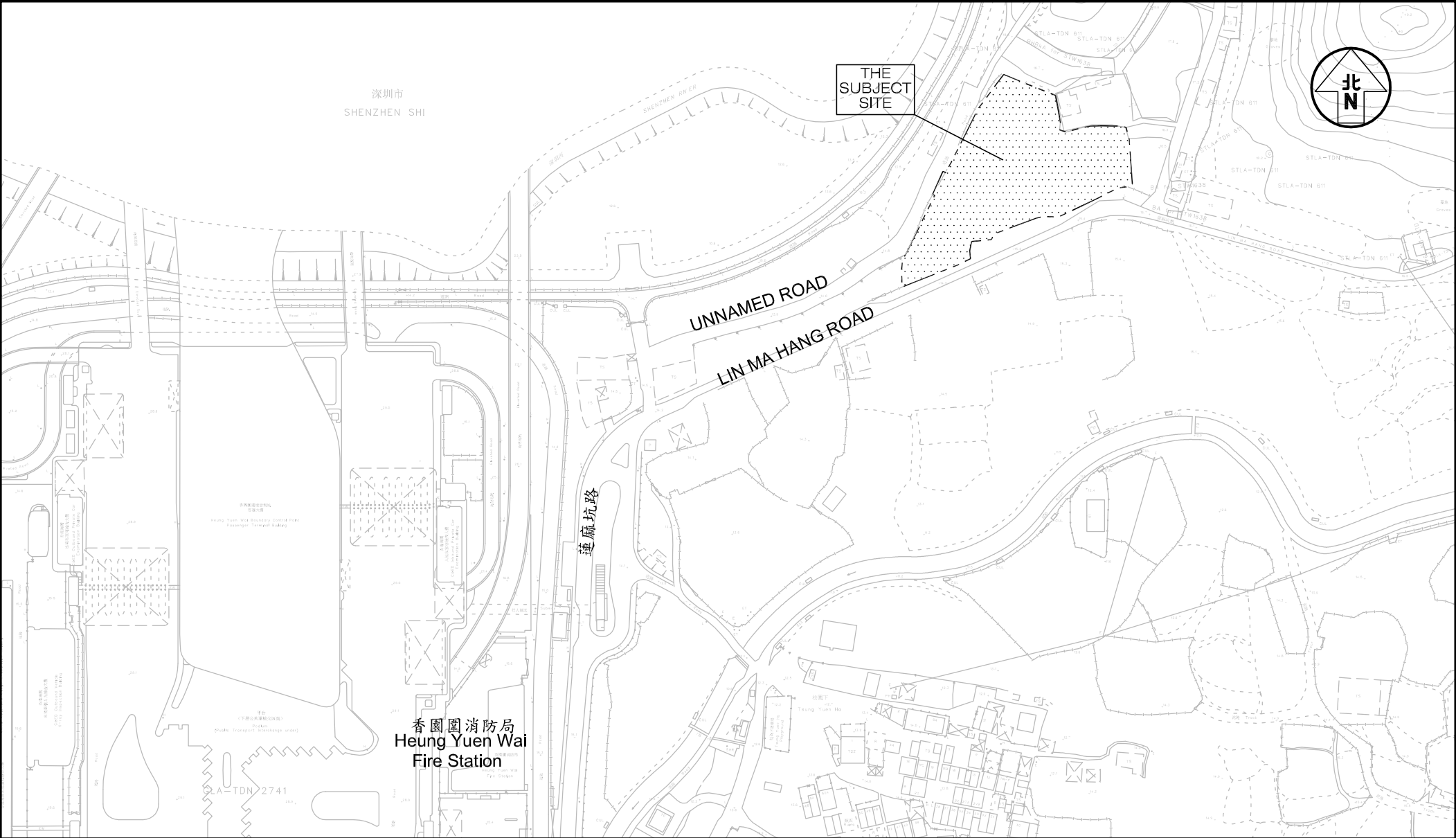
- 4.15 **Table 4.6** shows that the traffic generation associated with the Proposed Temporary Public Vehicle Park has negligible traffic impact to the road link analysed.


## **5.0 SUMMARY**

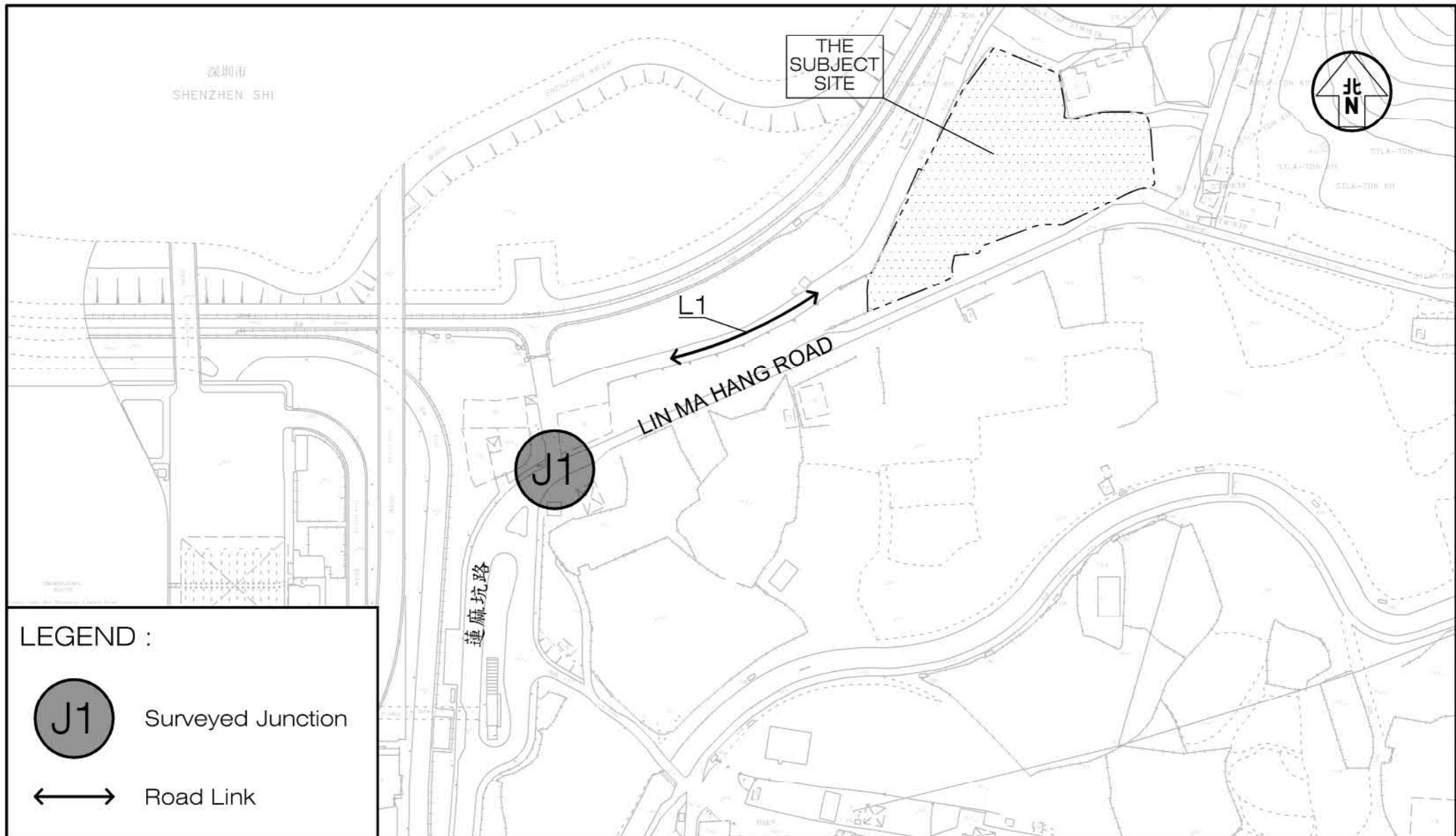
- 5.1 The application site is located at various lots in D.D. 80 in Ta Kwu Ling North. Access to the Proposed Temporary Public Vehicle Park is via the Unnamed Road, which is connected to Lin Ma Hang Road, some 350m to the north east of the Heung Yuen Wai Fire Station.
- 5.2 The Proposed Temporary Public Vehicle Park provides 90 car parking spaces and 634m<sup>2</sup> GFA for of Ancillary Retail (i.e. convenience store selling drinks and snacks) for 5 years.
- 5.3 Year 2031 peak hour traffic flows produced for the traffic analysis are derived based on: (i) 2025 traffic flows; (ii) estimated traffic growth rate from 2025 to 2031; (iii) expected traffic generation by planned/ committed developments in the vicinity and (iv) expected net increase in traffic generation due to the Proposed Temporary Public Vehicle Park.
- 5.4 A comparison is made of the performance of the junction and road link assessed for the cases of Year 2031 without and with the Proposed Temporary Public Vehicle Park. The traffic analysis concluded that the junctions analysed will operate with sufficient capacities in 2031, and the Proposed Temporary Public Vehicle Park has no adverse traffic impact.







Project Title				S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AT 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 (TPB REF: A/NE-TKLN/112)				J7437		Figure No. 1.1		Revision A		CKM Asia Limited Traffic and Transportation Planning Consultants													
Figure Title										LOCATION OF THE APPLICATION SITE										Designed by L K W		Drawn by S C Y		Checked by K C			
																				Scale in A4 1 : 2,500		Date 20 NOV 2025					



Project Title S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS  
AT 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  
(TPB REF: A/NE-TKLN/112)

J7437

Figure No.

2.1

Revision

A

**CKM Asia Limited**

Traffic and Transportation Planning Consultants

Figure Title

LOCATION OF SURVEYED JUNCTION AND ROAD LINK

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L K W

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S C Y

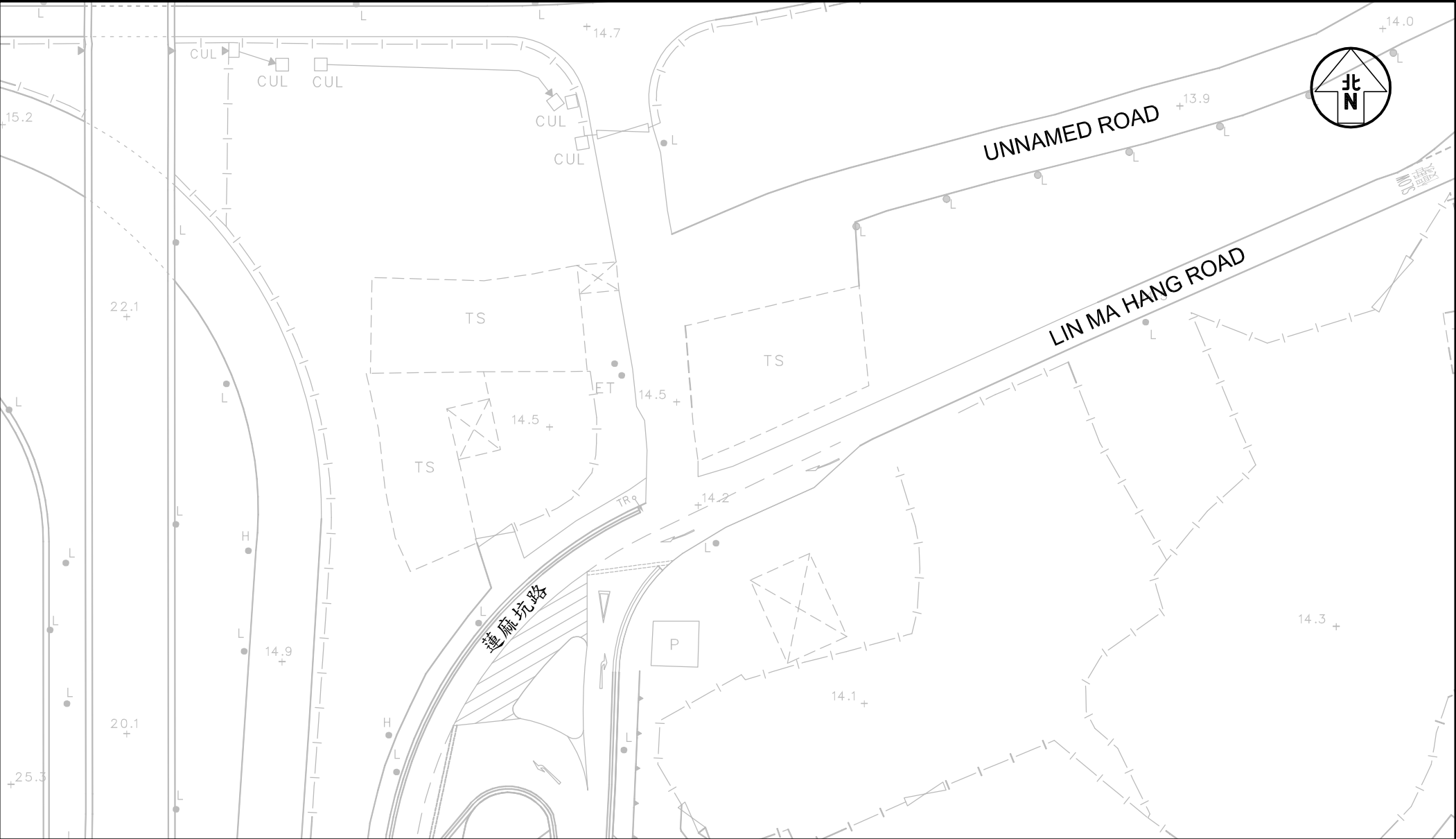
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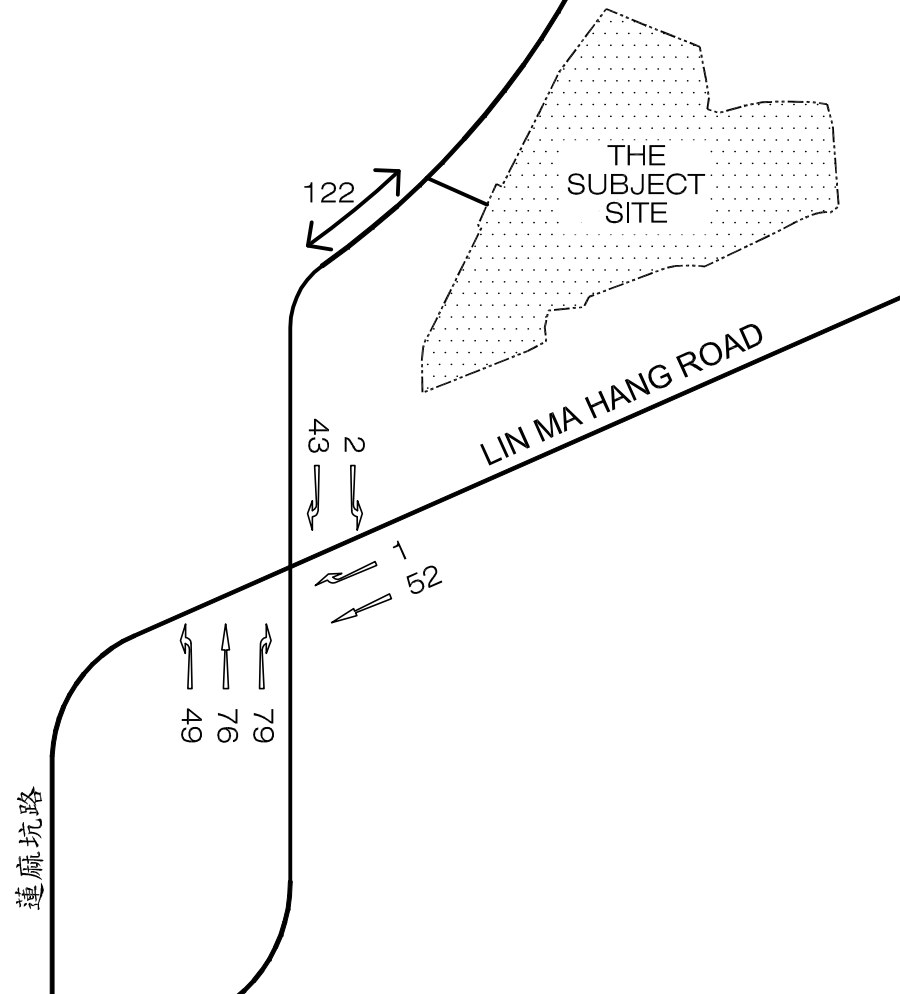
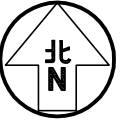
20 NOV 2025



Project Title	S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AT 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 (TPB REF: A/NE-TKLN/112)					J7437	Figure No.	2.2	Revision	A	CKM Asia Limited Traffic and Transportation Planning Consultants <div></div>
Figure Title	LAYOUT AT JUNCTION OF LIN MA HANG ROAD / UNNAMED ROAD						Designed by	Drawn by	Checked by		
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							Scale in A4	Date			
		1 : 600	20 NOV 2025								



EXISTING



LEGEND :

123 - Sunday peak hour traffic flow, pcu / hr

Project Title S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS  
AT 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  
(TPB REF: A/NE-TKLN/112)

J7437

Figure No.

2.3

Revision

A

Figure Title

EXISTING PEAK HOUR TRAFFIC FLOWS

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L K W

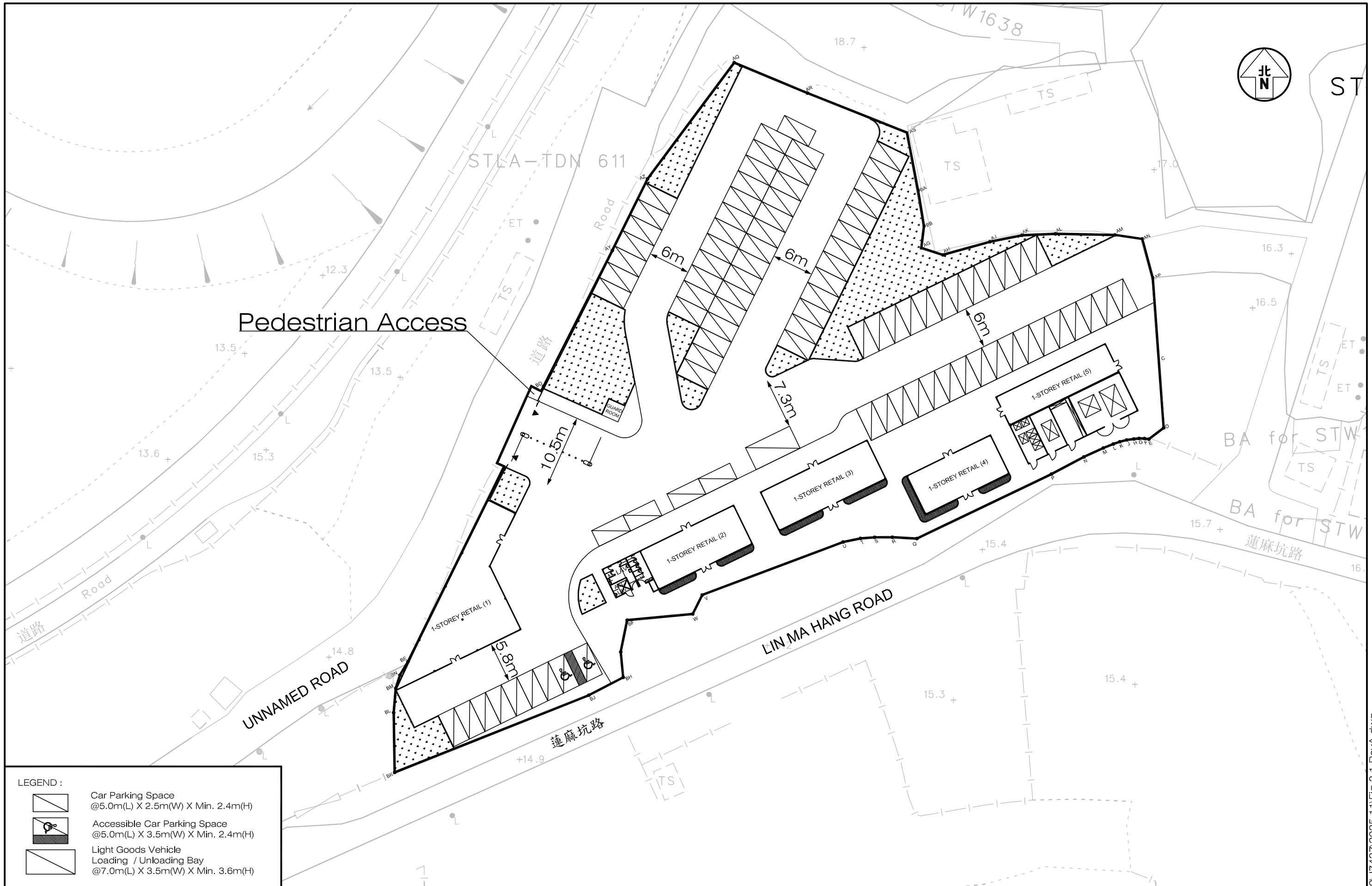
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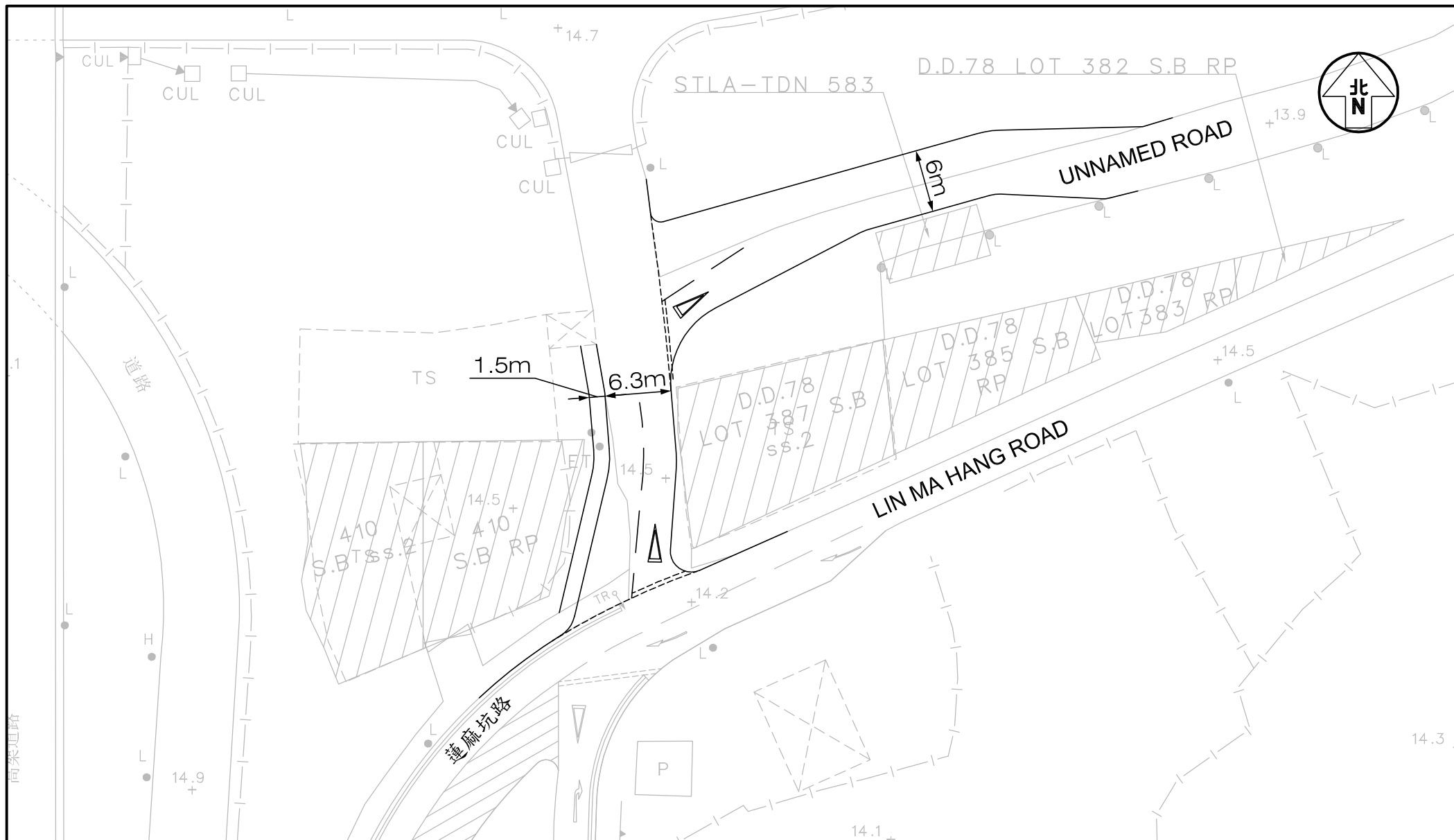
Date  
20 NOV 2025

CKM Asia Limited  
Traffic and Transportation Planning Consultants



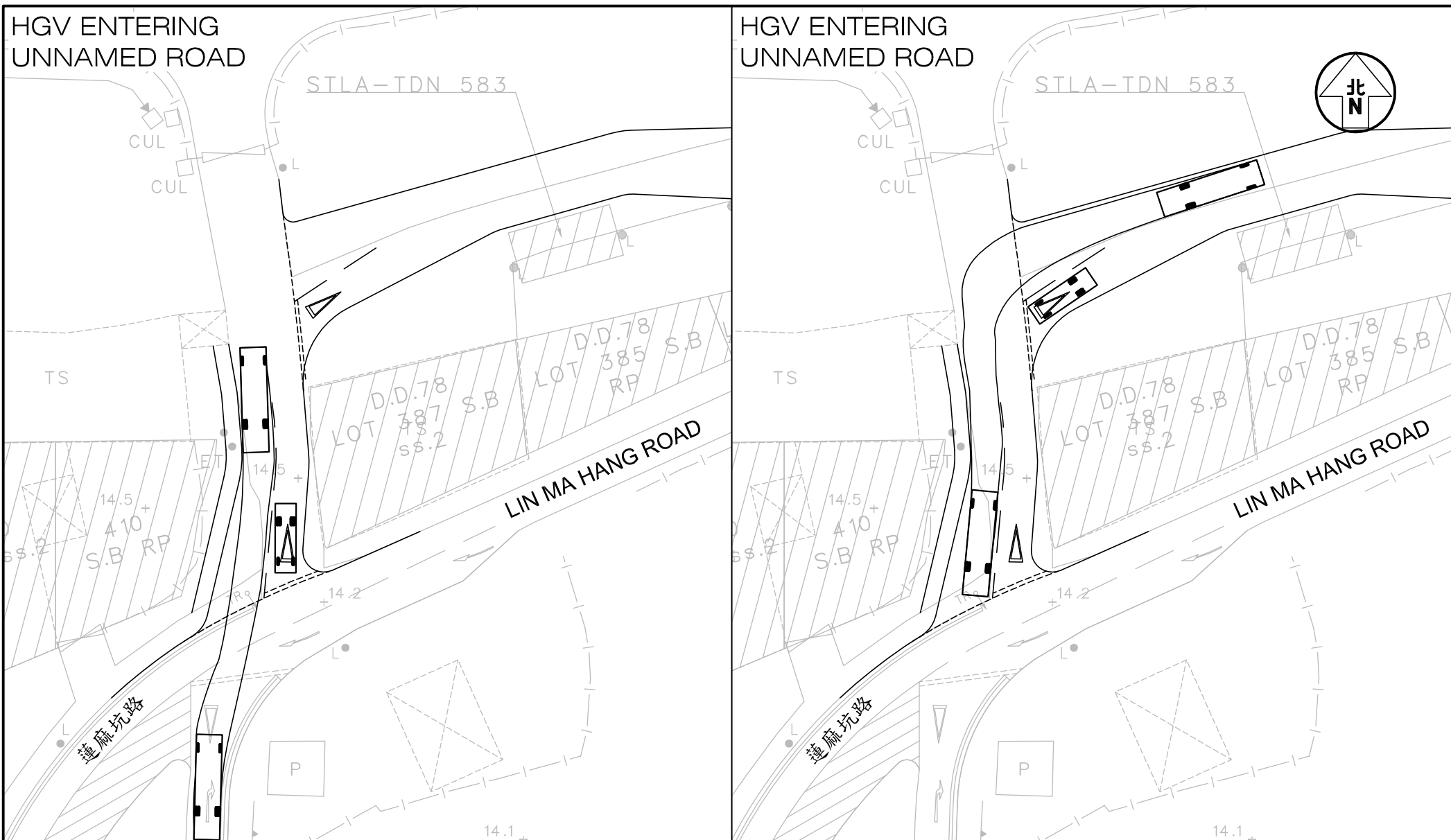
Project Title				S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AT LOTS 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP AND 64 S.B RP IN D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING NORTH (TPB REF: A/NE-TKLN/112) J7437				Figure No. 3.1		Revision A		CKM Asia Limited Traffic and Transportation Planning Consultants <div></div>	
Figure Title  PROPOSED LAYOUT PLAN								Designed by L K W	Drawn by S C Y	Checked by K C			
								Scale in A3 1 : 500		Date 20 NOV 2025			

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<b>Project Title</b> S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AT 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 (TPB REF: A/NE-TKLN/112)	<b>Figure No.</b> 3.2	<b>Revision</b> A	<b>CKM Asia Limited</b> Traffic and Transportation Planning Consultants
<b>Figure Title</b>  LOCAL WIDENING AT UNNAMED ROAD AT ITS JUNCTION WITH LIN MA HANG ROAD	<b>Designed by</b> L K W	<b>Drawn by</b> S C Y	<b>Checked by</b> K C
	<b>Scale in A4</b> 1 : 500	<b>Date</b> 20 NOV 2025	

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<p>Project Title</p> <p>S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AT 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 (TPB REF: A/NE-TKLN/112)</p>	<p>Figure No.</p> <p>3.3</p>	<p>Revision</p> <p>A</p> <p>CKM Asia Limited</p> <p>Traffic and Transportation Planning Consultants</p>
<p>Figure Title</p> <p>SWEPT PATH ANALYSIS RESULT OF LOCAL WIDENING AT UNNAMED ROAD</p>	<p>Designed by</p> <p>L K W</p> <p>Drawn by</p> <p>S C Y</p> <p>Checked by</p> <p>K C</p> <p>Scale in A4</p> <p>1 : 500</p> <p>Date</p> <p>20 NOV 2025</p>	<p>[Redacted]</p>



LEGEND :

(A)

Lot 385 S.B RP (Part) in D.D. 78  
and Adjoining Government Land,  
Lin Ma Hang Road  
(Application No.: A/NE-TKLN/104)

(B)

Lots 377, 380 S.A, 380 S.B, 380 S.C  
and 380 RP in D.D. 78  
and Lots 61 S.B RP (Part), 62  
and 65 S.B RP (Part)  
in D.D. 80, Lin Ma Hang Road  
(Application No.: A/NE-TKLN/102)

(C)

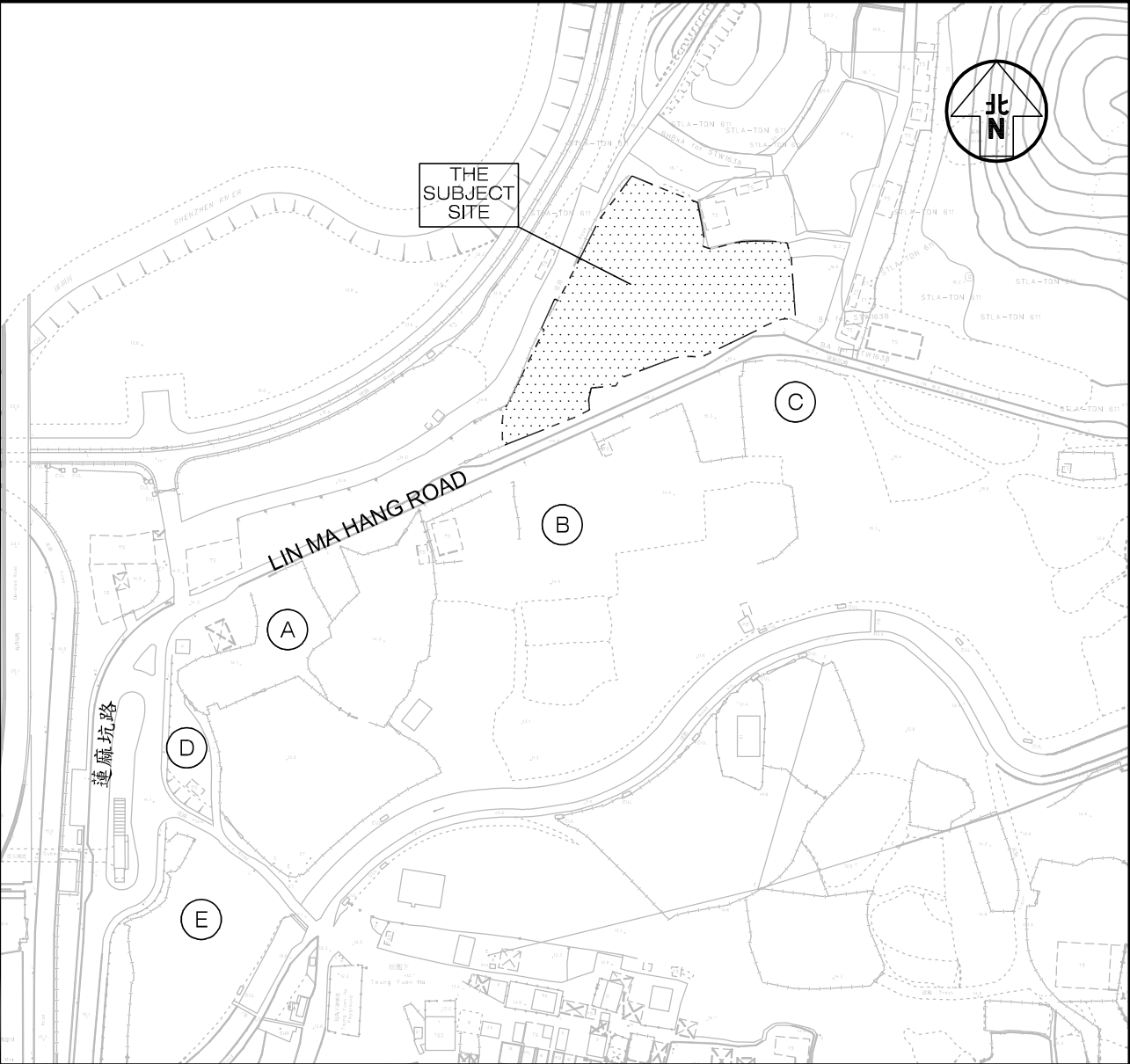
Lots 67 S.B RP  
and 70 S.B RP in D.D. 80,  
Lin Ma Hang Road  
(Application No.: A/NE-TKLN/100)

(D)

Lot 390 RP (Part) in D.D. 78  
and Adjoining Government Land,  
Tsung Yuen Ha, Ta Kwu Ling North  
(Application No.: A/NE-TKLN/95)

(E)

Lots 389 RP, 395 S.A, 395 RP,  
396 S.A, 396 RP & 398 RP in D.D. 78,  
Lin Ma Hang Road  
(Application No.: A/NE-TKLN/111)



Project Title S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS  
AT 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  
(TPB REF: A/NE-TKLN/112)

J7437

Figure No.

4.1

Revision

A

Figure Title

PLANNED/ COMMITTED DEVELOPMENTS IN THE VICINITY

Designed by  
L K W

Drawn by  
S C Y

Checked by  
K C

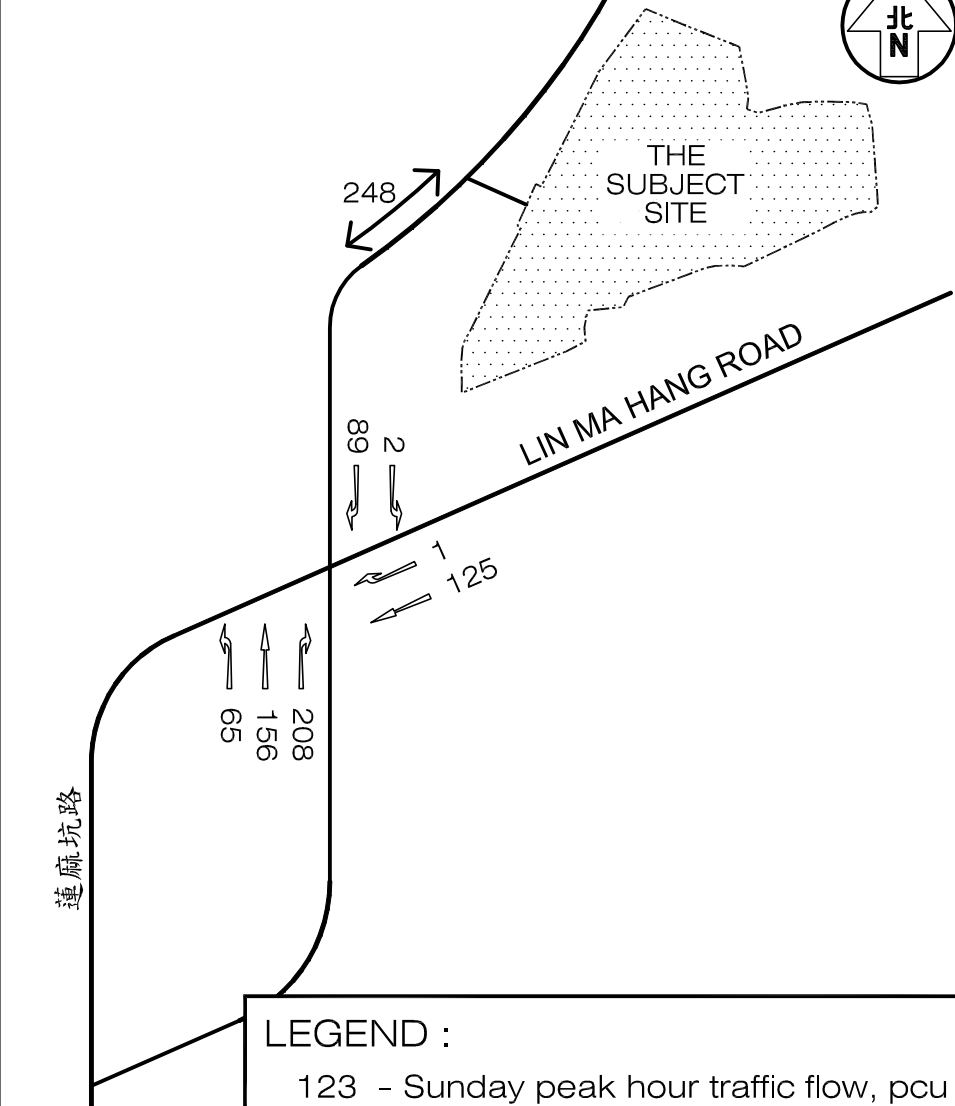
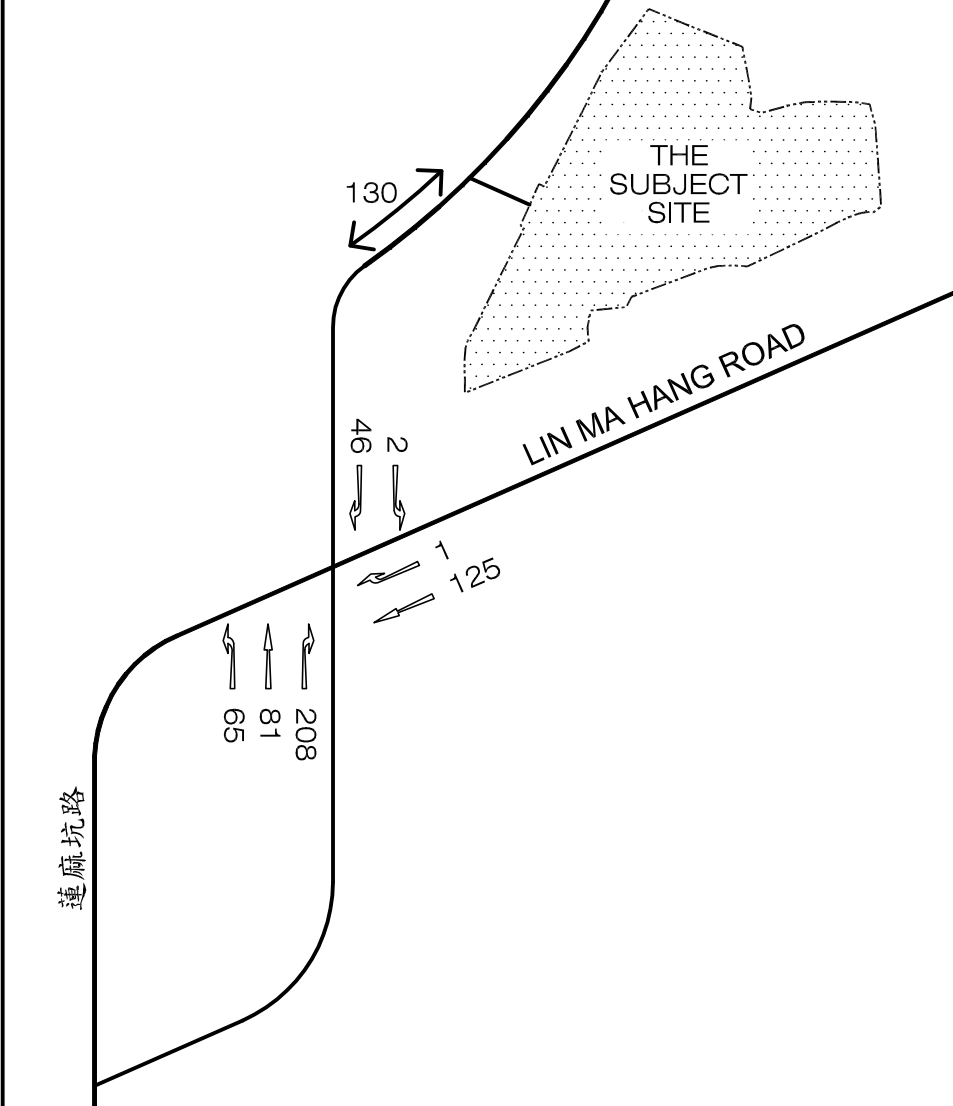
Scale in A4  
1 : 2,500

Date  
20 NOV 2025

CKM Asia Limited  
Traffic and Transportation Planning Consultants

WITHOUT PROPOSED TEMPORARY  
PUBLIC VEHICLE PARK

WITH PROPOSED TEMPORARY  
PUBLIC VEHICLE PARK



LEGEND :  
123 - Sunday peak hour traffic flow, pcu / hr

Project Title S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS  
AT 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  
(TPB REF: A/NE-TKLN/112)

Figure Title  
**PEAK HOUR TRAFFIC FLOW  
WITHOUT AND WITH PROPOSED TEMPORARY PUBLIC VEHICLE PARK**

Figure No.	4.2	Revision	A
Designed by	L K W	Drawn by	S C Y
Checked by	K C		
Scale in A4	N.T.S.	Date	20 NOV 2025

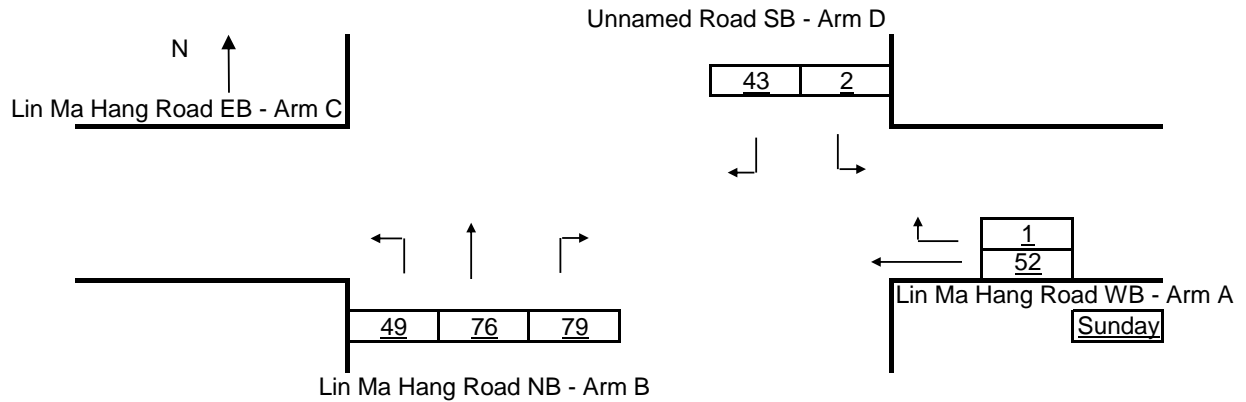
**CKM Asia Limited**  
Traffic and Transportation Planning Consultants

## **Appendix A – Junction Capacity Analysis**

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### Crossroad Junction Analysis

Junction:	Lin Ma Hang Road / Unnamed Road		
Design Year:	2025	Job Number:	J7437
Scenario:	Existing Condition	Date:	20 November 2025
			P. 1



Geometry :	Input	Input	Input	Input
	W 11.85	V-CB 0	V-AD 60	w-BA 4.40
	W-CR 5.65	V-IBC 35	V-IDA 15	w-BC 5.00
	W-CB 0.00	V-rBA 45	V-rDC 70	w-DA 1.60
	W-AD 2.50			w-DC 1.60

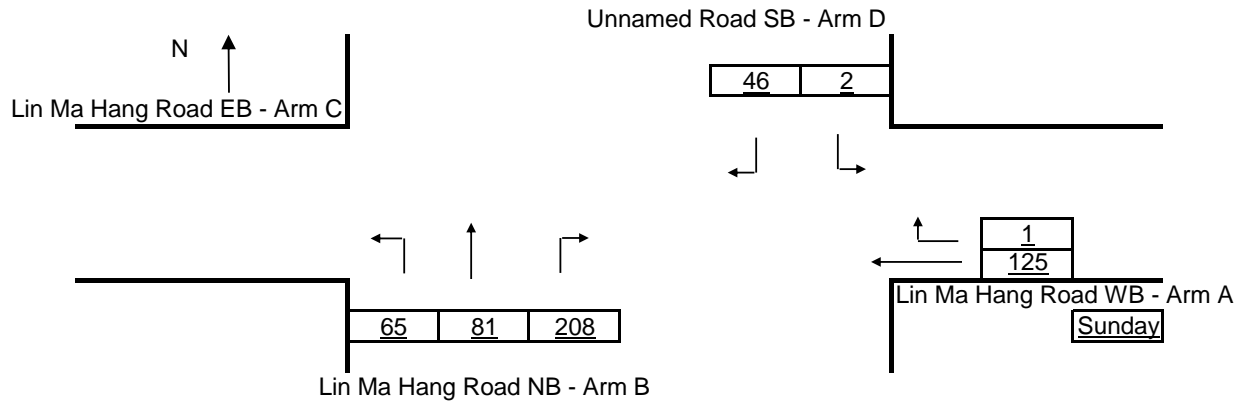
Analysis :	Traffic Flows, pcu/min	Sunday	Capacity, pcu/min	Sunday
	B-CD	1.69	Q-B-CD	11.45
	B-AD	2.05	Q-B-AD	10.64
	A-B	0.00	Q-A-D	10.48
	A-C	0.95	Q-D-ABC	9.2
	A-D	0.02	Q-C-B	10.09
	D-ABC	0.83		
	C-D	0.00		
	C-A	0.00		
	C-B	0.00		

Ratio-of-flow to Capacity	Sunday
B-CD	0.148
B-AD	0.193
A-D	0.002
D-ABC	0.090
C-B	0.000



### Crossroad Junction Analysis

Junction:	Lin Ma Hang Road / Unnamed Road		
Design Year:	2031	Job Number:	J7437
Scenario:	Future Condition (Without Proposed Temporary Public Vehicle Park)		Date: 20 November 2025
			P. 2



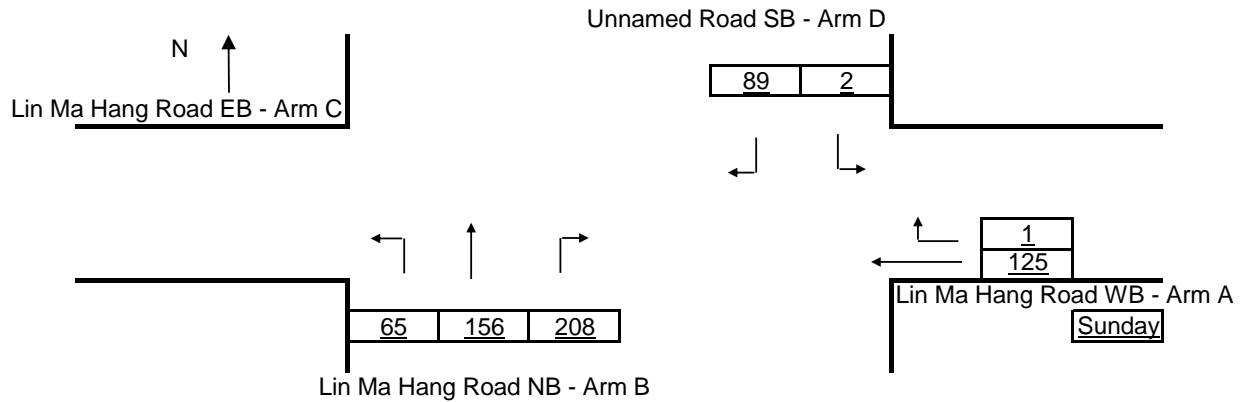
Geometry :	Input	Input	Input	Input
	W 11.85	V-CB 0	V-AD 60	w-BA 4.40
	W-CR 5.65	V-IBC 35	V-IDA 15	w-BC 5.00
	W-CB 0.00	V-rBA 45	V-rDC 70	w-DA 1.60
	W-AD 2.50			w-DC 1.60

Analysis :	Traffic Flows, pcu/min	Sunday	Capacity, pcu/min	Sunday
	B-CD	2.21	Q-B-CD	10.47
	B-AD	4.28	Q-B-AD	10.30
	A-B	0.00	Q-A-D	10.48
	A-C	2.29	Q-D-ABC	8.69
	A-D	0.02	Q-C-B	9.81
	D-ABC	0.88		
	C-D	0.00		
	C-A	0.00		
	C-B	0.00		

Ratio-of-flow to Capacity	Sunday
B-CD	0.211
B-AD	0.416
A-D	0.002
D-ABC	0.101
C-B	0.000

### Crossroad Junction Analysis

Junction:	Lin Ma Hang Road / Unnamed Road		
Design Year:	2031	Job Number:	J7437
Scenario:	Future Condition (With Proposed Temporary Public Vehicle Park)		Date: 20 November 2025
			P. 3



Geometry :	Input	Input	Input	Input
	W 11.85	V-CB 0	V-AD 60	w-BA 4.40
	W-CR 5.65	V-IBC 35	V-IDA 15	w-BC 5.00
	W-CB 0.00	V-rBA 45	V-rDC 70	w-DA 1.60
	W-AD 2.50			w-DC 1.60

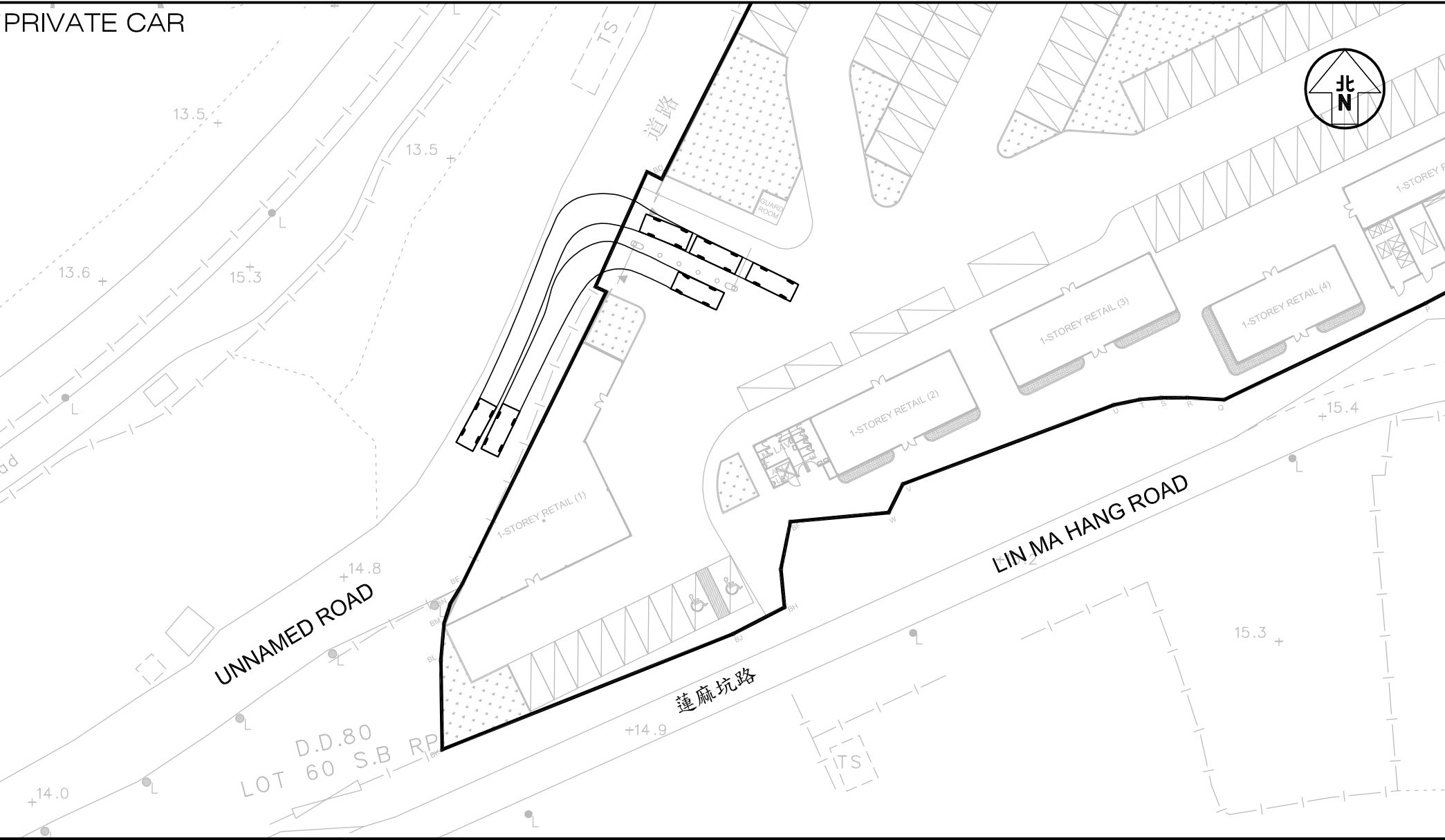
Analysis :	Traffic Flows, pcu/min	Sunday	Capacity, pcu/min	Sunday
	B-CD	3.17	Q-B-CD	10.13
	B-AD	4.70	Q-B-AD	10.23
	A-B	0.00	Q-A-D	10.48
	A-C	2.29	Q-D-ABC	8.35
	A-D	0.02	Q-C-B	9.81
	D-ABC	1.67		
	C-D	0.00		
	C-A	0.00		
	C-B	0.00		

Ratio-of-flow to Capacity	Sunday
B-CD	0.312
B-AD	0.460
A-D	0.002
D-ABC	0.200
C-B	0.000

## **Appendix B – Swept Path Analysis**

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PRIVATE CAR



Project Title S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AT 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 (TPB REF: A/NE-TKLN/112)	Figure No. SP1	Revision A
Figure Title SWEPT PATH OF PRIVATE CAR 2 WAYS	Designed by L K W	Drawn by S C Y
	Checked by K C	Date 20 NOV 2025

CKM Asia Limited

Traffic and Transportation Planning Consultants



LIGHT GOODS VEHICLE



Project Title S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS  
AT 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  
(TPB REF: A/NE-TKLN/112)

J7437

Figure No.

SP2

Revision

A

Figure Title

SWEPT PATH OF LIGHT GOODS VEHICLE  
ENTERING & LEAVING THE LOADING / UNLOADING BAY

Designed by  
L K W

Drawn by  
S C Y

Checked by  
K C

Scale in A4

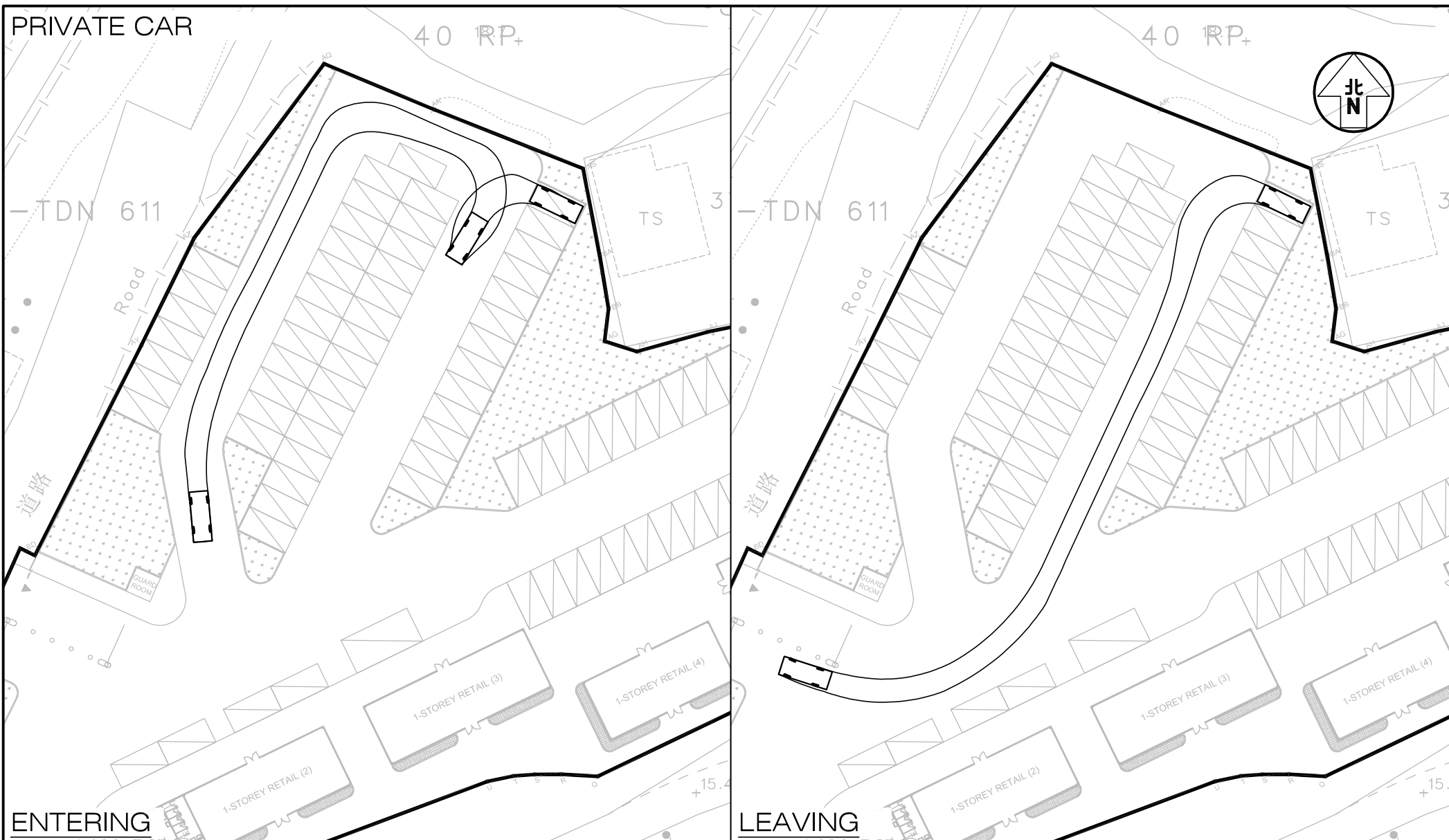
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Date

20 NOV 2025

CKM Asia Limited

Traffic and Transportation Planning Consultants



Project Title S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS  
AT 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  
(TPB REF: A/NE-TKLN/112)

J7437

Figure No.

SP3

Revision

A

Figure Title

SWEPT PATH OF PRIVATE CAR  
ENTERING & LEAVING THE CAR PARKING SPACE

Designed by  
L K W

Drawn by  
S C Y

Checked by  
K C

Scale in A4

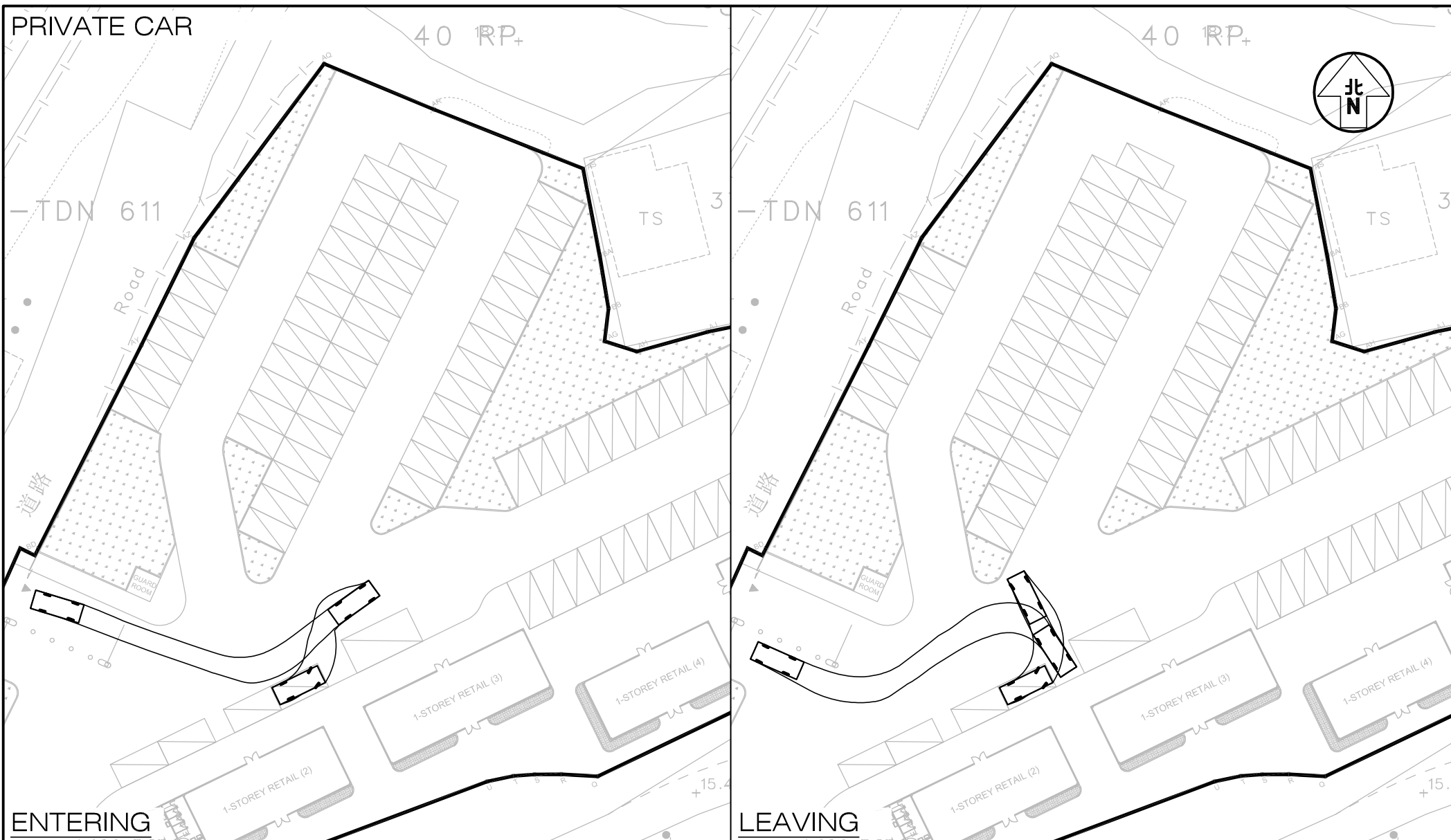
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Date

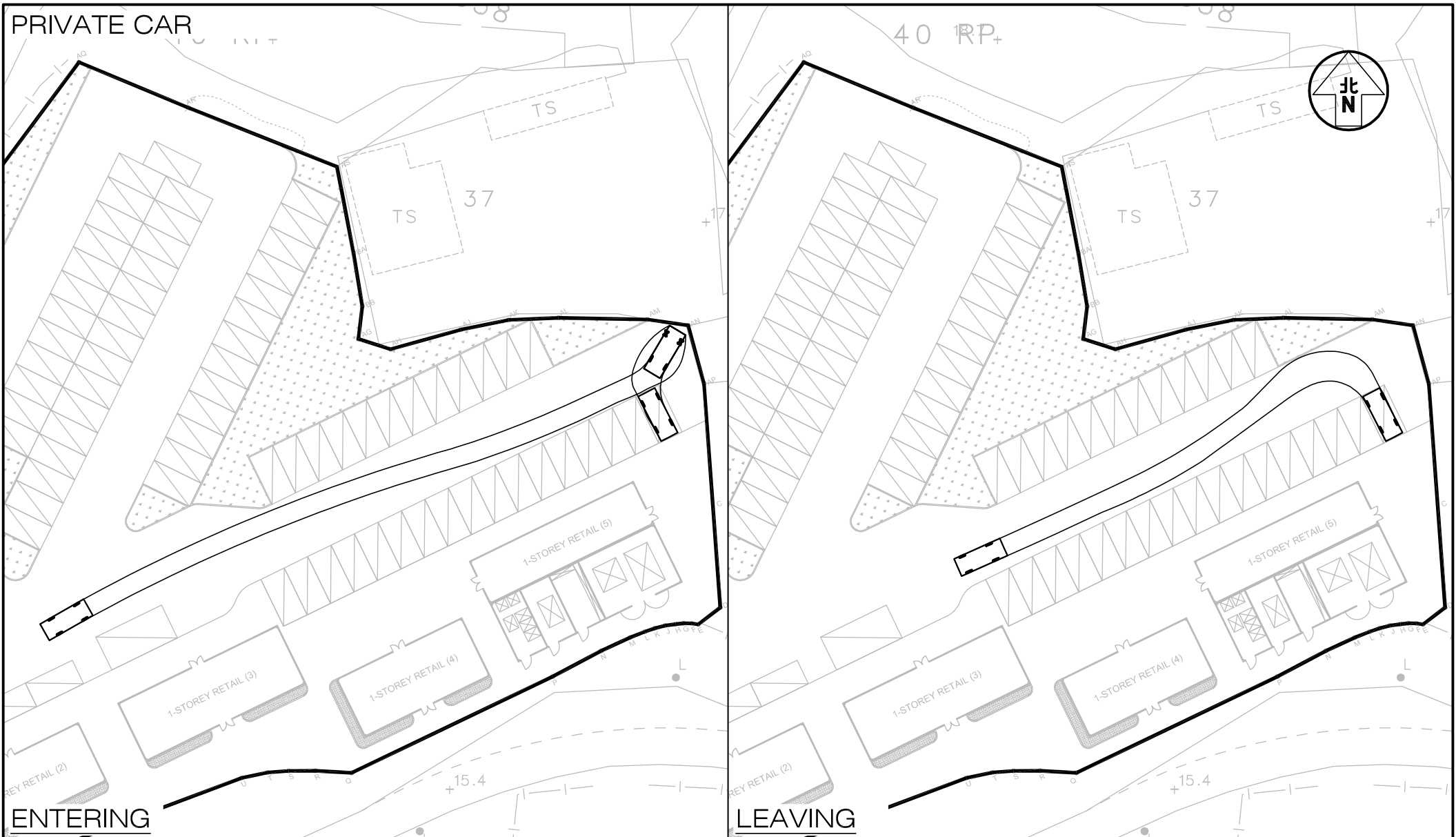
20 NOV 2025

**CKM Asia Limited**  
Traffic and Transportation Planning Consultants

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Project Title		S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AT 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 (TPB REF: A/NE-TKLN/112)			J7437	Figure No. SP4		Revision A		CKM Asia Limited Traffic and Transportation Planning Consultants <div></div>		
Figure Title SWEPT PATH OF PRIVATE CAR ENTERING & LEAVING THE CAR PARKING SPACE						Designed by L K W		Drawn by S C Y			Checked by K C	
						Scale in A4 1 : 500		Date 20 NOV 2025				



Project Title S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AT 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 (TPB REF: A/NE-TKLN/112)

Figure Title

# SWEPT PATH OF PRIVATE CAR ENTERING & LEAVING THE CAR PARKING SPACE

J7437

Figure No.

SP5

Revision

A

Designed by  
L K W

Drawn by  
S C Y

Checked by  
K C

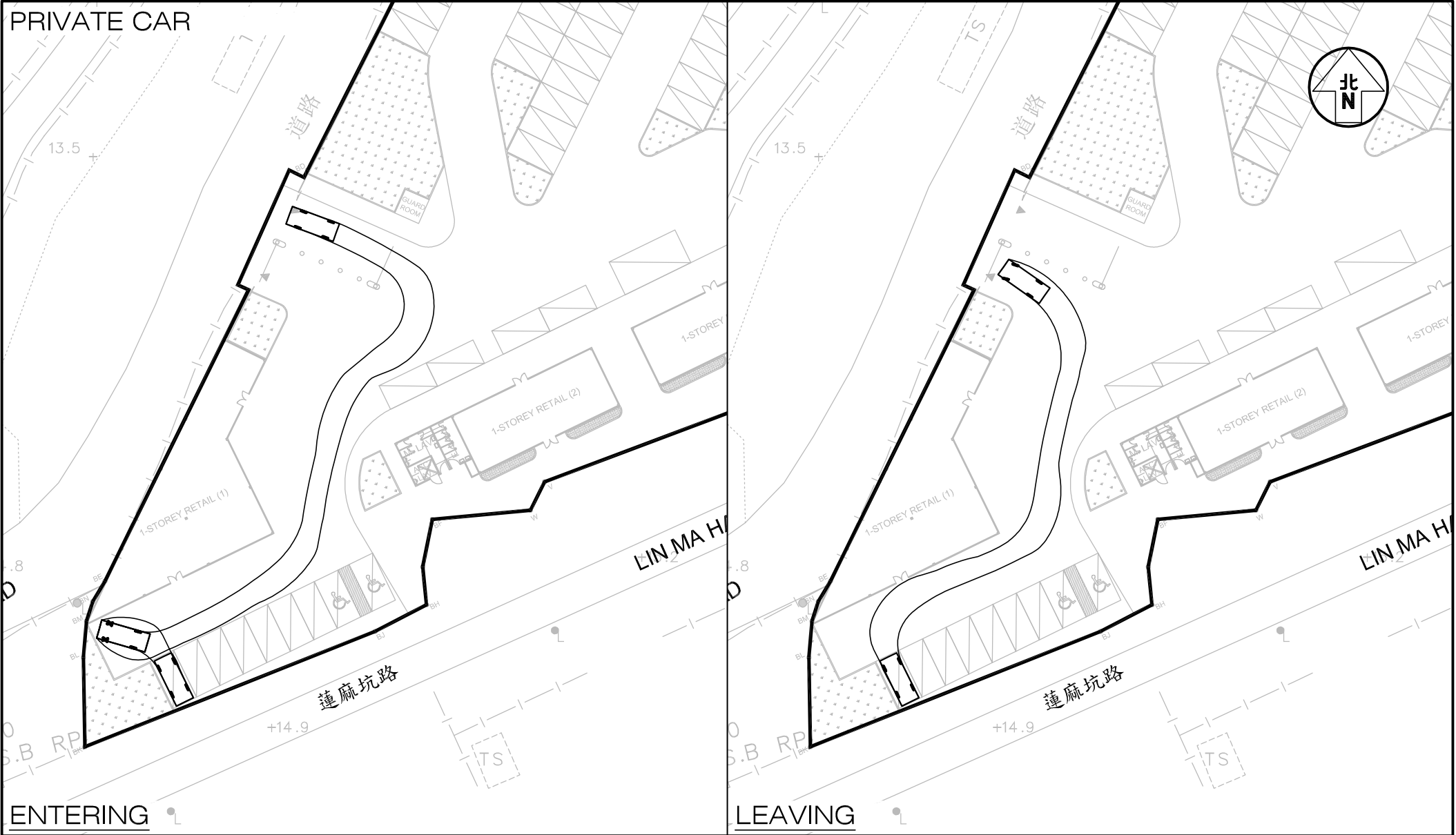
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Date  
20 NOV 2025

**CKM Asia Limited**  
Traffic and Transportation Planning Consultants



PRIVATE CAR



Project Title S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS  
AT 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  
(TPB REF: A/NE-TKLN/112)

Figure Title  
**SWEPT PATH OF PRIVATE CAR  
ENTERING & LEAVING THE CAR PARKING SPACE**

J7437

Figure No.

SP6

Revision

A

Designed by  
L K W

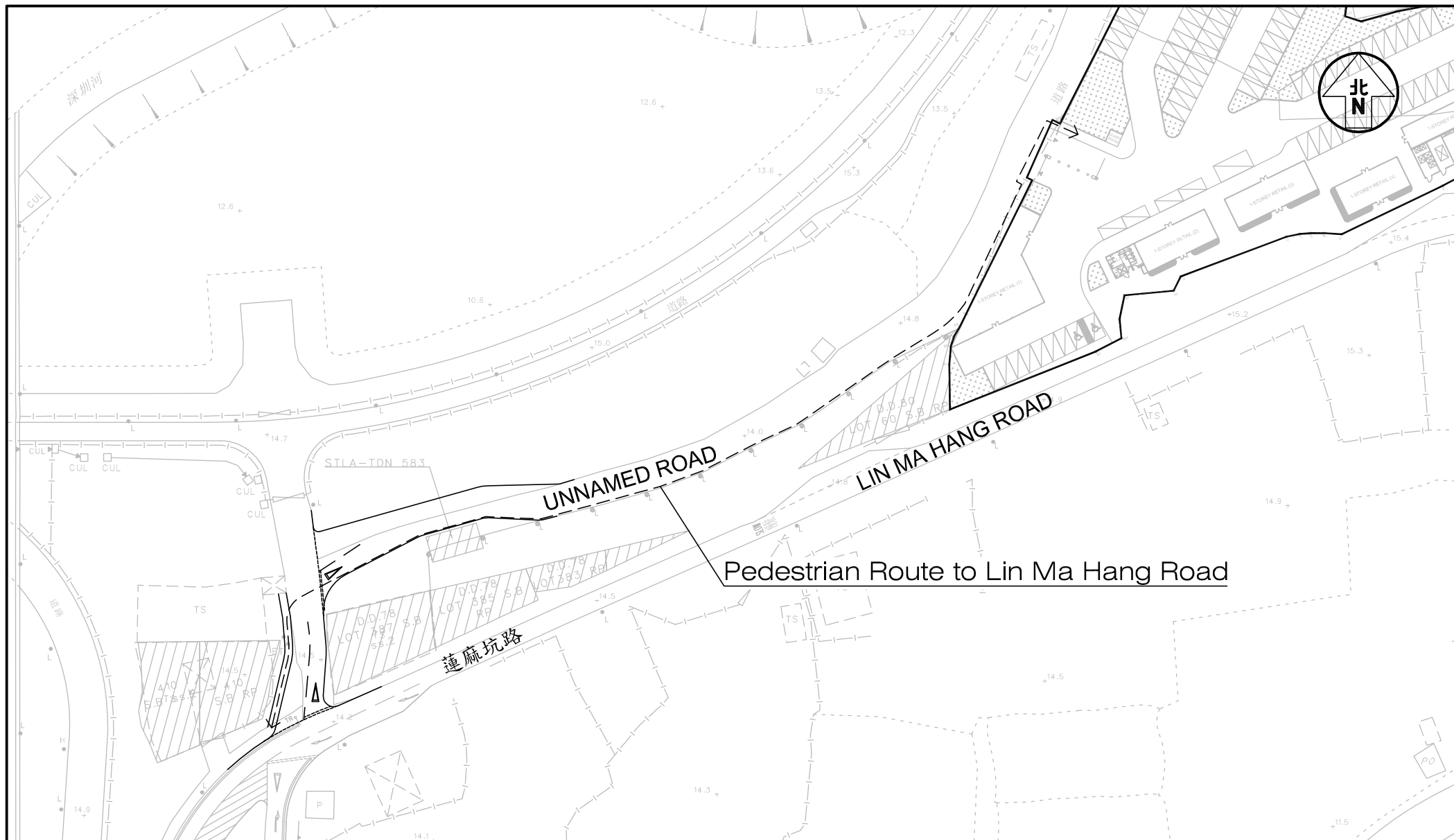
Drawn by  
S C Y

Checked by  
K C

Scale in A4  
1 : 500

Date  
20 NOV 2025

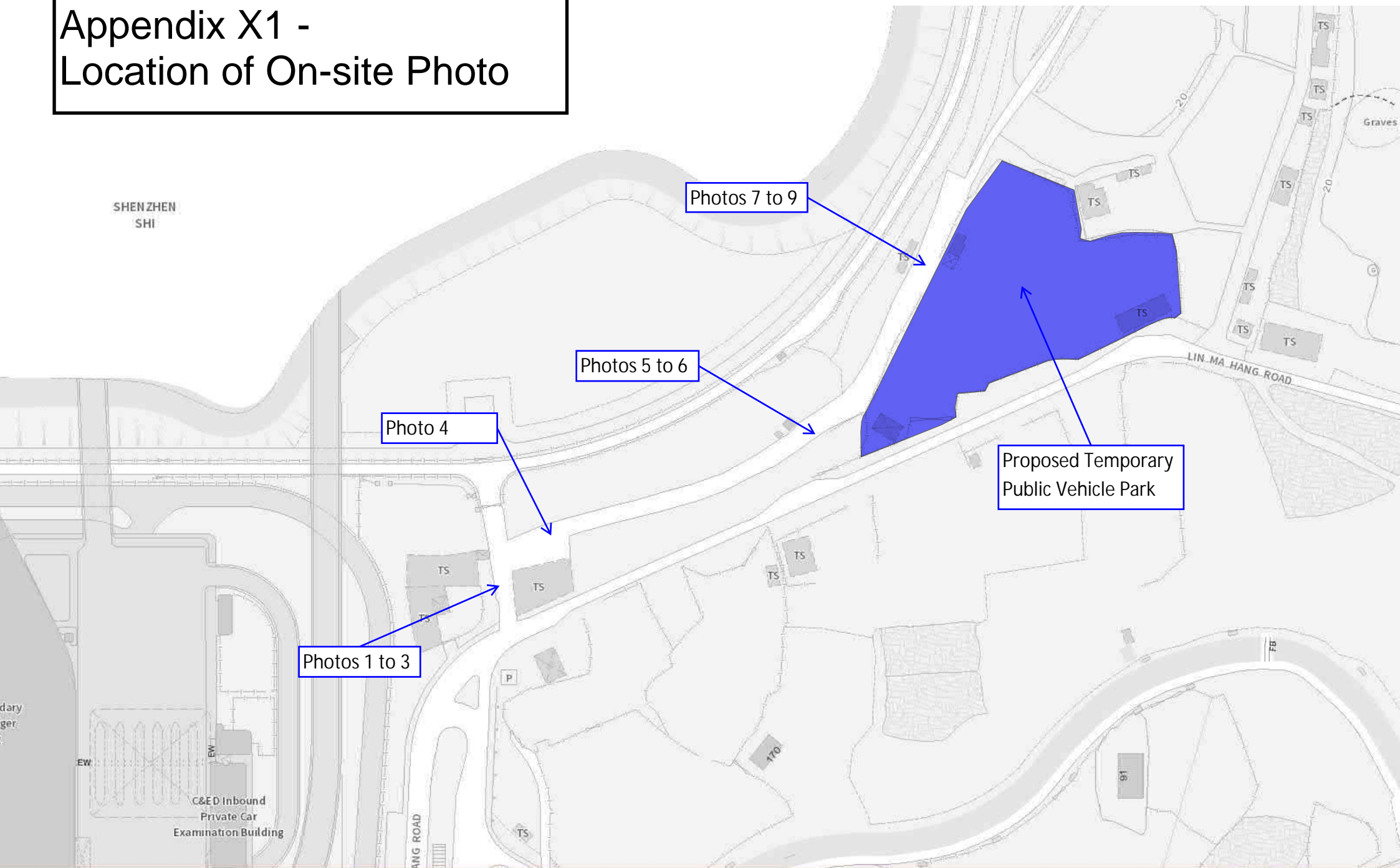
**CKM Asia Limited**  
Traffic and Transportation Planning Consultants



<b>Project Title</b> S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AT 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 (TPB REF: A/NE-TKLN/112)	<b>Figure No.</b> X1	<b>Revision</b> A
<b>Figure Title</b> PEDESTRIAN ROUTE BETWEEN LIN MA HANG ROAD AND PROPOSED TEMPORARY PUBLIC VEHICLE PARK	<b>Designed by</b> L K W <b>Drawn by</b> S C Y <b>Scale in A4</b> 1 : 1,000	<b>Checked by</b> K C <b>Date</b> 20 NOV 2025

**CKM Asia Limited**  
 Traffic and Transportation Planning Consultants

# Appendix X1 - Location of On-site Photo













7



8



9

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

**Timothy Wai Pui WU/PLAND**

---

寄件者: [REDACTED]  
寄件日期: 2025年12月05日星期五 13:04  
收件者: tpbpd/PLAND  
副本: Mario Li; 'Greg Lam'; Timothy Wai Pui WU/PLAND  
主旨: Town Planning Application No. A/YL-TKLN/112 - Submission of Further Information (3)  
附件: A\_NE-TKLN\_112 FI(3).pdf  
  
類別: Internet Email

Dear Sir / Madam,

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

Please find attached the Further Information (3) of A/NE-TKLN/112.

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

Regards,

**Kin Leung**







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)**

\*\*\*\*\*

**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**.

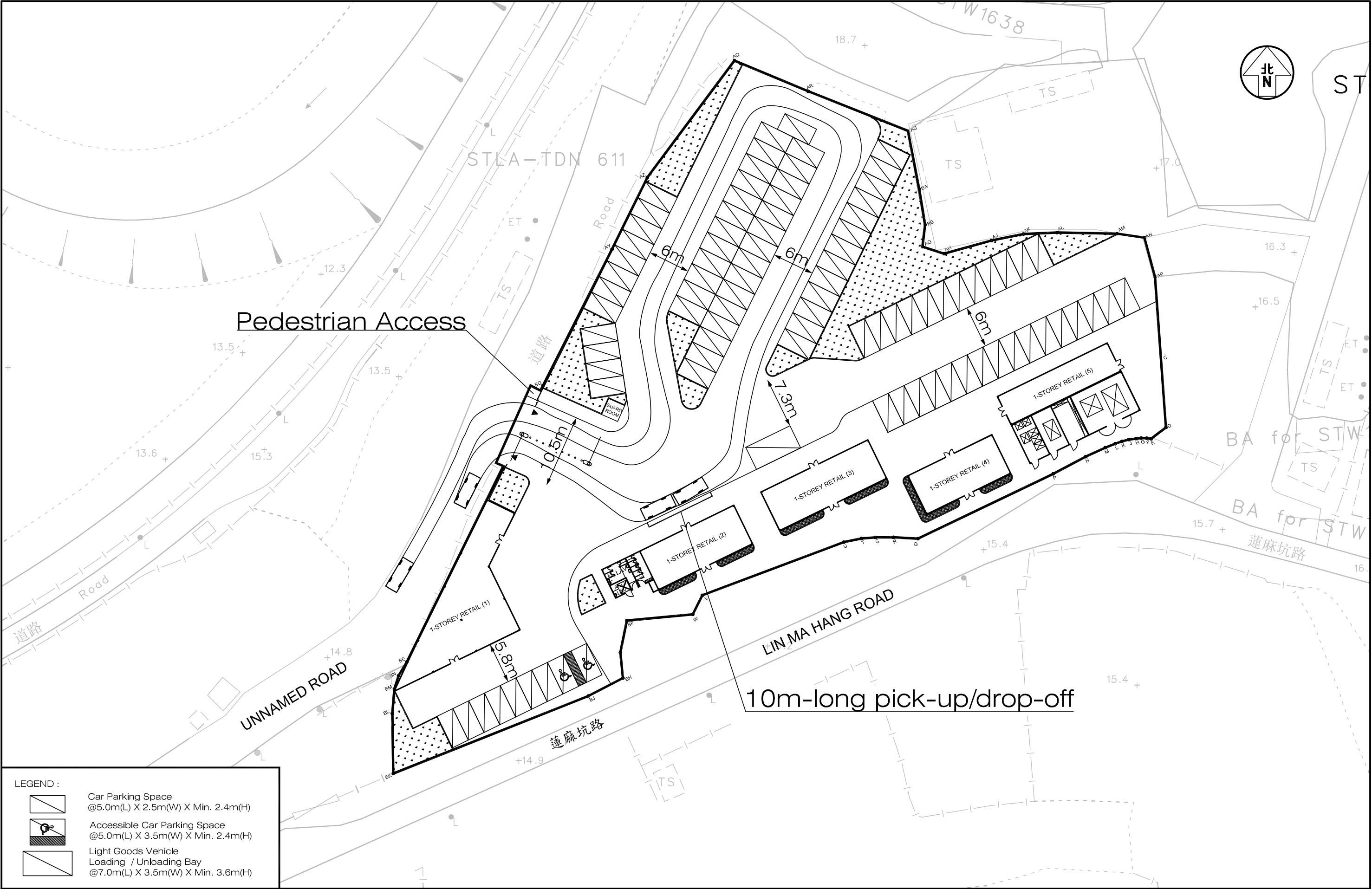
We should be most grateful if you notify us of any queries on the application for our corresponding action in due course. Should there be any queries, please do not hesitate to contact Mr. Mario Li and Mr. Kin Leung at [REDACTED] or the undersigned at [REDACTED]

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



Greg Lam

[REDACTED]





DO NOT SCALE DRAWINGS AND DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BY THE CONTRACTORS BEFORE PROCEEDING AND ANY DISCREPANCIES SHOULD BE REPORTED TO PROJECT MANAGER & ARCHITECT IMMEDIATELY.

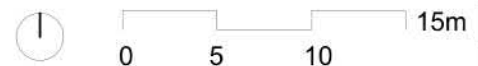
1. Proposed Ingress/Edgress Subject to DLO, TD & HYD Acceptance
2. Carparking No.s is subject to
  - (a) Requirements imposed by HKPSG
  - (b) TPB approval
3. TIA may be required

DESIGNER

**PROJECT**

**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, 42RP, 43, 44, 45RP, 59RP AND  
64S.B RP D.D. 80 AND ADJOINING  
GOVERNMENT LAND, TA KWU LING,  
NEW TERRITORIES**

DRAWN BY



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DO NOT SCALE DRAWINGS AND DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BY THE CONTRACTORS BEFORE PROCEEDING AND ANY DISCREPANCIES SHOULD BE REPORTED TO PROJECT MANAGER & ARCHITECT IMMEDIATELY.

1. Proposed Ingress/Edgress Subject to DLO, TD & HYD Acceptance
2. Carparking No.s is subject to
  - (a) Requirements imposed by HKPSG
  - (b) TPB approval
3. TIA may be required

DESIGNER

PROJECT MANAGER

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, 42RP, 43, 44, 45RP, 59RP AND  
64S.B RP D.D. 80 AND ADJOINING  
GOVERNMENT LAND, TA KWU LING,  
NEW TERRITORIES

## Appendix 3

DRAWN BY





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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: 12<sup>th</sup> 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 9<sup>th</sup> December 2025 and phone call dated 12<sup>th</sup> 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)



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## [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**



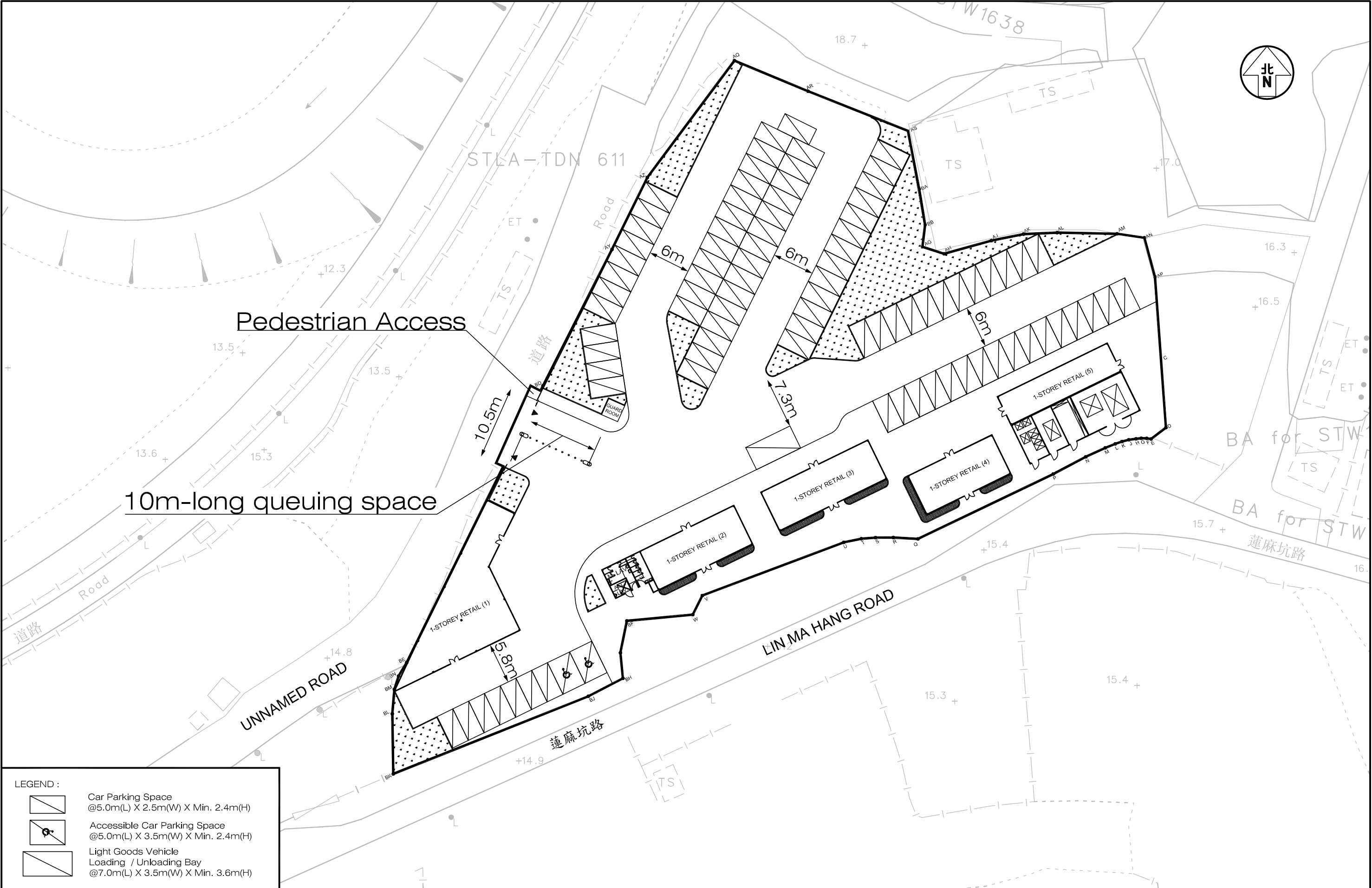
Greg Lam

**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
<b><u>LandsD</u></b>	
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.
<b><u>TD</u></b>	
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 <b><u>not</u></b> supported.	Free transportation and the pick-up/drop-off point are now omitted from the Proposed Temporary Public Vehicle Park. Please refer to <b>Appendix 1: revised Figure 3.1 (Rev. B), Appendix 2: Schematic Layout Plan &amp; Appendix 3: Fenced Off Plan.</b>



<p>2nd EI submission</p> <p>8. The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;</p>	<p>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.</p>
<p>Departmental Comments (Email from Planning Department dated 10.11.2025)</p>	
<p><b><u>TD</u></b></p>	
<p>8. The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;</p>	<p><b>Appendix 4: Figure X1</b> shows the pedestrian route between Lin Ma Hang Road and Proposed Temporary Public Vehicle Park via the Unnamed Road.</p> <p>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.</p>
<p>Departmental Comments (Phone Call from Planning Department dated 10.11.2025)</p>	
<p>Please provide a plan to indicate the access route to Lin Ma Hang Road.</p>	<p>Please refer to <b>Appendix 5: Access Route to Lin Ma Hang Road.</b></p>



LEGEND :

-  Car Parking Space  
@5.0m(L) X 2.5m(W) X Min. 2.4m(H)
-  Accessible Car Parking Space  
@5.0m(L) X 3.5m(W) X Min. 2.4m(H)
-  Light Goods Vehicle  
Loading / Unloading Bay  
@7.0m(L) X 3.5m(W) X Min. 3.6m(H)

Project Title S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS  
AT 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 (TPB REF: A/NE-TKLN/112) J7437

Figure Title PROPOSED LAYOUT PLAN

Figure No. 3.1		Revision B
Designed by L K W	Drawn by S C Y	Checked by K C
Scale in A3 1 : 500		Date 11 DEC 2025

**CKM Asia Limited**  
Traffic and Transportation Planning Consultants

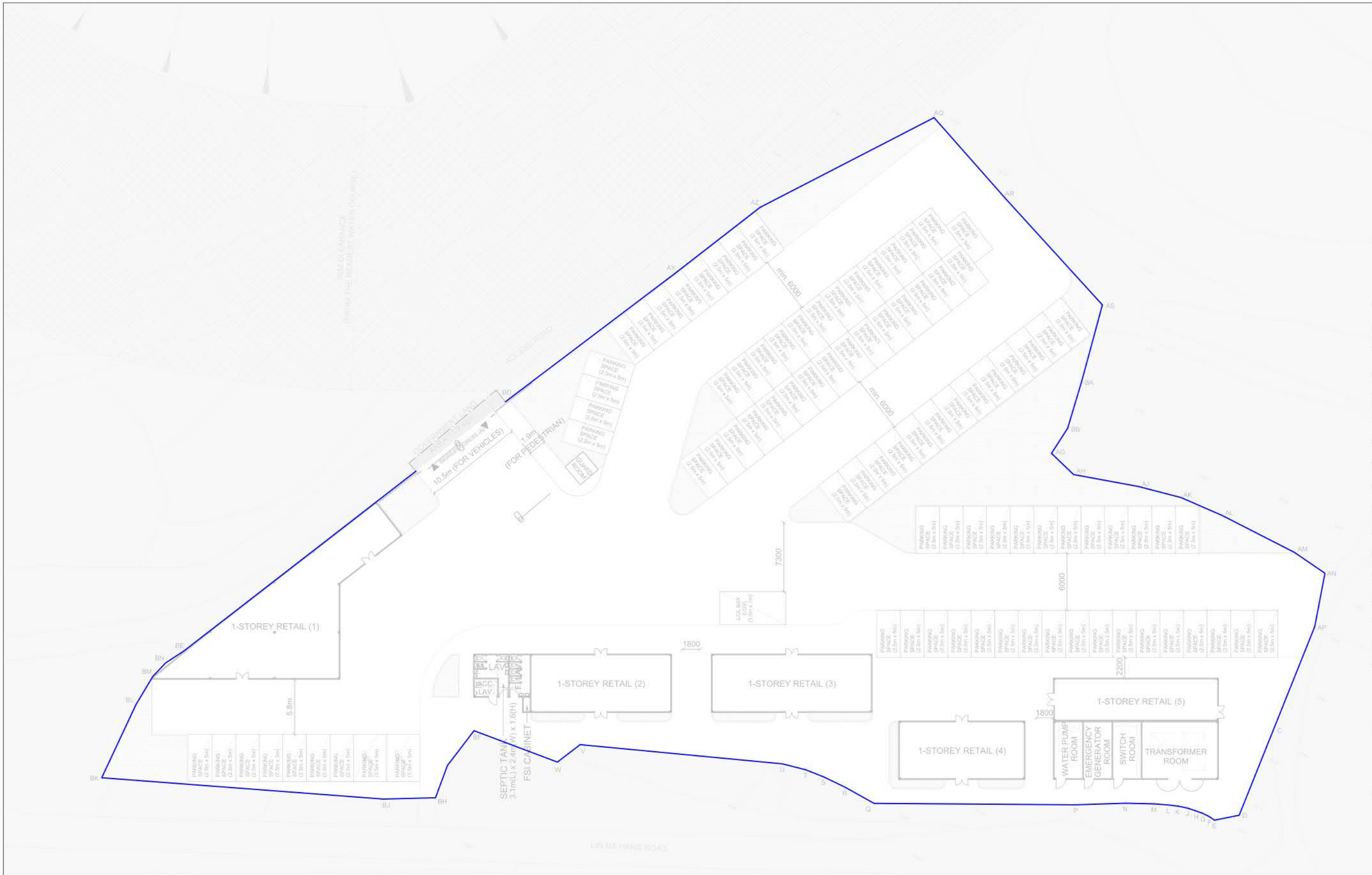


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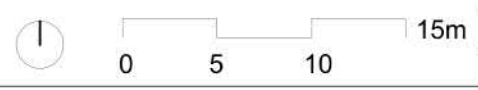








Fence enclosing site boundary except at Ingress/Egress (A)



Notes:

THE OWNERSHIP OF THE COPYRIGHT IN THIS DRAWING IS RETAINED BY THE EMPLOYER. ANY UNAUTHORIZED USE, DISCLOSURE, DISSEMINATION OR DUPLICATION OF ANY INFORMATION CONTAINED HEREIN MAY RESULT IN LIABILITY UNDER APPLICABLE LAW.

DO NOT SCALE DRAWINGS AND DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BY THE CONTRACTORS BEFORE PROCEEDING AND ANY DISCREPANCIES SHOULD BE REPORTED TO PROJECT MANAGER & ARCHITECT IMMEDIATELY.

Remarks:

1. Proposed Ingress/Egress Subject to DLO, TD & HYD Acceptance  
2. Carparking No.s is subject to (a) Requirements imposed by HKPSG (b) TPB approval  
3. TIA may be required

5	02/12/2025	FOR INFORMATION
4	28/11/2025	FOR INFORMATION
3	11/11/2025	FOR INFORMATION
2	13/10/2025	FOR INFORMATION
1	08/10/2025	FOR INFORMATION
0	21/09/2025	FOR INFORMATION

DESIGNER:

PROJECT MANAGER:

PROJECT

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, 42RP, 43, 44, 45RP, 59RP AND 64S.B RP D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

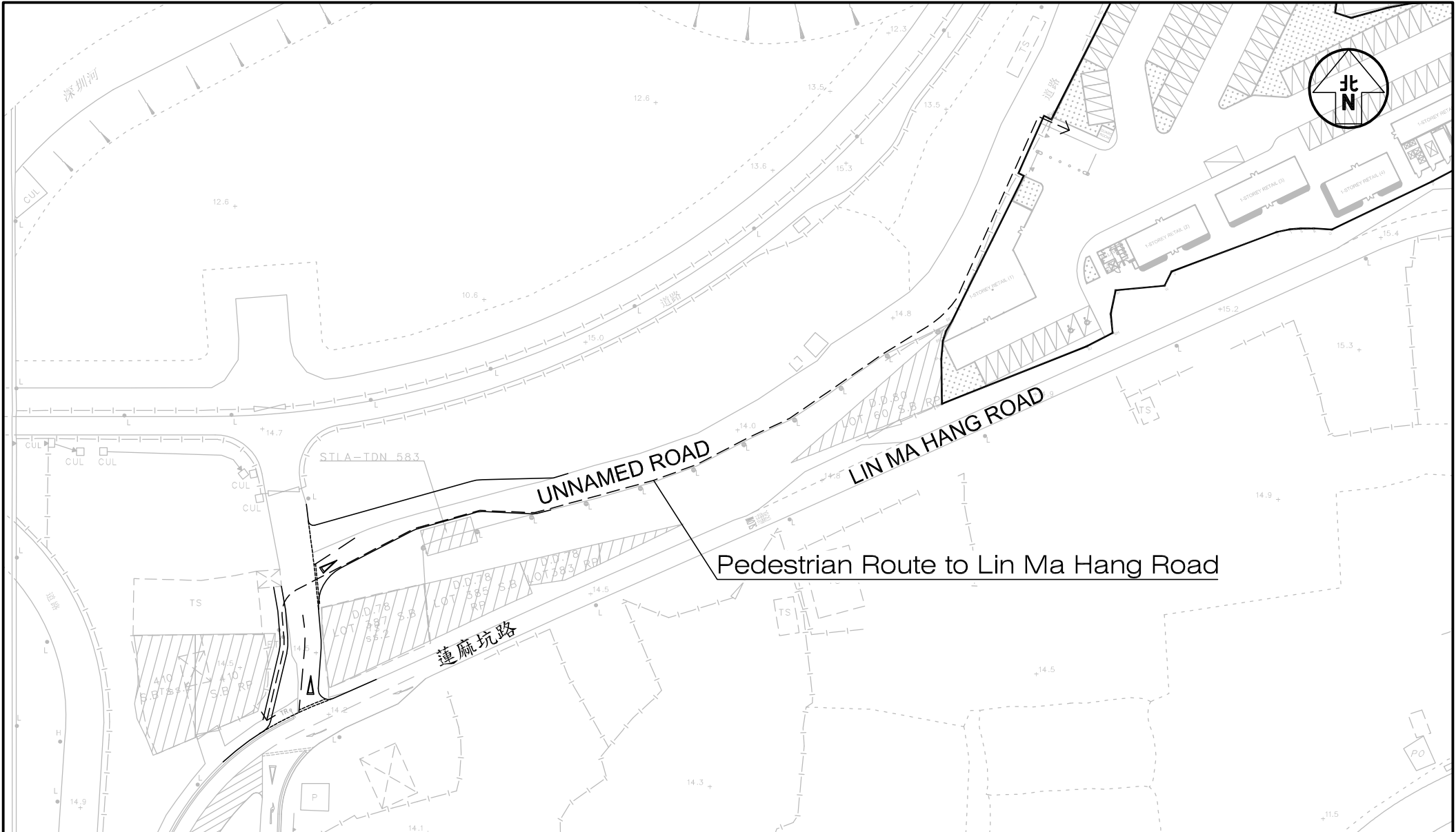
DRAWING TITLE

Appendix 3

A.S. @ A3

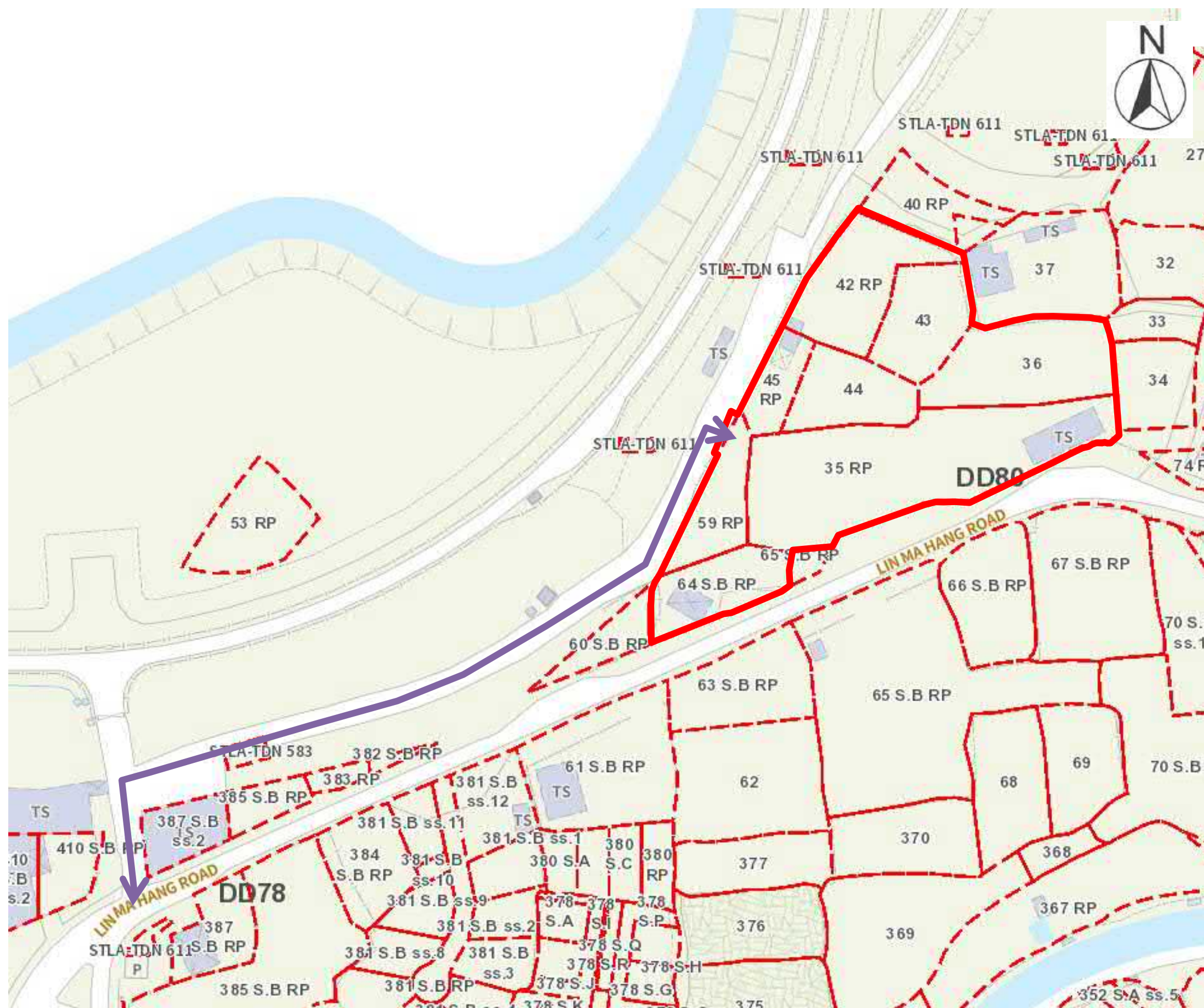
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Project Title		S16 APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AT LOTS 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP AND 64 S.B RP IN D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING NORTH (TPB REF: A/NE-TKLN/112)		Figure No.		Revision		CKM Asia Limited	
		J7437		X1		B		Traffic and Transportation Planning Consultants	
Figure Title		PEDESTRIAN ROUTE BETWEEN LIN MA HANG ROAD AND PROPOSED TEMPORARY PUBLIC VEHICLE PARK		Designed by		Drawn by		Checked by	
				L K W		S C Y		K C	
				Scale in A4		Date			
				1 : 1,000		11 DEC 2025			

T:\JOB\J7400-J7449\J7437\2025 12\Fig X1 RevB.dwg



## Legend

Application Site

↔ Route to Lin Ma Hang Road

## Location

Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP and Adjoining Government Land in D.D. 80, Ta Kwu Ling, New Territories

## Drawing Title

Access Route to Lin Ma Hang Road

## Drawing No

Appendix 5

## Scale

N.T.S

## Date

December 2025

## Prepared by



**Previous S.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-TKLN/23	Proposed Temporary Place of Recreation, Sports or Culture (Parent-Child Play Area), Eating Place, Shop and Services for a Period of Five Years	5.2.2021 (Revoked on 5.5.2024)
A/NE-TKLN/68	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Five Years	5.4.2024 (Revoked on 1.9.2025)

**Similar S.16 Applications for Temporary Public Vehicle Park and/or Shop and Services in the Vicinity of the Application Site within “Recreation” Zone in the Past Five Years**

**Approved Applications**

	<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
1.	A/NE-TKLN/37 <sup>#</sup>	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years	28.5.2021
2.	A/NE-TKLN/39 <sup>@</sup>	Temporary Retail Shop, Eating Place and Ancillary Office for a Period of Three Years	28.5.2021
3.	A/NE-TKLN/40 <sup>%</sup>	Proposed Temporary Shop and Services (Convenience Store) with Ancillary Office for a Period of Three Years	25.6.2021
4.	A/NE-TKLN/53	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years	23.6.2023
5.	A/NE-TKLN/55	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of Three Years	22.9.2023 (Revoked on 22.6.2025)
6.	A/NE-TKLN/57 <sup>%</sup>	Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services (Convenience Store) for a Period of Three Years	22.9.2023 (Revoked on 22.6.2025)
7.	A/NE-TKLN/58 <sup>%</sup>	Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services (Convenience Store) for a Period of Three Years	22.9.2023 (Revoked on 22.6.2025)
8.	A/NE-TKLN/67	Proposed Temporary Public Vehicle Park (PVP) (Private Car Only) for a Period of Three Years	27.10.2023 (Revoked on 27.4.2025)
9.	A/NE-TKLN/70	Proposed Temporary Public Vehicle Park (PVP) (Private Cars Only) for a Period of Three Years	27.10.2023 (Revoked on 27.4.2025)
10.	A/NE-TKLN/75 <sup>#</sup>	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Three Years	15.3.2024
11.	A/NE-TKLN/76	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of Three Years	5.4.2024 (Revoked on 5.1.2026)



12.	A/NE-TKLN/87 <sup>@</sup>	Proposed Temporary Retail Shop, Canteen and Ancillary Office for a Period of Three Years	20.9.2024
13.	A/NE-TKLN/102 <sup>%</sup>	Temporary Public Vehicle Park (Excluding Container Vehicle), Shop and Services (Convenience Store) and Ancillary Office for a Period of Three Years	19.12.2025

Remarks

- # : Applications No. A/NE-TKLN/37 and A/NE-TKLN/75 involve the same site.
- @ : Applications No. A/NE-TKLN/39 and A/NE-TKLN/87 involve the same site.
- % : Applications No. A/NE-TKLN/40 and A/NE-TKLN/57 partly involve the same site and applications No. A/NE-TKLN/57 and A/NE-TKLN/58 involve part of the site of application No. A/NE-TKLN/102.

**Government Departments' General Comments**

**1. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from public drainage viewpoint;
- should the application be approved, an approval condition should be included to request the applicant to submit condition records of the implemented drainage facilities to ensure that there will be no adverse drainage impact on the adjacent area;
- the applicant should properly maintain the implemented drainage works whether within or outside the Site at his own expense at all times during the planning approval period and to rectify the implemented drainage works if they are found inadequate/ineffective during operation;
- the Site is in an area where public sewerage connection is not available; and
- her advisory comments are at **Appendix V**.

**2. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix V**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective noting that heavy vehicles and dusty operation will not be involved in the applied uses;
- given no public sewerage connection is available in the vicinity of the Site, septic tank and soakaway system is an acceptable means for wastewater collection, treatment and disposal, provided that its design and construction follow the requirements of the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department - Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations' and are duly certified by an Authorized Person (AP);
- one substantiated environmental complaint was received in the past three years. It was related to suspected landfilling and construction noise within restricted hours in 2024. Site inspections and investigations revealed that powered mechanical equipment was used within restricted hours without a valid construction noise permit. Violation of the Noise Control Ordinance was observed. Enforcement action was taken and the defendant was convicted and fined on 7.1.2025; and
- his advisory comments are at **Appendix V**.

#### 4. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- it is noted that six structures are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- the Site shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage; and
- his advisory comments are at **Appendix V**.

#### 5. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character comprising clusters of tree groups, vegetated areas, car parks, small houses with Heung Yuen Wai Boundary Control Point to the west. With reference to the site photos taken on 21.10.2025, the Site is hard-paved with some temporary structures. It is used as a temporary vehicle park, with no significant landscape resources within it. Significant adverse impact on the landscape character and existing landscape resources within the Site is not anticipated; and
- her advisory comments are at **Appendix V**.

#### 6. **Other Departments**

The following government departments have no objection to/no comments on the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (d) Project Manager (North), CEDD (PM(N), CEDD);
- (e) Commissioner of Police (C of P); and
- (f) District Officer (North), Home Affairs Department (DO(N), HAD).

**Recommended Advisory Clauses**

- (a) the application site (the Site) falls within the boundary of the Priority Development Area (PDA) of the proposed New Territories North (NTN) New Town and will overlap with the proposed Heung Yuen Wai Food Control Facilities (HYW FCF) of the Food and Environmental Hygiene Department (FEHD). The Site may be resumed by the Government and the applied uses at the Site may be terminated at any time during the planning approval period for implementation of Government projects;
- (b) prior planning permission should have been obtained before commencing the applied uses at the Site;
- (c) should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration would not be given to any further application;
- (d) it should be reminded that approval of the current application does not imply approval of the proposed traffic improvement works and planning permission from the Town Planning Board (the Board) would be required for any works falling within the “GB” zone. The applicant should review the proposed traffic improvement works at the local access road to avoid encroaching onto the “Green Belt” (“GB”) zone. The applicant should also liaise with relevant departments on the management/maintenance responsibility of the proposed traffic improvement works;
- (e) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
  - (i) according to the Development Proposals of NTN New Town and Ma Tso Lung as announced in December 2024, and the proposed location of HYW FCF as announced in February 2025, the Site for the applied uses is within PDA of NTN New Town and would overlap with FCF location. The Site would have to be vacated for the site formation/construction works relating to the PDA of NTN New Town and FCF;
  - (ii) the applicant should take into account the potential impact of NTN New Town development, including the relocation of FCF to HYW. It should also be noted that FCF falls within the PDA of NTN New Town. 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 5ha, of which about 3ha of private land will be acquired. North District Council was consulted for the relocation project at the meeting on 18.2.2025. To take forward the FCF relocation exercise, his Department would submit a section 16 planning application. The statutory procedures for land resumption are planned to commence after obtaining the Board’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 and not in breach of the lease or conditions of relevant land instruments;
  - (iii) no FEHD’s facilities should be affected;
  - (iv) proper licence/permit issued by his Department is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. In accordance with 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 Cap. 132X. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the Buildings Department (BD), Fire Services Department (FSD) and Planning Department (PlanD) 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;

- (v) 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 Cap. 132X:
  - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
  - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
  - if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and
  - if restricted foods like milk, frozen confections, non-bottled drinks, cut fruit, etc. are to be sold, relevant restricted food permits should be obtained;
- (vi) 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 his Department, other government departments and the relevant authorities. The applicant is 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 (BA);
- (vii) when a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from DFEH before commencement. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to Cap. 132X. Repeated convictions may lead to suspension or cancellation of their licences;
- (viii) proper licence issued by his Department 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 the 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 one 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 PPE Licence (or Temporary PPE Licence) should be obtain from FEHD whatever the general public is admitted with or without payment; and

- (ix) 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 the such activity/operation, the applicant should arrange disposal properly at their own expense;
- (f) to note the comments of Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:
  - (i) it is noted that the applied uses are located within the proposed NTN New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024; and
  - (ii) the applied uses fall within the proposed boundary of the PDA in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Subject to the land use planning in the P&E Study, the applied uses would need to be vacated for the site formation works. The applicant is advised to take account of the above if the applied uses are pursued;
- (g) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) the proposed road widening works fall within unleased and unallocated GL (UUGL) which is outside the Site. In view of this, the applicant should clarify which government department would take up the management and/or maintenance responsibility of the said proposed road widening works within UUGL (if implemented); and
  - (iii) the lot owner will need to apply to his office for modification of the Short Term Waiver (STW) conditions where appropriate. The application for STW modification will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW modification, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee (if any) and administrative fee as considered appropriate by LandsD. Besides, given the applied uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant should properly maintain the implemented drainage works whether within or outside the Site at his own expense at all times during the planning approval period and to rectify the implemented drainage works if they are found inadequate/ineffective during operation; and
  - (ii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied uses;
- (i) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance

responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space within the Site shall be provided. No vehicle is allowed to queue-back to or reverse onto/from public road at any time during the planning approval period; and

- (ii) provision of parking information including the availability of parking spaces at the Site should be included as one of the traffic management measures. The applicant should make reference to the 'Guidelines for Provision of Parking Information' issued by TD when providing parking information;
- (j) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) part of the proposed road widening works involves modification of the junction of the local access road with Lin Ma Hang Road which is currently under HyD's maintenance jurisdiction. The applicant should provide detailed clarification of the maintenance demarcation of the completed road widening works when the detailed road improvement scheme is submitted. For the portion now under HyD's maintenance jurisdiction, the applicant should design and construct the public road in accordance with the latest version of Transport Planning and Design Manual and Highways Standards to the satisfaction of HyD and TD at his own expenses;
  - (ii) the existing local access road next to the Site is not under the maintenance of HyD;
  - (iii) the access arrangement and proposed traffic improvement and management measure should be commented by TD;
  - (iv) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public roads; and
  - (v) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (k) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs in accordance with the revised 'Fire Safety Requirements for Temporary Storage and Structure under Planning Application, Short Term Tenancy and Short Term Waiver' took effect on 2.7.2025, which have been published on his Department's website, to his Department for approval. In addition, the applicant should be advised as follows:
    - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and;
    - the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (l) to note the comments of the Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;

- (m) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow (i) relevant mitigation measures and requirements in 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and to meet the statutory requirements under relevant pollution control ordinances; and (ii) the requirements of the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department - Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations' to properly handle the sewage produced from the applied uses. The design and construction of the septic tank and soakaway system should follow the requirements of the ProPECC PN 1/23 and are duly certified by an Authorized Person (AP); and
- (n) to note the comments of Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
- (i) it is noted that six structures are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) the Site shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
  - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage; and
  - (iv) the applicant's attention is drawn to the following points:
    - if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied uses under the application;
    - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
    - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
    - the 5.4m high structures for retails and plant rooms are considered excessive. It should be justified upon formal plan submission to the BD; and
    - detailed checking under the BO will be carried out at building plan submission stage.



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

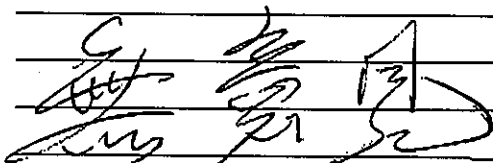
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKLN/112

意見詳情 (如有需要，請另頁說明)


Details of the Comment (use separate sheet if necessary)

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

「提意見人」姓名/名稱 Name of person/company making this comment

侯志強

簽署 Signature



日期 Date

2025.10.24

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年11月06日星期四 2:36  
收件者: tpbpd/PLAND  
主旨: A/NE-TKLN/112 DD 80 Lin Ma Hang Road Recreation  
類別: Internet Email

Dear TPB Members,

68 approved 5 Apr 2024. Revoked 1 Sept 2025 for failure to fulfill Condition j: the submission of traffic improvement and management measures before the commencement of any operation to the satisfaction of the Commissioner for Transport or of the TPB;

So back with a fresh application. No of vehicles reduced to 92.

If Transport Dept and other govt depts had done their jobs properly the border crossing development would have included sufficient parking spaces, designed to the latest requirements and technology, instead of these ramshackle facilities that blight the countryside and generate multiple issues such as above.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 18 January 2024 10:34 PM HKT  
**Subject:** Re: A/NE-TKLN/68 DD 80 Lin Ma Hang Road Recreation

Dear TPB Members,

If Heung Yuen Wai border crossing does not have sufficient parking spaces then the officials in charge of this project should be prosecuted for misfeasance in public office as they failed to provide a well planned facility capable of handling the traffic that it generates.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 28 September 2023 2:58 AM HKT  
**Subject:** Re: A/NE-TKLN/68 DD 80 Lin Ma Hang Road Recreation

A/NE-TKLN/68

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Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, Lin Ma Hang Road, Pak Fu Shan

Site area : About 5,260m<sup>2</sup>oning : "Recreation"

Applied Development : 98 Vehicle Parking / **5 Years**

Dear TPB Members,

Of course PlanD, you and Joe Public knew that the recreational element of Application 23, parent/child play areas, was fiction to grease the wheels. Now we have the true intention, parking lot, period.

Of concern however is that the conditions have not been fulfilled **FOR FOUR LONG YEARS.**

This is unacceptable, why was approval not revoked?

Are members going to support blatant failure to fulfill the rules and regulations by rolling over the operation? No wonder there are so many blatant abuses of land use.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Wednesday, 9 September 2020 2:30 AM CST  
**Subject:** Re: A/NE-TKLN/23 DD 80 Lin Ma Hang Road Recreation

Dear TPB Members,

Note 3 deferments, how can what is obviously a Destroy to Build application be allowed to drag on for ONE YEAR?

Previous objections upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, January 28, 2020 2:57:38 AM  
**Subject:** Re: A/NE-TKLN/23 DD 80 Lin Ma Hang Road Recreation

Dear TPB Members,

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Some tweaking of layout does not change the fundamentals that the site is fully paved over, see images and 50% given over to parking.

There is a well planned and very popular children's play area at The Mills in Tsuen Wan <http://www.themills.com.hk/en/shopfloor-shop/the-big-things/>  
Looks like the concept has been copied. Suggest member check it out.

However The Mills is located in an urban centre close to thousands of residences. This location is very out of the way.

Previous objections upheld. The chances of the project materializing, or being successful, are remote and the intention if obviously to trash the site.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Sunday, September 29, 2019 3:54:45 AM  
**Subject:** A/NE-TKLN/23 DD 80 Lin Ma Hang Road Recreation

A/NE-TKLN/23

Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, Lin Ma Hang Road, Pak Fu Shan

Site area : About 5,147m<sup>2</sup>

Zoning : "Recreation"

Applied Development : Place of Recreation / Restaurant / Retail / 44 Vehicle Parking / **5 Years**

Dear TPB Members,

No indication as to who the Applicant is or its track history with regard to providing activity facilities for children.

**This has all the appearance of a Destroy to Build application.** The site is mostly green and wooded, no mention of how many trees to be felled. One would expect any recreation use in such a location to be outdoors but in fact the proposed attractions would entail extensive excavation and paving of land to support the many structures. Even the 'Open Playground' is paved as can be seen in the image.

Why would a retail outlet be a feature at a children's playground?

40% of the site is given over to parking, the zoning is for community outdoor activity not a parking lot. Then there is the issue of toilets, drainage, etc.

The statement that it would provide additional children playing facilities to surrounding areas is ridiculous as there is no large residential development nearby, just some village houses.

Members should question the true intent of this application.



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| | | Mary Mulvihill

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**致城市規劃委員會秘書：**

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

**有關的規劃申請編號 The application no. to which the comment relates****A/NE-TKLN/112 Received on 21/11/2025****意見詳情 (如有需要，請另頁說明)****Details of the Comment (use separate sheet if necessary)**

Handwritten signature and name: 侯志強

**「提意見人」姓名/名稱 Name of person/company making this comment**

侯志強

**簽署 Signature**

Handwritten signature

**日期 Date**

2025.12.10