

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 Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NZ-7KLN/115
	Date Received 收到日期	2025-11-24

- 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」)秘書處。
- 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)

CHAN Kam Wah 陳金華

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)

R-riches Planning Limited 盈卓規劃有限公司

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 87 RP (Part) in D.D. 82, Lin Ma Hang, 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 1,102 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 241 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A sq.m 平方米 <input 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 OZP No.: S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation" Zone
(f) Current use(s) 現時用途	<p>Shop and service, Workshop</p> <p>(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)</p>

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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership). 是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

is not a "current land owner"[#]. 並不是「現行土地擁有人」[#]。

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)"[#]. 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」[#]。

(b) The applicant 申請人 -

has obtained consent(s) of "current land owner(s)"[#]. 已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]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

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

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

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services, Public Vehicle Park (Excluding Container Vehicle) and Vehicle Repair Workshop with Ancillary Facilities for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月		
(c) Development Schedule 發展細節表			
Proposed uncovered land area 擬議露天土地面積	..... 904 sq.m <input checked="" type="checkbox"/> About 約		
Proposed covered land area 擬議有上蓋土地面積	..... 198 sq.m <input checked="" type="checkbox"/> About 約		
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 3		
Proposed domestic floor area 擬議住用樓面面積	..... N/A sq.m <input checked="" type="checkbox"/> About 約		
Proposed non-domestic floor area 擬議非住用樓面面積	..... 241 sq.m <input checked="" type="checkbox"/> About 約		
Proposed gross floor area 擬議總樓面面積	..... 241 sq.m <input checked="" type="checkbox"/> About 約		
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)			
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA
B1	WASHROOM AND PANTRY	18 m ² (ABOUT)	16 m ² (ABOUT)
B2	VEHICLE REPAIR WORKSHOP AND SITE OFFICE	91 m ² (ABOUT) ¹	134 m ² (ABOUT) ²
B3	SHOP AND SERVICES	91 m ² (ABOUT)	91 m ² (ABOUT)
TOTAL		198 m ² (ABOUT)	241 m ² (ABOUT)
<small>¹COVERED AREA OF B2 - 86 m² (ENCLOSED) + 5 m² (STAIRCASE) = 91 m²</small> <small>²GFA OF B2 - 86 m² (G/F) + 43 m² (1/F) + 5 m² (STAIRCASE) = 134 m²</small>			
Proposed number of car parking spaces by types 不同種類停車位的擬議數目			
Private Car Parking Spaces 私家車車位	..... 14		
Motorcycle Parking Spaces 電單車車位	..... N/A		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N/A		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A		
Others (Please Specify) 其他 (請列明)	.....	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	..... N/A		
Coach Spaces 旅遊巴車位	..... N/A		
Light Goods Vehicle Spaces 輕型貨車車位	..... 1		
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A		
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A		
Others (Please Specify) 其他 (請列明)	.....	

Proposed operating hours 擬議營運時間

Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays.

24-hour daily (for public vehicle park only).

		Yes 是	<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)) <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)
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？		No 否	<input type="checkbox"/>
(e) 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。)			
(i) 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？		Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
		No 否	<input checked="" type="checkbox"/>
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？		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) <input type="checkbox"/> Diversion of stream 河道改道 <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 <input type="checkbox"/> Filling of land 填土 Area of filling 填土地面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土地面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
		No 否	<input checked="" type="checkbox"/>
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？		On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<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)</p> <p>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>.....</p>
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(B) 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臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Please refer to the supplementary statement.

8. 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



Michael WONG

Applicant 申請人 / Authorised Agent 獲授權代理人

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

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

Others 其他

Position (if applicable)
職位 (如適用)

on behalf of
代表

R-riches Planning Limited 盈卓規劃有限公司



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

Date 日期

11/11/2025

(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

- 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：
 - 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
 - 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。
- 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。
- 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。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
 (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot 87 RP (Part) in D.D. 82, Lin Ma Hang, New Territories		
Site area 地盤面積	1,102	sq. m 平方米	<input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ta Kwu Ling North OZP No.: S/NE-TKLN/2		
Zoning 地帶	"Recreation" Zone		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services, Public Vehicle Park (Excluding Container Vehicle) and Vehicle Repair Workshop with Ancillary Facilities for a Period of 3 Years		

(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率	
		Domestic 住用	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	
(ii)	No. of blocks 幢數	Non-domestic 非住用	241	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	
		Domestic 住用		N/A	
(iii)	Building height/No. of storeys 建築物高度／層數	Non-domestic 非住用		3	
		Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米	
(iv)	Site coverage 上蓋面積		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
		Non-domestic 非住用	3 - 7 (about)	<input type="checkbox"/> (Not more than 不多於) m 米	
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目		1 - 2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
		Total no. of vehicle parking spaces 停車位總數	18	<input checked="" type="checkbox"/> About 約 %	
Total no. of vehicle parking spaces 停車位總數 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) <hr/>					
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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) <hr/>					

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

<u>Chinese</u> 中文	<u>English</u> 英文
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Plans and Drawings 圖則及繪圖

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"/>
<u>Plans showing location/zoning/land status of the Site; and Swept path analysis.</u>		

Reports 報告書

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。

Supplementary Statement

1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 87 RP (Part) in D.D. 82, Lin Ma Hang, New Territories* (the Site) for '**Proposed Temporary Shop and Services, Public Vehicle Park (Excluding Container Vehicle) and Vehicle Repair Workshop with Ancillary Facilities for a Period of 3 Years**' (the proposed development) (**Plans 1 to 3**).

1.2 In response to the growth of the Heung Yuen Wai area since the commissioning of passenger clearance of Heung Yuen Wai Boundary Control Point (BCP) in January 2023, and the increasing daily needs of the local residents and workers, the proposed development aims to utilise land resources by not only providing parking space to alleviate the substantial parking demand in the area but also introducing shops and services and vehicle workshop within the proposed development.

2) Planning Context

2.1 The Site currently falls within an area zoned "Recreation" ("REC") on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No.: S/NE-TKLN/2. According to the Notes of the OZP, '*shop and services*' and '*public vehicle park (excluding container vehicle)*' are Column 2 uses within the "REC" zone, whereas '*vehicle repair workshop*' is neither a Column 1 nor 2 use within the "REC" zone, which require planning permission from the Board (**Plan 2**).

2.2 Although the Site falls within the "REC" zone, the Site has been left vacant without any known programme for long-term recreational development. The Site is mainly surrounded by vacant land, land covered with vegetation and some residential dwellings, the proposed development is therefore considered not incompatible with surrounding areas. Approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "REC" zone and would better utilise precious land resources in the New Territories.

2.3 Part of the Site is subject of a previous application (Nos. A/NE-TKLN/93) for '*warehouse (excluding dangerous goods godown)*' submitted by the same applicant, which was approved by the Board on a temporary basis for a period of 3 years in February 2025.

2.4 Within/straddling the "REC" zone on the same OZP, 11 similar applications (Nos. A/NE-TKLN/23, 39, 40, 50, 55, 57, 58, 68, 75, 76 and 87) for/partly for 'shop and services' were approved by the Board between 2021 and 2024; whereas 8 other similar applications (Nos. A/NE-TKLN/37, 53, 57, 58, 67, 68, 70 and 75) for/partly for 'public vehicle park/car park' were approved by the Board between 2021 and 2024. All similar applications were approved by the Board on a temporary basis for a period of 3 to 5 years. Hence, approval of the current application is in line with the previous decisions of the Board and would not set an undesirable precedent within the "REC" zone.

3) Development Proposal

3.1 The Site occupies an area of 1,102 m² (about) (**Plan 3**). A total of 3 structures are proposed for shop and services, vehicle repair workshop, site office, washroom and staff pantry uses with total gross floor area (GFA) of 241 m² (about) (**Plan 4**). The remaining uncovered area will be reserved for vehicle parking, loading/unloading (L/UL) and circulation area. It is estimated that 5 staff members will station at the Site. Details of the development parameters are provided at **Table 1** below:

Table 1 – Major Development Parameters

Site Area	1,102 m ² (about)
Covered Area	198 m ² (about)
Uncovered Area	904 m ² (about)
Plot Ratio	0.22 (about)
Site Coverage	18% (about)
No. of Structure	3
Total GFA	241 m ² (about)
- <i>Domestic GFA</i>	<i>Not applicable</i>
- <i>Non-Domestic GFA</i>	241 m ² (about)
Building Height	3 m to 7 m (about)
No. of Storey	1 to 2

3.2 The site office on 1/F of Structure B2 is intended to provide indoor workspace for staff with ancillary facilities (washroom and staff pantry at Structure B1) to support the daily operation of the proposed development. The staff pantry is solely for staff use and no catering service will be provided for outsiders.

Vehicle Repair Workshop (G/F of Structure B2)

3.3 The operation hours of the vehicle repair workshop are from 09:00 to 19:00 daily, including public holidays. The vehicle repair workshop will provide car beauty services and minor installation works of vehicle products. The workshop activities will be carried out within the enclosed structure. Underground water tank will be provided to store the wastewater generated from car washing activities.

Shop and Services (Structure B3)

3.4 The operation hours of the shop and service are from 09:00 to 19:00 daily, including public holidays. The shop and services will serve as a courier service counter to provide parcel pick-up/drop-off service for residents and workers in the vicinity.

Public Vehicle Park (excluding container vehicle)

3.5 The operation hours of the public vehicle park are 24-hour daily, including public holidays. It provides parking spaces for visitors to park their cars at the Site whilst picking up/dropping off parcels and waiting for the car beauty service and car product installation works. Besides, given its proximity to the Heung Yuen Wai BCP, the public vehicle park will also provide cross-boundary visitors an alternative choice for parking spaces.

3.6 The Site is accessible from Lin Ma Hang Road via a local access of about 5.5 m in width (**Plan 1**). A total of 15 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL provision are shown at **Table 2** below.

Table 2 – Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking Space for Private Car (PC) for visitors - 2.5 m (W) x 5 m (L)	11
Parking Space for PC for staff - 2.5 m (W) x 5 m (L)	3
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

3.7 LGV will be deployed for the transportation of materials into/out of the Site during non-peak hours, i.e. between 10:00 and 18:00. Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 5**). In order to ensure pedestrian safety and avoid

road safety hazard, staff will be deployed at the site ingress/egress to enhance pedestrian safety during transportation. It is expected that the adverse impact on the local traffic and pedestrian safety will be minimal.

3.8 As the trip generated/attracted by the proposed development is expected to be minimal, the adverse traffic impact arising from the proposed development is not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction						
	PC (staff)		PC (visitor)		LGV		
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> (09:00 – 10:00)	3	0	3	6	0	0	12
Average Trips per hour (10:00 – 18:00)	0	0	4	4	1	1	10
Trips at <u>PM peak</u> (18:00 – 19:00)	0	3	6	3	0	0	12
Average Trips per hour (19:00 – 09:00)*	0	0	3	3	0	0	6

* Beyond the operation hours of the shop and services and vehicle repair workshop

3.9 Prior booking from visitors will be required for the car beauty service and car product installation works. No open storage and storage of unlicensed vehicle will be allowed at the Site. A notice will be posted at a prominent location of the Site to indicate that no container tractors/trailers are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period.

3.10 2.5 m high solid metal wall will be erected along the site boundary. The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse any potential environmental impacts and nuisance to the surrounding area. The applicant will implement good practices under *Professional Persons Environmental Consultative Committee Practice Notes 1/23* for on-site drainage system within the Site.

4) Conclusion

4.1 The proposed development is not anticipated to create significant nuisance to the surrounding area. Adequate mitigation measures, such as drainage and fire service installations proposal, will be provided by the applicant upon obtaining relevant planning permission to alleviate any potential adverse impacts that would have arisen from the proposed development.

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Shop and Services, Public Vehicle Park (Excluding Container Vehicle) and Vehicle Repair Workshop with Ancillary Facilities for a Period of 3 Years**'.

R-riches Planning Limited

November 2025

LIST OF PLANS

- Plan 1** Location plan
- Plan 2** Zoning plan
- Plan 3** Land status plan
- Plan 4** Layout plan
- Plan 5** Swept path analysis

LOCATION OF THE APPLICATION SITE

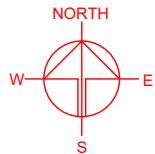
APPLICATION SITE AREA : 1,102 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM LIN MA HANG ROAD VIA A LOCAL ACCESS

深圳市

SHENZHEN SHI



APPLICATION SITE

ACCESSIBLE FROM LIN MA HANG
ROAD VIA A LOCAL ACCESS

SHENZHEN RIVER

To Kwo Ling Village

Kan Tou Wai

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD of 3 YEARS

SITE LOCATION

LOT 87 RP (PART) IN D.D. 82, LIN MA HANG, NEW TERRITORIES

SCALE

1 : 2500 @ A4

DRAWN BY DATE
MN 27.10.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
LOCATION PLAN

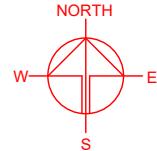
DWG. NO. VER.
PLAN 1 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,102 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED TA KWU LING NORTH OZP | 路 (路線有待詳細設計)
OZP PLAN NO. : S/NE-TKLN/2
ZONING OF THE SITE : "RECREATION" ("REC") | YUEN WAI CONNECTING ROAD
(ALIGNMENT SUBJECT TO DETAILED DESIGN)

(ALIGNMENT SUBJECT TO DETAILED DESIGN)



PLANNING CONSULTANT

PROPOSED TEMPORARY SHOP AND SERVICES, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD of 3 YEARS

SITE LOCATION

SCALE

DRAWN BY	DATE
MN	27.10.2025

CHECKED BY

APPROVED BY

DWG. TITLE

ZONING OF THE SITE

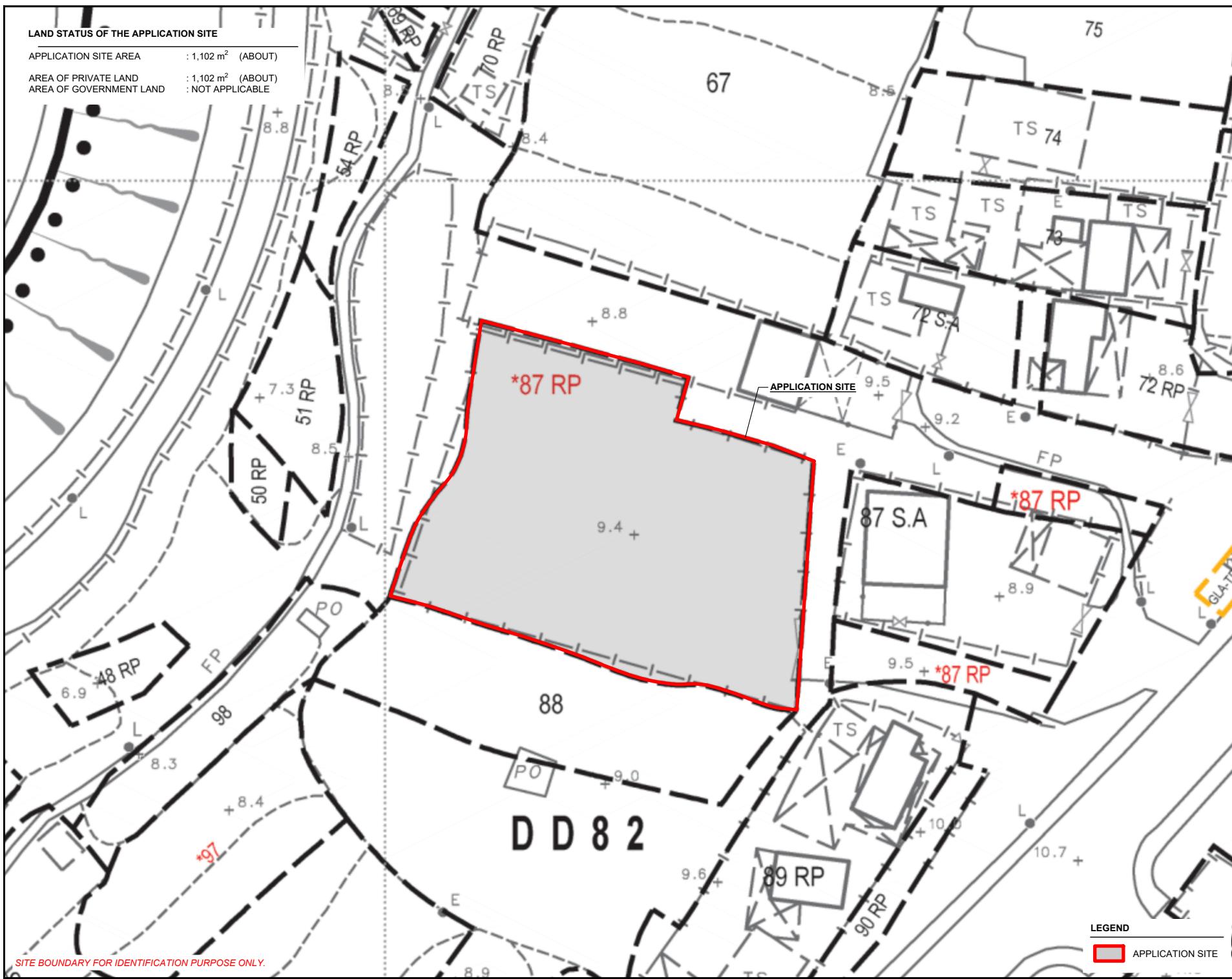
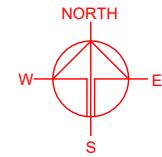
LEGEND

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,102 m² (ABOUT)
 AREA OF PRIVATE LAND : 1,102 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT
 R-RICHES
 PLANNING LIMITED

PROJECT
 PROPOSED TEMPORARY SHOP AND SERVICES, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD of 3 YEARS

SITE LOCATION
 LOT 87 RP (PART) IN D.D. 82, LIN MA HANG, NEW TERRITORIES

SCALE
 1 : 500 @ A4

DRAWN BY
 MN DATE
 27.10.2025

CHECKED BY

APPROVED BY

DWG. TITLE
 LAND STATUS OF THE SITE

DWG. NO.

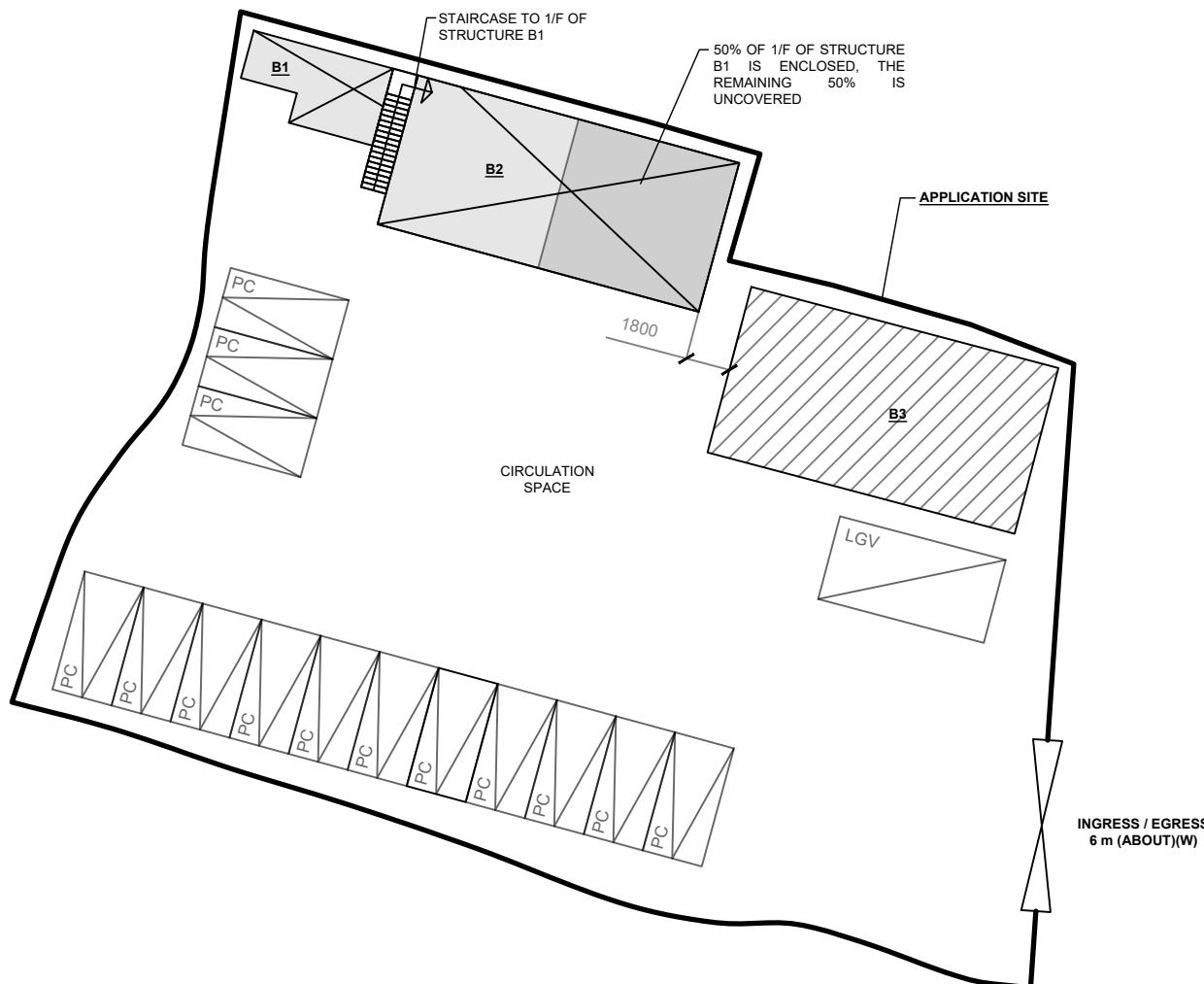
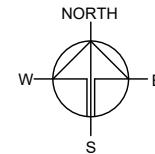
PLAN 3 VER.
 001

LEGEND
 APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,102 m ²	(ABOUT)
COVERED AREA	: 198 m ²	(ABOUT)
UNCOVERED AREA	: 904 m ²	(ABOUT)
PLOT RATIO	: 0.22	(ABOUT)
SITE COVERAGE	: 18 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 241 m ²	(ABOUT)
TOTAL GFA	: 241 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WASHROOM AND PANTRY	16 m ² (ABOUT)	16 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B2	VEHICLE REPAIR WORKSHOP AND SITE OFFICE	91 m ² (ABOUT) ¹	134 m ² (ABOUT) ²	7 m (ABOUT)(2-STORY)
B3	SHOP AND SERVICES	91 m ² (ABOUT)	91 m ² (ABOUT)	3.5 m (ABOUT)(1-STORY)
		TOTAL	198 m² (ABOUT)	241 m² (ABOUT)

¹COVERED AREA OF B2 - 86 m² (ENCLOSED) + 5 m² (STAIRCASE) = 91 m²
²GFA OF B2 - 86 m² (G/F) + 43 m² (1/F) + 5 m² (STAIRCASE) = 134 m²

PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 14
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED)
	PARKING SPACE (PC)
	L/UL SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD of 3 YEARS

SITE LOCATION

LOT 87 RP (PART) IN D.D. 82, LIN MA HANG, NEW TERRITORIES

SCALE

1 : 300 @ A4

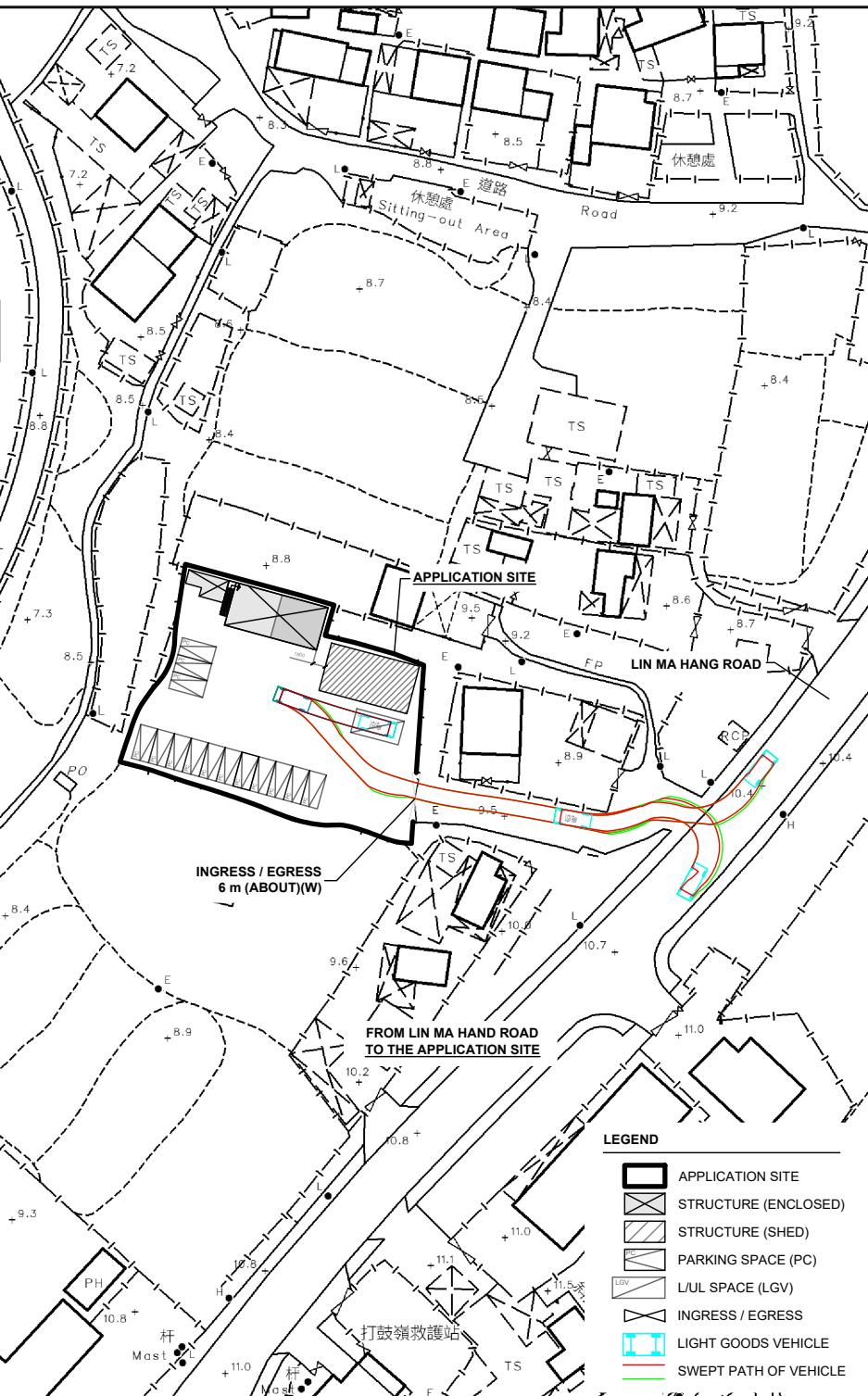
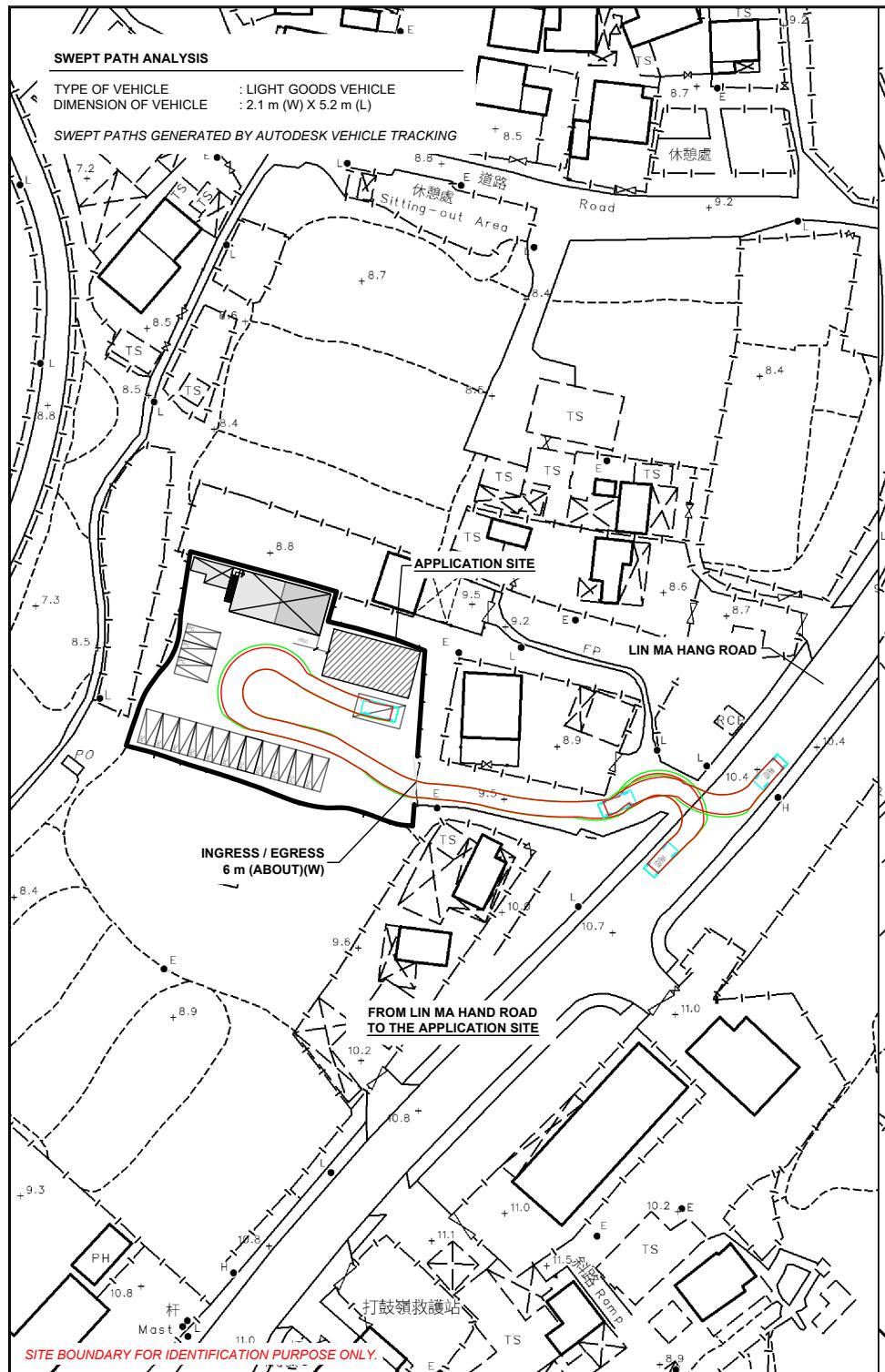
 DRAWN BY DATE
 MN 27.10.2025

REVISED BY DATE

APPROVED BY DATE

 DWG. TITLE
 LAYOUT PLAN

 DWG. NO. VER.
 PLAN 4 001



PLANNING CONSULTANT	
PROJECT	PROPOSED TEMPORARY SHOP AND SERVICES, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD of 3 YEARS
SITE LOCATION	LOT 87 RP (PART) IN D.D. 82, LIN MA HANG, NEW TERRITORIES
SCALE	1 : 1000 @ A4
DRAWN BY	DATE
MN	27.10.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	SWEPT PATH ANALYSIS
DWG. NO.	PLAN 5
VER.	001



Our Ref. : DD82 Lot 87 RP
Your Ref. : TPB/A/NE-TKLN/115

盈卓規劃有限公司

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

By E-mail

05 January 2026

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services, Public Vehicle Park (Excluding Container Vehicle)
and Vehicle Repair Workshop with Ancillary Facilities for a Period of 3 Years
in "Recreation" Zone, Lot 87 RP (Part) in D.D. 82, Lin Ma Hang, New Territories
(S.16 Planning Application No. A/NE-TKLN/115)**

We write to submit further information in response to departmental comments on the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in black ink, appearing to read 'Christian CHIM'. To the right of the signature is a circular blue company seal. The seal contains the text 'R-riches Planning Limited' around the perimeter and '盈卓規劃有限公司' in the center.

Christian CHIM

Town Planner

cc DPO/STN, PlanD

(Attn.: Mr. Timothy WU

email: twpwu@pland.gov.hk)

Response-to-Comment (RtC)

Proposed Temporary Shop and Services, Public Vehicle Park (Excluding Container Vehicle) and Vehicle Repair Workshop with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Lot 87 RP (Part) in D.D. 82, Lin Ma Hang, New Territories

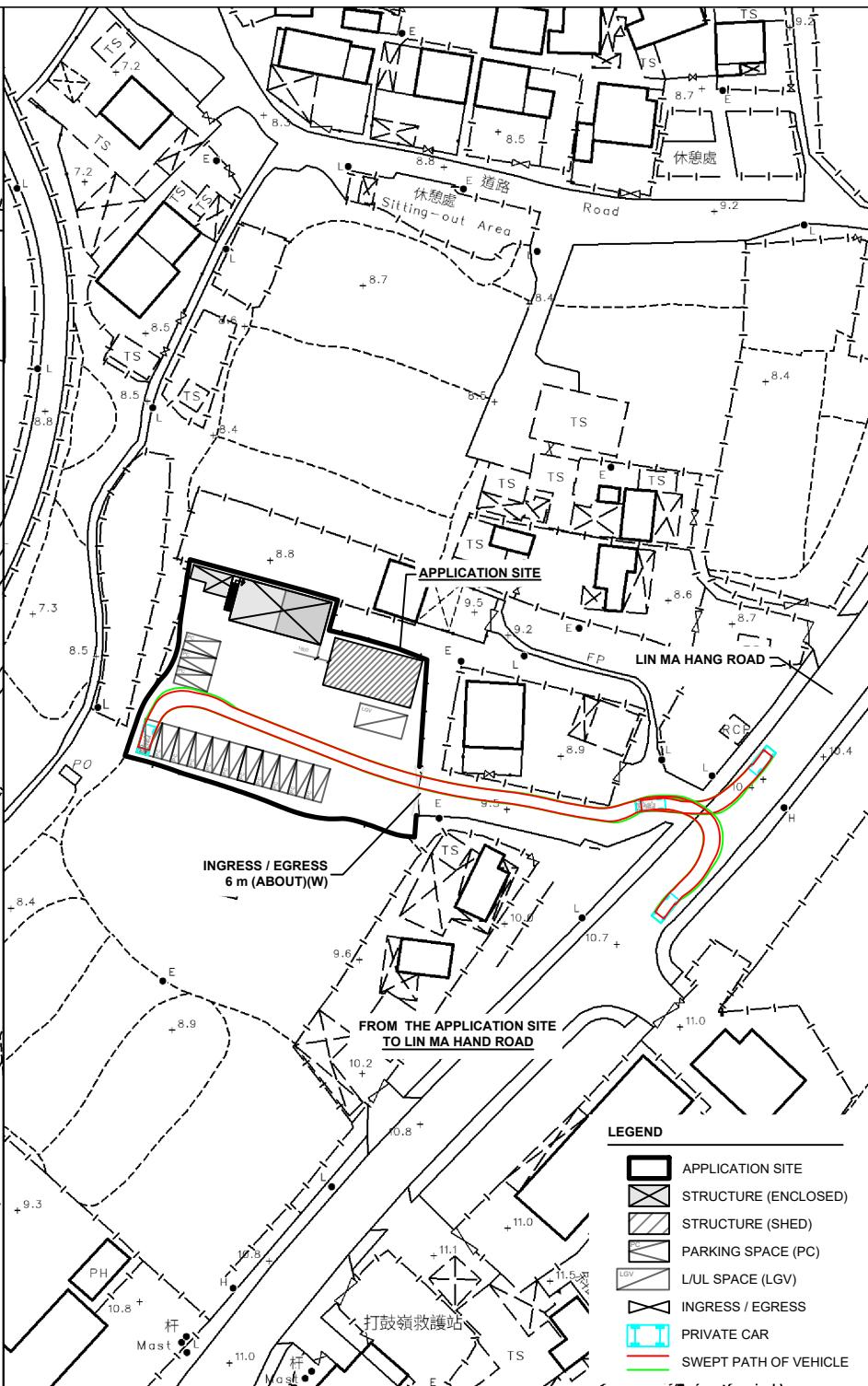
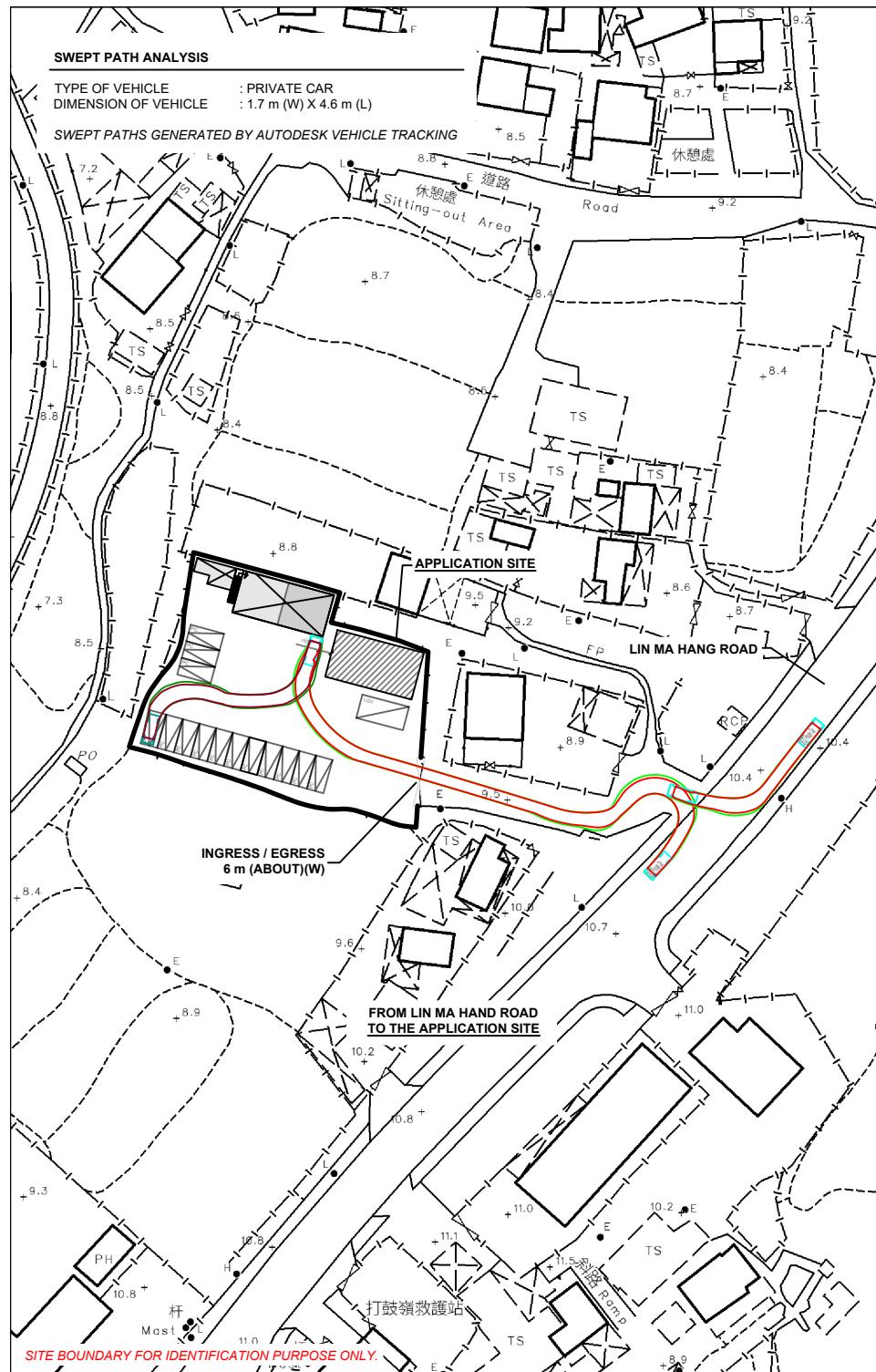
(S.16 Planning Application No. A/NE-TKLN/115)

(i) A RtC table:

Departmental Comments		Applicant's Responses
1. Comments from the Commissioner for Transport (C for T)		
(a)	The applicant shall demonstrate the satisfactory manoeuvring of the private cars entering and exiting the subject site, manoeuvring within the subject site and into/out of the parking spaces especially for the one at the corner spot, preferably using the swept path analysis.	The swept path analysis enclosed at Annex 1 has demonstrated the satisfactory manoeuvring of private cars within and into/out of the application site (the Site).
(b)	The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety.	As mentioned in §3.7 of the supplementary statement, staff will be deployed at the ingress/egress to direct incoming/exiting vehicles to/from the Site. Besides, sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road.
(c)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	Moreover, ‘BEWARE OF PEDESTRIAN’ and ‘STOP’ signs will be shown at the ingress/egress to ensure pedestrian safety.
(d)	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site.	Staff will be deployed to monitor the traffic outside the Site. Under the circumstances that the Site has reached its maximum capacity, a sign will be shown at a prominent location to notify visitors not to queue outside the Site and/or enter the Site.
(e)	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.	Noted.

2. Comments from the District Lands Officer/ North, Lands Department (DLO/N, LandsD)		
(a)	The application site comprises Old Schedule Agricultural Lot 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. The proposed ingress/egress of the application site is required to pass through GL but no right of access via GL is granted to the application site.	
(b)	<p><u>Unauthorized structure within the said private lot covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is an unauthorized structure on the private lot which is already subject to lease enforcement actions according to case priority. The lot owner should rectify/regularize the lease breaches as demanded by LandsD.</p>	Upon obtaining relevant planning application, the applicant will submit an application for Short Term Waiver (STW) to DLO/N, LandsD to regularise the existing temporary structures within the application site (the Site).
(c)	<p><u>Occupation of Government land not covered by the planning application</u></p> <p>The GL adjoining the application site on the western side has been fenced off without permission. This office reserves the rights to take necessary land control action against the occupation of GL without further notice.</p>	Noted. The applicant will regularise the irregularity and strictly confine the development within the boundary of the Site.
(d)	<p>The lot owner shall cease the illegal occupation of GL immediately and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, apply to this office for Short Term Waiver (STW) to permit the structure(s) erected/to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on the whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the structure was erected and administrative fee as considered</p>	Noted. The applicant will regularise the irregularity and strictly confine the development within the boundary of the Site. Upon obtaining relevant planning application, the applicant will submit an application for STW to DLO/N, LandsD to regularise the existing temporary structures within the boundary of the Site.

	<p>appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	
3. Comments from the Director of Environmental Protection (DEP)		
(a)	<p>From the information provided, it is noted that washroom, staff pantry and vehicle repair workshop (which involve car washing activities) 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>Septic tank and soakaway system will be provided for the collection of sewage within the Site. The applicant will implement good practices under the <i>Professional Persons Environmental Consultative Committee Practice Notes 1/23</i> for the on-site drainage and sewage systems within the Site.</p>
4. Comments from the District Planning Officer/Sha Tin, Tai Po & North, Planning Department (DPO/STN, PlanD)		
(a)	<p>According to para. 3.5 of the submitted planning statement, it is noted that the temporary public vehicle park will provide parking services for cross-boundary visitors, given its proximity to Heung Yuen Wai Boundary Control Point (HYW BCP). Please provide information on how the visitors could reach HYW BCP after parking their vehicles at the Site, noting that there is a distance of about 1.6 km between the application site and HYW BCP.</p>	<p>Public vehicle parks in the vicinity of the Heung Yuen Wai Boundary Control Point (HYW BCP) are usually fully occupied during the peak seasons. Despite the Site's distance from HYW BCP, it provides an alternative option to meet cross-boundary drivers' parking demand.</p> <p>Public transportation services to/from HYW BCP, such as franchised buses and green minibuses (GMBs), are available along Lin Ma Hang Road. The nearest franchised bus/GMB stop is at Ta Kwu Ling Police Station, which is about 170 m from the Site. Visitors can make use of the public transportation services to reach HYW BCP after parking their vehicles at the Site.</p> <p>The location of the franchised bus/GMB stop is shown at Annex 2.</p>



PLANNING CONSULTANT	
PROJECT	PROPOSED TEMPORARY SHOP AND SERVICES, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD of 3 YEARS
SITE LOCATION	LOT 87 RP (PART) IN D.D. 82, LIN MA HANG, NEW TERRITORIES
SCALE	1 : 1000 @ A4
DRAWN BY	DATE
CC	05.01.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	SWEPT PATH ANALYSIS
DWG. NO.	FI1 ANNEX 1 P01
VER.	001

LOCATION OF THE APPLICATION SITE

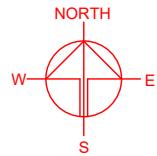
APPLICATION SITE AREA : 1,102 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM LIN MA HANG ROAD VIA A LOCAL ACCESS

深圳市

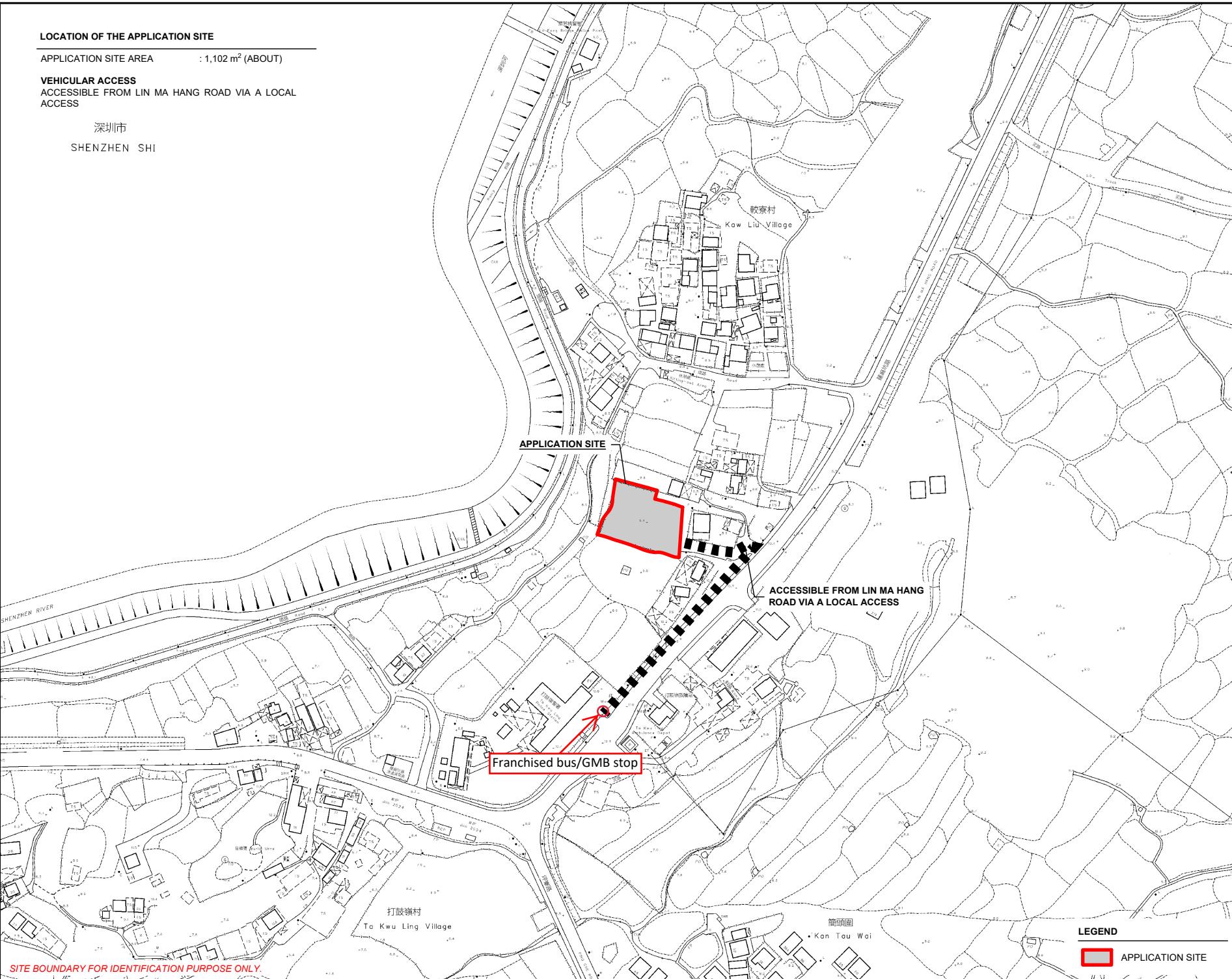
SHENZHEN SHI



APPLICATION SITE

ACCESSIBLE FROM LIN MA HANG
ROAD VIA A LOCAL ACCESS

Franchised bus/GMB stop



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD of 3 YEARS

SITE LOCATION

LOT 87 RP (PART) IN D.D. 82, LIN MA HANG, NEW TERRITORIES

SCALE

1 : 2500 @ A4

DRAWN BY CC DATE 05.01.2026

CHECKED BY

APPROVED BY

DWG. TITLE PUBLIC TRANSPORTATION
DWG. NO. FI1 ANNEX 2 P01 VER. 001

LEGEND

APPLICATION SITE



盈卓規劃有限公司

Our Ref. : DD82 Lot 87 RP
Your Ref. : TPB/A/NE-TKLN/115

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

By E-mail

14 January 2026

Dear Sir,

2nd Further Information

**Proposed Temporary Shop and Services, Public Vehicle Park (Excluding Container Vehicle)
and Vehicle Repair Workshop with Ancillary Facilities for a Period of 3 Years
in "Recreation" Zone, Lot 87 RP (Part) in D.D. 82, Lin Ma Hang, New Territories**

(S.16 Planning Application No. A/NE-TKLN/115)

We write to submit further information in response to the comment from the Commissioner for Transport on the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in black ink, appearing to read 'Christian CHIM'. To the right of the signature is a circular blue company seal. The seal contains the text 'R-RICHES PLANNING LIMITED' around the perimeter, and '盈卓規劃有限公司' in the center.

Christian CHIM
Town Planner

cc DPO/STN, PlanD

(Attn.: Mr. Timothy WU

email: twpwu@pland.gov.hk)

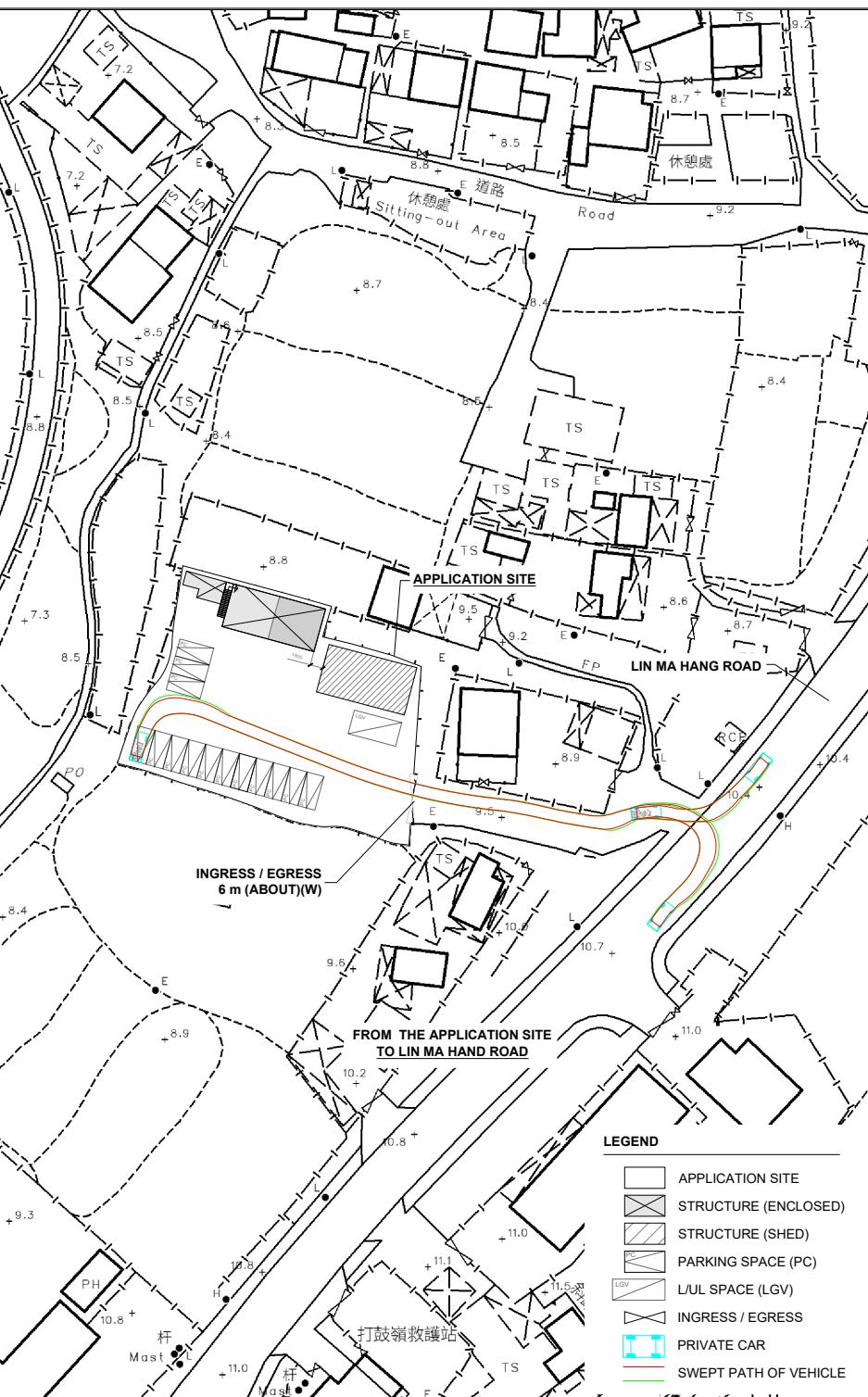
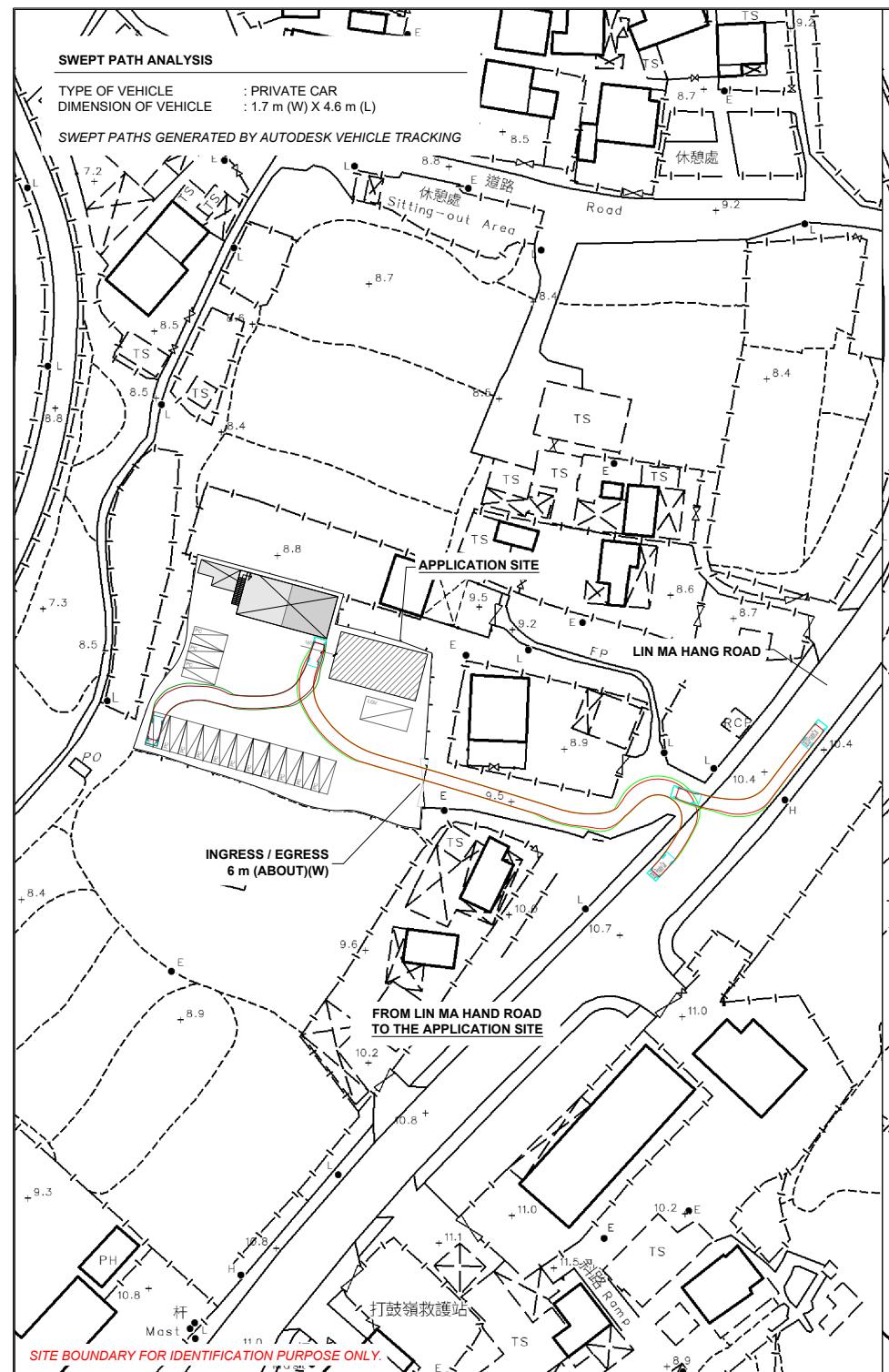
Response-to-Comment (RtC)

Proposed Temporary Shop and Services, Public Vehicle Park (Excluding Container Vehicle) and Vehicle Repair Workshop with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Lot 87 RP (Part) in D.D. 82, Lin Ma Hang, New Territories

(S.16 Planning Application No. A/NE-TKLN/115)

(i) A RtC table:

Departmental Comments		Applicant's Responses
1. Comments from the Commissioner for Transport (C for T)		
(a)	The swept path encroached upon another parking lot, particularly in reverse onto the corner parking lot. Please revise the swept path analysis or car park arrangement to eliminate this hazard.	The enclosed swept path analysis at Annex 1 has demonstrated the satisfactory manoeuvring of private cars within and into/out of the application site (the Site). No encroachment upon another parking lot is observed.



NORTH	
W	E
S	
PLANNING CONSULTANT	
 R-RICHES PLANNING LIMITED	
PROJECT	
PROPOSED TEMPORARY SHOP AND SERVICES, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD of 3 YEARS	
SITE LOCATION	
LOT 87 RP (PART) IN D.D. 82, LIN MA HANG, NEW TERRITORIES	
SCALE	
1 : 1000 @ A4	
DRAWN BY	DATE
CC	05.01.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS	
DWG. NO.	VER.
FI2 ANNEX 1 P01	001

Previous S.16 Application

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/NE-TKLN/93	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years	28.2.2025

**Similar Section 16 Application for Temporary Shop and Services, Public Vehicle Park and/or
Vehicle Repair Workshop in the Vicinity of the Application Site within “Recreation”
Zone in the Past Five Years**

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/NE-TKLN/50	Proposed Temporary Shop and Services (Convenience Store) for a Period of Three Years	14.7.2023

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport (C for T):

- no comment on the application from traffic engineering point of view;
- to mitigate the traffic impact and enhance the traffic safety from traffic engineering perspective, should the application be approved, approval conditions on submission and implementation of traffic management measures should be included. Also, the implemented traffic management measures should be maintained at all times during the planning approval period; and
- her advisory comments are at **Appendix V**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- the existing local access road connecting the application site (the Site) and Lin Ma Hang Road is not under the maintenance of HyD; and
- his advisory comments are at **Appendix V**.

2. 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, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- the Site is in an area where public sewerage connection is available; and
- her advisory comments are at **Appendix V**.

3. 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**.

4. **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 the temporary nature of the applied uses, 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 duly certified by an Authorised Person (AP);
- no substantiated environmental complaints against the Site have been received over the past three years; and
- his advisory comments are at **Appendix V**.

5. **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 three 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 unauthorised 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; and
- his advisory comments are at **Appendix V**.

6. **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 latest aerial photo and site photos taken on 2.12.2025, the Site is situated in an area of rural inland landscape character comprising village houses, public facilities, vegetated area and tree clusters. The Site is hard-paved and currently occupied by temporary structures with parking spaces. The applied uses are considered not entirely incompatible with the landscape character of its surroundings. No distinctive landscape resources are observed within the Site. Significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix V**.

7. Other Departments

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

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

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied uses at the application site (the Site);
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises 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. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site;
 - (ii) the following irregularity covered by the planning application has been detected by his office:
unauthorised structure within the said private lot covered by the planning application
there is an unauthorised structure on the private lot which is already subject to lease enforcement actions according to case priority. The lot owners should rectify/regularize the lease breaches as demanded by LandsD;
 - (iii) the following irregularity not covered by the planning application has been detected by his office:
unlawful occupation of GL not covered by the planning application
the GL adjoining the Site on the western side has been fenced-off without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
 - (iv) erection of unauthorised structure and illegal occupation of GL should not be encouraged. The lot owner should remove the unauthorised structure and rectify the occupation of GL immediately; and
 - (v) the lot owner shall cease the illegal occupation of GL immediately and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, apply to his office for Short Term Waiver (STW) to permit the structure(s) erected/to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on the whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the structure was erected and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the applied uses are temporary in nature, only erection of temporary structure(s) will be considered;

- (c) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to 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. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reserve onto/from the public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the access arrangement and swept path analysis should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and nearby public roads; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of Project Manager (North), Civil Engineering and Development Department (PMI(N), CEDD) that the applied uses are located within the proposed New Territories North (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. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Subject to the land use planning in the P&E Study, the applied uses may need to be vacated for the site formation works;
- (f) 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 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 the 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 service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied uses;

(h) to note the comments of the Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) that care should be taken such that the proposed 2.5m solid metal wall along the site boundary would not affect the existing tree groups in the vicinity. Approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;

(i) 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 Authorised Person (AP);

(j) to note the comments of Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:

(i) it is noted that three structures are proposed on the Site. Before any new building works are to be carried out on site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with BO; and

(ii) the applicant's attention is drawn to the following points:

- 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 B(P)R at building plan submission stage;
- if the existing structure is erected on leased land without the approval of BA, they are UBW under 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 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 BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of B(P)R; and
- detailed checking under 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

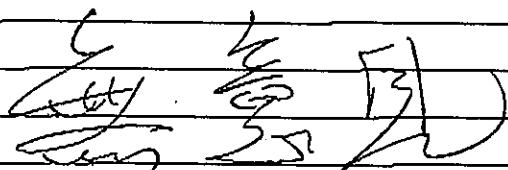
By e-mail : tpbpd@pland.gov.hk

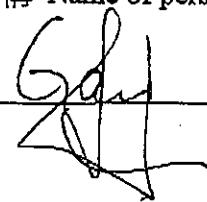
有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKLN/115

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 何志仁

簽署 Signature

日期 Date 2025.12.10

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月22日星期一 3:31
收件者: tpbpd/PLAND
主旨: A/NE-TKLN/115 DD 82 Lin Ma Hang Road
類別: Internet Email

Dear TPB Members,

93 approved 28 Feb 2025. Back with a change of focus.
Shop and Services / 15 Public Vehicle Park / Vehicle Repair Workshop

There are numerous applications for parking lots on Lin Ma Hang Road so no justification for additional capacity.

The applicant is devious in not revealing true intention. Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 6 February 2025 2:13 AM HKT
Subject: A/NE-TKLN/93 DD 82 Lin Ma Hang Road

A/NE-TKLN/93

Lot 87 RP (Part) in D.D. 82, Lin Ma Hang Road, Ta Kwu Ling North

Site area: About 1,126sq.m

Zoning: "Recreation"

Applied use: Warehouse / 3 Vehicle Parking

Dear TPB Members.

Strong Objections. Lin Ma Hang Road is not designated Cat 2. TPB continues to reject applications for brownfield operations in the area. However, it is quite clear that this has been no deterrent to rampant destruction of the environment.

It is high time that members question why this is tolerated.

Application should be rejected and strong enforcement action taken against unapproved land use.

Urgent Return receipt Expand Group Restricted Prevent Copy

Mary Mulvihill