

2026年 1月 8日

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。

This document is received on 2026-01-08  
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-III  
表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of  
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年  
的臨時用途/發展或該等臨時用途/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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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

250 2703

27/11 by Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-7KLN/119
	Date Received 收到日期	2020-01-08

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Rise City Development Limited (旭城發展有限公司)	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
<b>3. Application Site 申請地點</b>	
(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 70 S.B ss. 1 in D.D. 80, Lin Ma Hang Road, North, N.T.
(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 ..... 705 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not exceeding <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 190 ..... 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)	..... Nil ..... 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 Outline Zoning Plan No. S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	'Recreation' ("REC")
(f) Current use(s) 現時用途	Vacant site  (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 ..... 26/11/2025 ..... (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 ..... 1 ..... "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)
1	D.D.80 Lot 70 S.B ss.1	26/11/2025

(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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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**  
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展  
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))  
 (如屬位於鄉郊地區臨時用途/發展的規劃新回報期，請參閱(B)部分)

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

Proposed Temporary Shop & Services for a Period of 12 Months

(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

year(s) 年 .....

month(s) 個月 ..... 12

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	515	sq.m	<input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	190	sq.m	<input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1		
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not exceeding 190	sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not exceeding 190	sq.m	<input 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 1: Shop & services (Not exceeding 3m, 1 storey)

.....

.....

.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	2 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴士車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	1 space for van type vehicle of 7m x 3.5m

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	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)) Lin Ma Hang Road No 否 <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)																														
(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, 請另頁表示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?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">On environment 對環境</td> <td style="width: 20%;">Yes 會 <input type="checkbox"/></td> <td style="width: 30%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	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"/>
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>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> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	--

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

**7. Justifications 理由**

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

- 1. The proposed development is a shop & services (convenient store). The proposed development will benefit the nearby residents especially for those living at Tsung Yuen Ha and those cross-border travellers.
- 2. The proposed development is a column 2 use in the 'Recreation' zone.
- 3. The proposed development would benefit the residents in the vicinity.
- 4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
- 5. The proposed development is not incompatible with the surrounding environment including car parks and shop & services.
- 6. There is an acute demand for necessities such as canned drinks and snacks near Heung Yuen Wai Port.
- 7. The proposed development would not be operated during sensitive hours (i.e. from 7:00p.m. to 9:00a.m.) next morning.
- 8. Minimal traffic impact.
- 9. No open storage and workshop activities will be carried out at the application site at all times.
- 10. Insignificant environmental and noise impacts because the applied use would be closed during sensitive hours.
- 11. Insignificant drainage impact as proven in the submitted drainage proposal.
- 12. Similar planning precedence have been found within the same 'Recreation' zone on the same outline zoning plan.
- 13. The application site will be resumed by Government for public use within 2026 so that the applicant applies the proposed development for a period of 12 months only.

**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

Patrick Tsui

Name in Block Letters  
姓名 (請以正楷填寫)



Applicant 申請人 /  Authorised Agent 獲授權代理人

Consultant

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

Others 其他 .....

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)  
代表

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

Date 日期 26/11/2025 (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：  
(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。
- 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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 70 S.B ss.1 in D.D., 80, Lin Ma Hang Road, North, N.T.
Site area 地盤面積	705 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
Zoning 地帶	"Recreation" ("REC")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input checked="" type="checkbox"/> Month(s) 月 12 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop & Services for a Period of 12 Months

		sq.m 平方米	Plot Ratio 地積比率
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率	Domestic 住用	NA	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	190	<input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	26.95 %		<input checked="" type="checkbox"/> About 約
(v) 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	2	
	Private Car Parking Spaces 私家車車位	2	
	Motorcycle Parking Spaces 電單車車位	0	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	
	Others (Please Specify) 其他 (請列明)		
	NA		
	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	0	
	Coach Spaces 旅遊巴車位	0	
	Light Goods Vehicle Spaces 輕型貨車車位	0	
	Medium Goods Vehicle Spaces 中型貨車車位	0	
	Heavy Goods Vehicle Spaces 重型貨車車位	0	
	Others (Please Specify) 其他 (請列明)	1	
	1 space of 7m x 3.5m for van type vehicle		

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 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"/>
Proposed drainage plan, site plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
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。

**Proposed Temporary Shop & Services for a Period of 12 Months  
at  
Lot 70 S.B ss.1 in D.D. 80, Lin Ma Hang Road, North, N.T.**

---

**Annex 1 Drainage Assessment**

A. Site particulars

- 1.1.1 The site possesses an area of about 705m<sup>2</sup>. The surface of the site has been hard paved.
- 1.1.2 The application site will be occupied by a shop & services.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 The subject site has been hard paved and occupied an area of approximately 705m<sup>2</sup>. It has a gradient sloping from northeast to southwest from about +16.1mPD to +15.6mPD.
- 1.1.4 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Annex 1.3** hereunder, 375mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.5 With regard to the location of the existing drain and the topography surrounding the application site, the land to the south, west and east of the site is found lower than the application site or about the same as the level of the application site (**Figure 3**). The land to the immediate north of the site is progressively higher than the application site so that it is treated as the external catchment in the drainage calculation.
- 1.1.6 As such, no external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.7 There is an existing river to the south of the application site and public manhole SCH1001029 is found.

## 1.2 **Runoff Estimation & Proposed Drainage Facilities**

### A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 375mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 3**).
- 1.2.2 The collected surface runoff will be conveyed to existing river to the south of the site via public manhole SCH1001029. (**Figure 3**)
- 1.2.3 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, sand trap and U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.4 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at site boundary is detailed hereunder:
  - (a) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
  - (b) 100mm gap will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.
- 1.2.6 The applicant is conscientious in preparing this drainage proposal. Also, he is willing to provide necessary drainage facilities to minimize the drainage impact accrued by the proposed development. The acceptance of this drainage proposal will give positive recognition to the applicant's efforts.

## Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Subject Site

### 1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 1,080m<sup>2</sup> including the external catchment which is 375m<sup>2</sup> in size; (**Figure 3**)
- ii. The catchment is predominant paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 16.5\text{m} - 15.6\text{m} = 0.9\text{m}$$

$$L = 86\text{m}$$

$$\therefore \text{Average fall} = 0.9\text{m in } 86\text{m} \text{ or } 1\text{m in } 95.56\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [ L / (H^{0.2} \times A^{0.1}) ]$$

$$t_c = 0.14465 [ 86 / (1.05^{0.2} \times 1,080^{0.1}) ]$$

$$t_c = 6.13 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 260 mm/hr

$$\text{By Rational Method, } Q = 1 \times 260 \times 1,080 / 3,600$$

$$\therefore Q = 78 \text{ l/s} = 4,680 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:105 and 1:130 along the site periphery of the site, 375mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site and the adjacent land.

## Annex 2 Estimated Traffic Generation

- 2.1 The ingress/egress of the application site is abutting Lin Ma Hang Road. (**Figure 1**)
- 2.2 The average and peak trip rates generated from and attracted to the site are shown below.

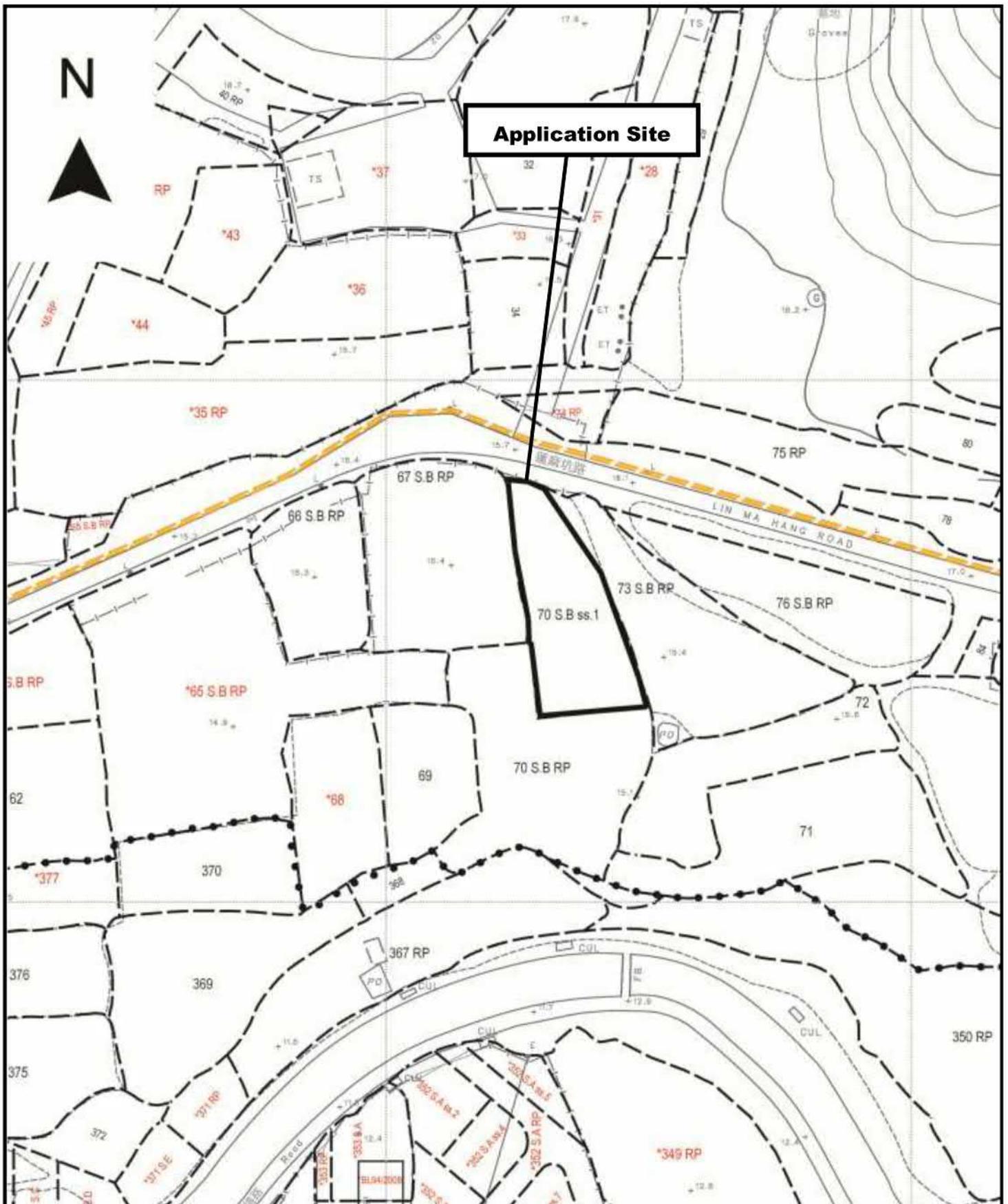
Type of vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.4	0.4	1	1
Van type vehicle	0.1	0.1	0	0
Total	0.5	0.5	1	1

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays.

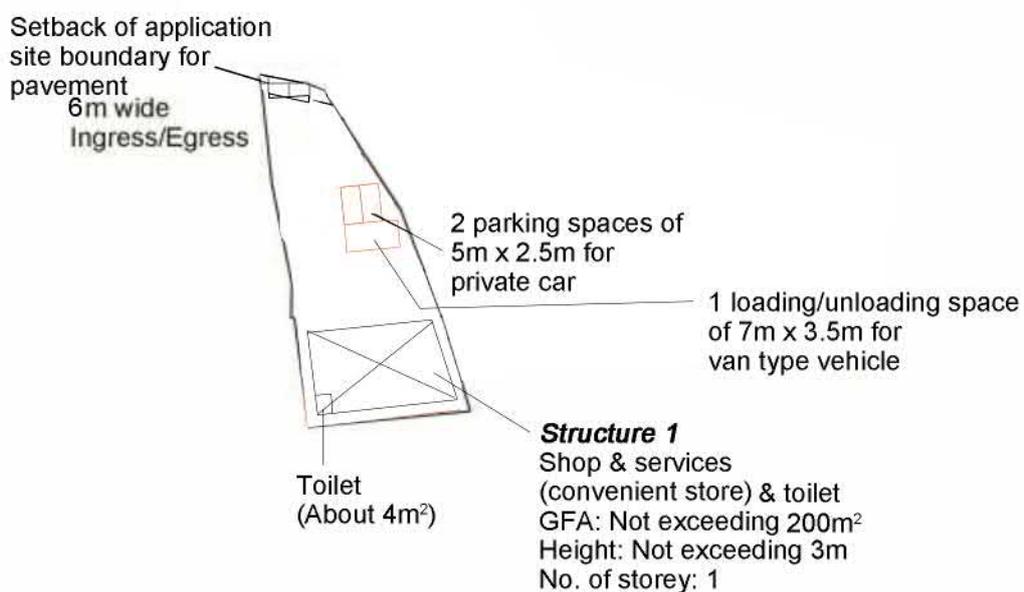
Note 2: The pcu of private car and van type vehicle is taken as 1; and

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

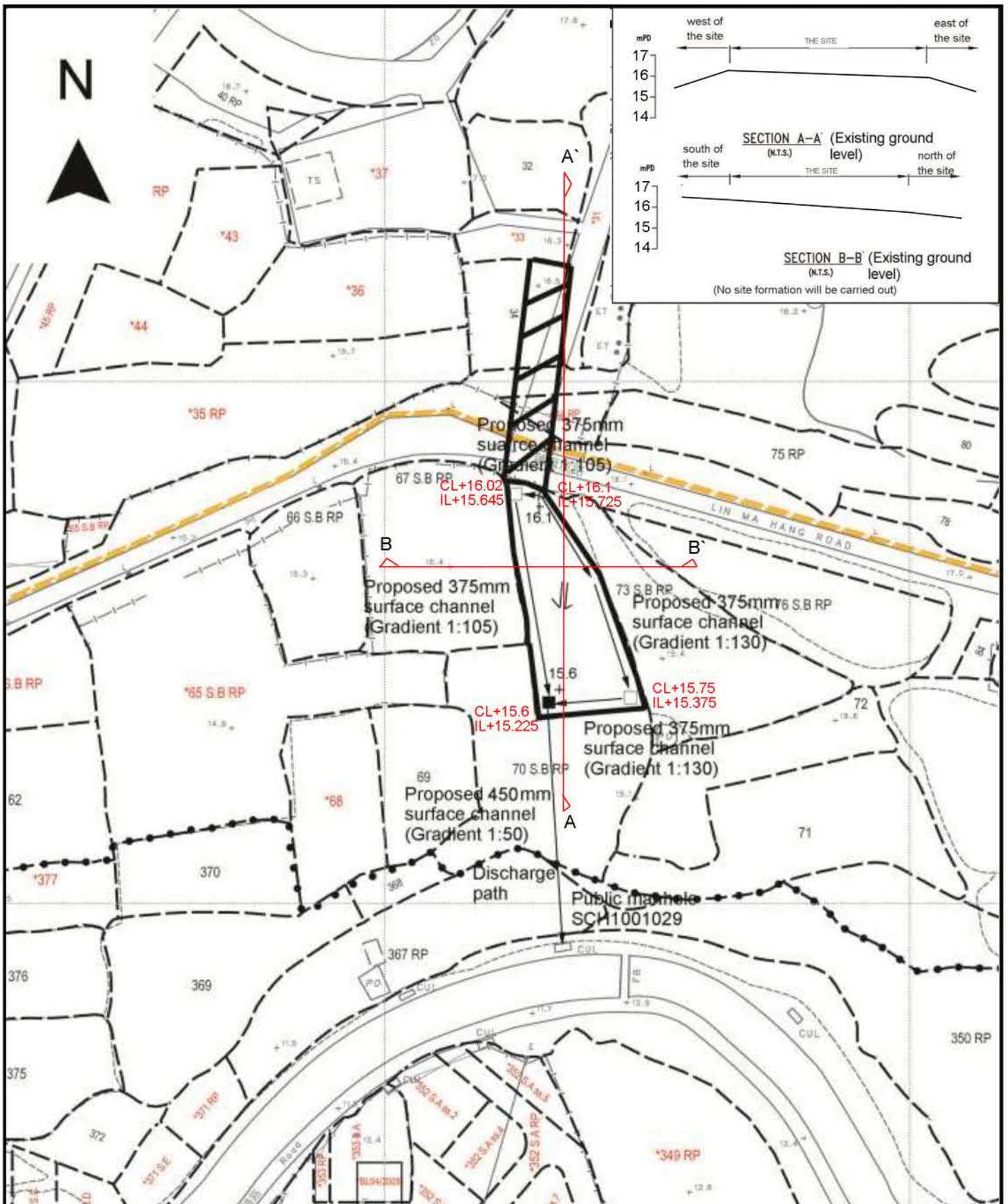
- 2.3 In association with the proposed use, adequate space for manoeuvring and loading/unloading are available within the application site.



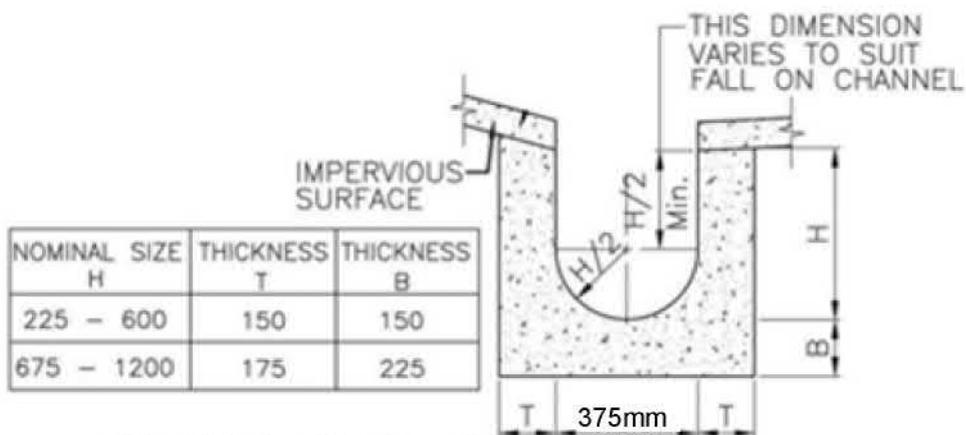
<p>Project 項目名稱:          Proposed Temporary Shop &amp; Services for a Period of 12 Months at Lot 70 S.B ss.1 in D.D. 80 &amp; Adjoining Government Land, Lin Ma Hang Road, North, N.T.</p>	<p>Drawing Title 圖目:          Application Site</p> <p>Drawing No. 圖號:          Figure 1</p>	<p>Remarks 備註:</p> <p>Scale 比例:          1:1000</p>
---	---	---



Project 項目名稱: Proposed Temporary Shop & Services for a Period of 12 Months at Lot 70 S.B ss.1 in D.D. 80 & Adjoining Government Land, Lin Ma Hang Road, North, N.T.	Drawing Title 圖目: Proposed Layout Plan	Remarks 備註:  Scale 比例: 1:1000
	Drawing No. 圖號: Figure 2	



<p>Project 項目名稱:  <b>Proposed Temporary Shop &amp; Services for a Period of 12 Months at Lot 70 S.B ss.1 in D.D. 80 &amp; Adjoining Government Land, Lin Ma Hang Road, North, N.T.</b></p>	<p>Drawing Title 圖目:  <b>Proposed Drainage Plan</b></p>	<p>Remarks 備註:  <input type="checkbox"/> Proposed catchpit  <input checked="" type="checkbox"/> Catchpit with sand trap  +16.5 Level (in mPD)   Flow of surface runoff   External catchment</p>
	<p>Drawing No. 圖號:  <b>Figure 3</b></p>	<p>Scale 比例:  <b>1:1000</b></p>



NOMINAL SIZE H	THICKNESS T	THICKNESS B
225 - 600	150	150
675 - 1200	175	225

**DETAILS OF U-CHANNEL**  
 (REFERENCE : FIG. 8.11 OF  
 GEOTECHNICAL MANUAL FOR SLOPES)  
 (N.T.S.)

Project 項目名稱:

Proposed Temporary Shop & Services  
 for a Period of 12 Months at Lot 70 S.B  
 ss.1 in D.D. 80 & Adjoining Government  
 Land, Lin Ma Hang Road, North, N.T.

Drawing Title 圖目:

Details of Proposed  
 Surface U-channel

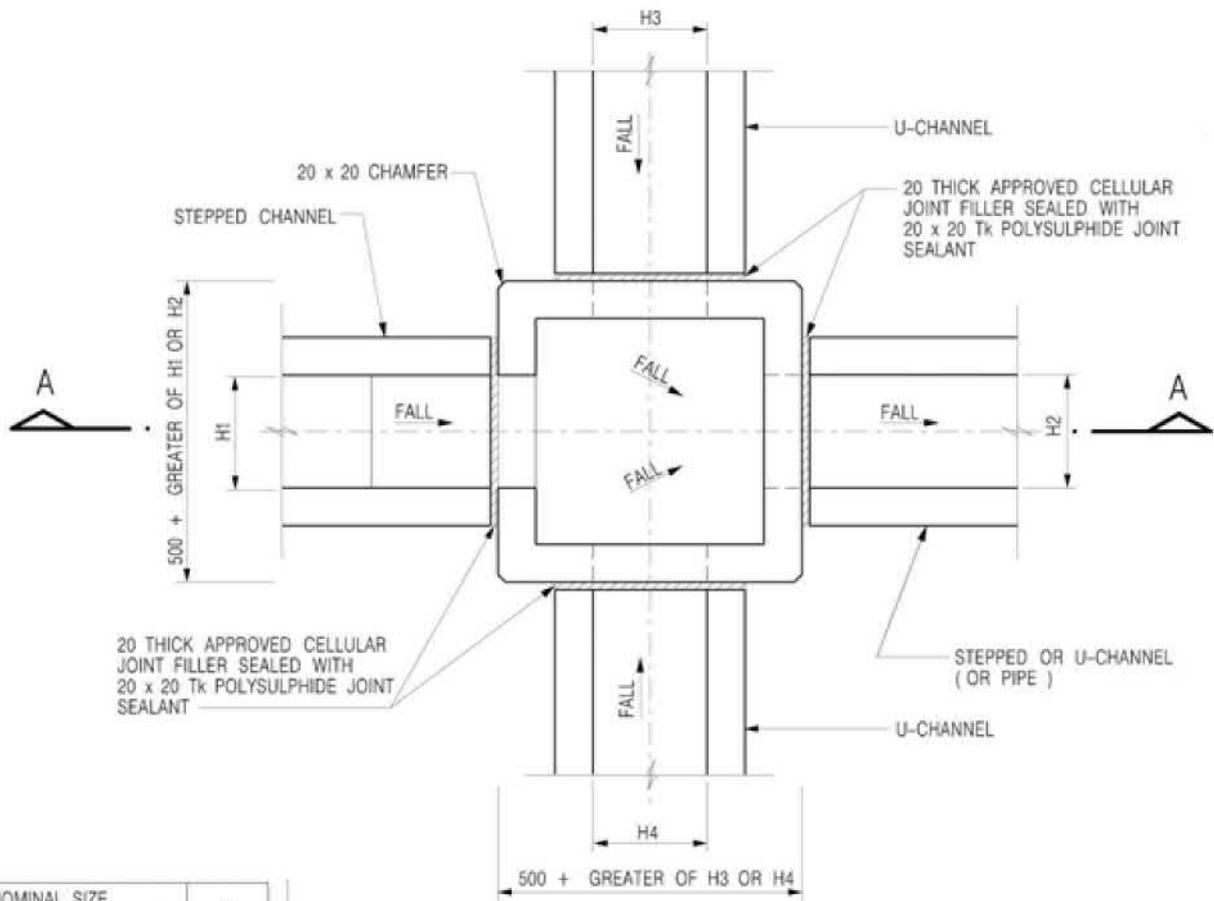
Remarks 備註:

Drawing No. 圖號:

Figure 4

Scale 比例:

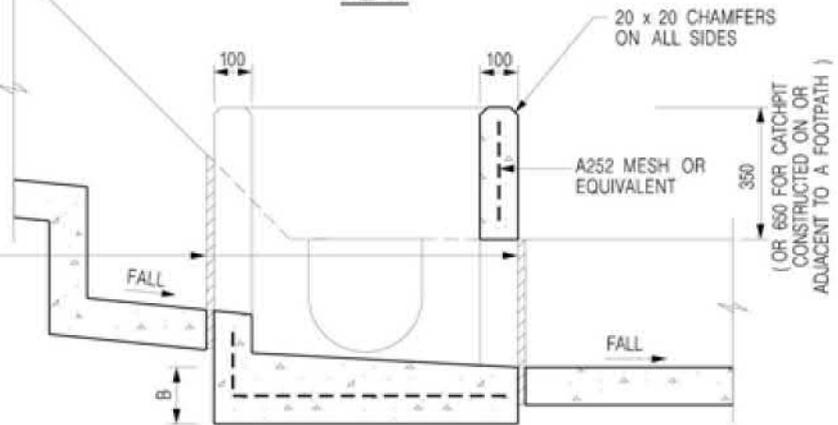
Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

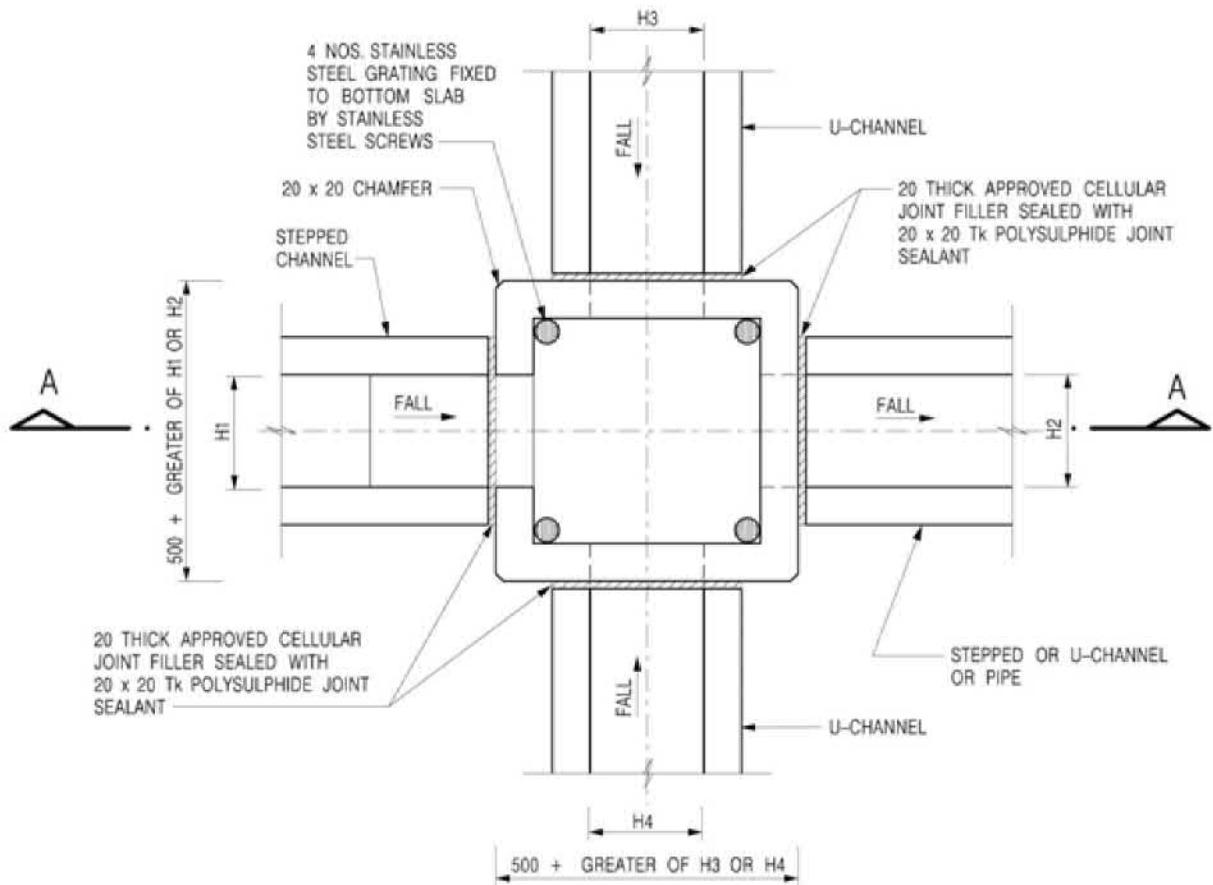
20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.
  2. REFER TO SHEET 5 FOR OTHER NOTES.

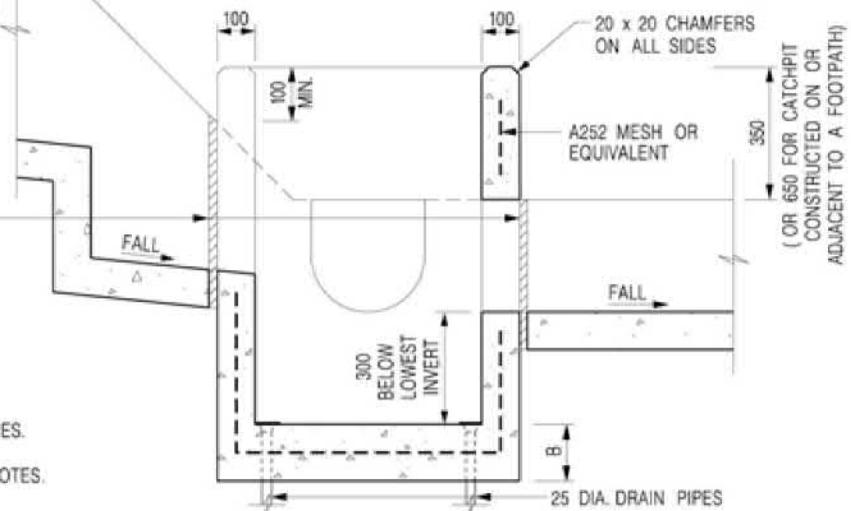
Project 項目名稱: Proposed Temporary Shop & Services for a Period of 12 Months at Lot 70 S.B ss.1 in D.D. 80 & Adjoining Government Land, Lin Ma Hang Road, North, N.T.	Drawing Title 圖目: The Details of the Proposed Catchpit	Remarks 備註:
	Drawing No. 圖號: Figure 5	Scale 比例: Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

Project 項目名稱:

Proposed Temporary Shop & Services for a Period of 12 Months at Lot 70 S.B ss.1 in D.D. 80 & Adjoining Government Land, Lin Ma Hang Road, North, N.T.

Drawing Title 圖名:

The Details of Catchpit with Desilting Function

Remarks 備註:

Drawing No. 圖號:

Figure 6

Scale 比例:

Not to scale

Total: 5 pages

Date: 11 January 2026

TPB Ref.: A/NE-TKLN/119

By Email

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

Dear Sir,

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

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

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

Yours faithfully,



Patrick Tsui

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

**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop & Services for a Period of 1 Year	
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	..... 1 .....
	<input type="checkbox"/> month(s) 個月	.....
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	.....	515 .....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	190 .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....	1 .....
Proposed domestic floor area 擬議住用樓面面積	.....	NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	Not exceeding 190 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	Not exceeding 190 .....sq.m <input 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 1: Shop & services (Not exceeding 3m, 1 storey)		
.....		
.....		
.....		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	.....	2 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	.....	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	Nil
Others (Please Specify) 其他 (請列明)	.....	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	.....	Nil
Coach Spaces 旅遊巴車位	.....	Nil
Light Goods Vehicle Spaces 輕型貨車車位	.....	Nil
Medium Goods Vehicle Spaces 中型貨車車位	.....	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	.....	Nil
Others (Please Specify) 其他 (請列明)	.....	1 space for van type vehicle of 7m x 3.5m

**7. Justifications 理由**

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

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

## Gist of Application 申請摘要

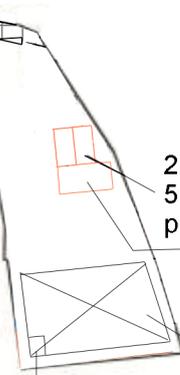
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 70 S.B ss.1 in D.D. 80, Lin Ma Hang Road, North, N.T.
Site area 地盤面積	705 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
Zoning 地帶	'Recreation' ("REC")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>1</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop & Services for a Period of 1 Year



Setback of application  
site boundary for  
pavement  
6m wide  
Ingress/Egress



2 parking spaces of  
5m x 2.5m for  
private car

1 loading/unloading space  
of 7m x 3.5m for  
van type vehicle

Toilet  
(About 4m<sup>2</sup>)

**Structure 1**  
Shop & services  
(convenient store) & toilet  
GFA: Not exceeding 190m<sup>2</sup>  
Height: Not exceeding 3m  
No. of storey: 1

Project 項目名稱:

Proposed Temporary Shop & Services  
for a Period of 12 Months at Lot 70 S.B  
ss.1 in D.D. 80 & Adjoining Government  
Land, Lin Ma Hang Road, North, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000

Total: 10 pages

Date: 12 February 2026

TPB Ref.: A/NE-TKLN/119

By Email

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

Dear Sir,

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

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

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

Our response to the comments of FEHD is found below:

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

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

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

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

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

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

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

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

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

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

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

#### **Advisory Comments**

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

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

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

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

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

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

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

Yours faithfully,



Patrick Tsui

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

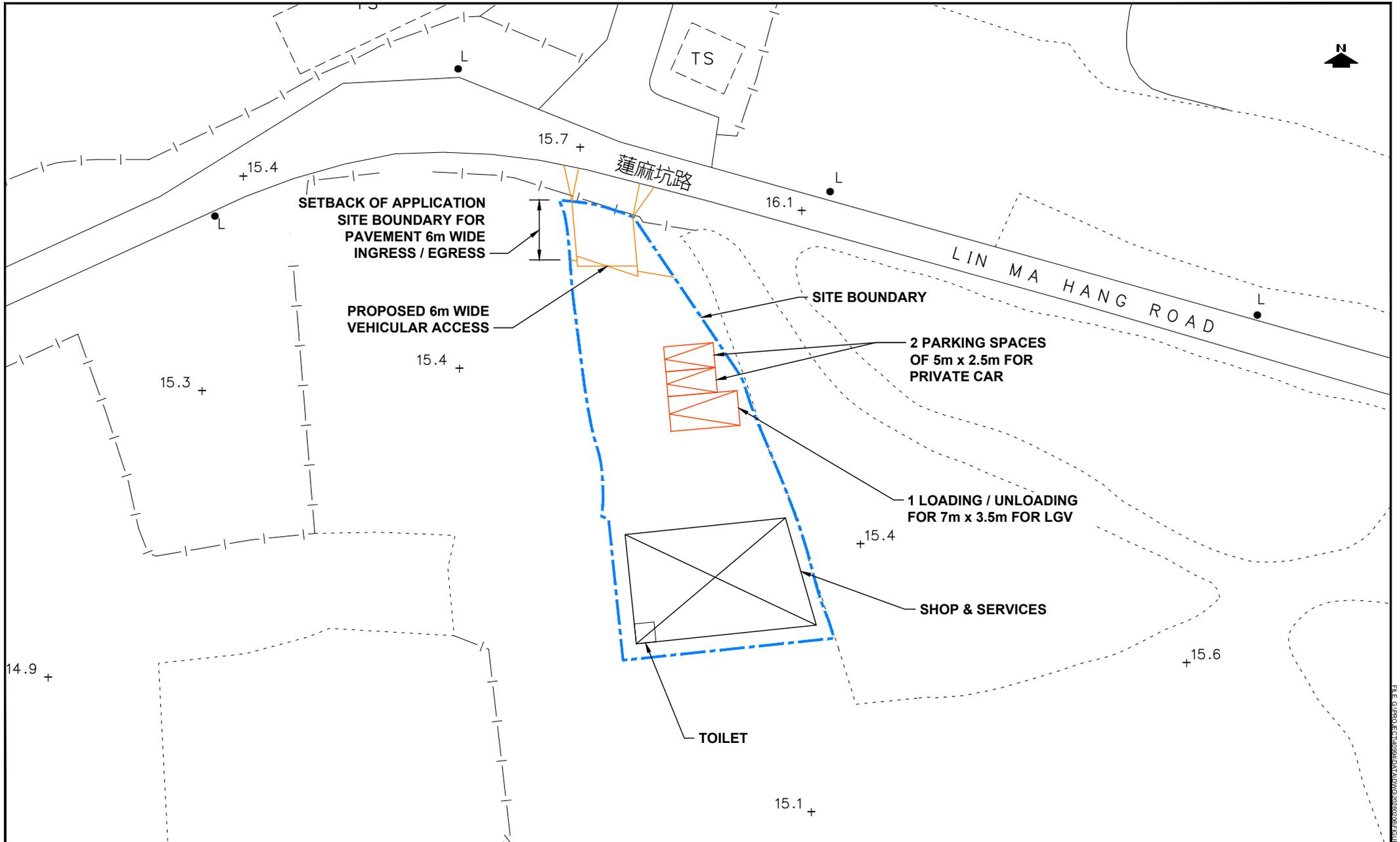
**Proposed Temporary Shop and Services for a Period of One Year in “REC” Zone, Lot 70 S.B ss.1 in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North, New Territories**

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

**Response to Comments**

**9 February 2026**

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



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

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

DRAWING NO.	FIGURE 1	
REV.	.	
<b>LLA</b> 顧問有限公司 Consultancy Limited		



LEGEND :

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

(IN)

(OUT)

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



LEGEND :

6.5

2.0

**FORWARD SPEED: 10 km / hr**

**BACKWARD SPEED: 5 km / hr**

**(IN)**

**(OUT)**

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

**7. Justifications 理由**

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

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

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

**Approved Applications**

	<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
1.	A/NE-TKLN/23 <sup>#</sup>	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)
2.	A/NE-TKLN/39 <sup>&amp;</sup>	Temporary Retail Shop, Canteen 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/55	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of Three Years	22.9.2023 (Revoked on 22.6.2025)
5.	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)
6.	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)
7.	A/NE-TKLN/68 <sup>#</sup>	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)
8.	A/NE-TKLN/76	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of Three Years	5.4.2024
9.	A/NE-TKLN/87 <sup>&amp;</sup>	Proposed Temporary Retail Shop, Canteen and Ancillary Office for a Period of Three Years	20.9.2024
10.	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
11.	A/NE-TKLN/112 <sup>#</sup>	Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Five Years	9.1.2026

Remarks

- # : Applications No. A/NE-TKLN/23, A/NE-TKLN/68 and A/NE-TKLN/112 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, A/NE-TKLN/57 and A/NE-TKLN/58 are within portion of A/NE-TKLN/102.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application; and
- his advisory comments are at **Appendix IV**.

**2. Traffic**

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

- no comment on the application from district traffic engineering point of view;
- considering the high usage of Lin Ma Hang Road, should the application be approved, approval conditions on implementation of traffic management measures, as proposed by the applicant, should be included. Also, the implemented traffic management measures should be maintained during the planning approval period; and
- her advisory comments are at **Appendix IV**.

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

- no in-principle objection to the application from highways maintenance point of view; and
- his advisory comments are at **Appendix IV**.

**3. Drainage**

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

- no objection to the application from public drainage viewpoint;
- the submitted drainage proposal has not been prepared to her satisfaction. Should the application be approved, approval conditions should be included to request the applicant to submit and implement a revised drainage proposal before commencement of any operation of the proposed use 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 not available; and
- her advisory comments are at **Appendix IV**.

#### 4. **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 IV**.

#### 5. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective noting that no heavy vehicles and dusty operation will be involved;
- no substantiated environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix IV**.

#### 6. **Landscape**

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

- no adverse comment on the application from landscape planning perspective.

#### 7. **Building Matters**

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

- it is noted that a structure and drainage works 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 unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO; and
- his advisory comments are at **Appendix IV**.

#### 8. **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 proposed use at the Site may be terminated at any time during the planning approval period for implementation of government projects;
- (b) to resolve any land issue relating to the proposed use with the concerned owner(s) of the Site;
- (c) 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 proposed use is within the 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 Town Planning 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) 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
- (viii) 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;
- (d) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:
- (i) it is noted that the proposed use is 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 proposed use falls 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 proposed use would need to be vacated for the site formation works. The applicant should take account of the above if the proposed use is pursued;

- (e) 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; and
  - (ii) the lot owner shall apply to his office for a Short Term Waiver (STW) to permit structure to be erected within the said private lot. 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 whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (f) to note the comments of the Commissioner for Transport (C for T) that 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;
- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) the proposed access arrangement and traffic generation should be commented by the Transport Department (TD);
  - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Lin Ma Hang Road;
  - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (iv) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by his office. Damage caused to roads, street furniture, drainage and slopes etc. maintained by his office due to the proposed work shall be repaired to his satisfaction at the applicant's own costs;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the submitted drainage proposal has not been prepared to her satisfaction. The applicant should submit a revised drainage proposal for her review;
  - (ii) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
  - (iii) the applicant should properly maintain the implemented drainage works whether within or outside the Site at his own expense; and
  - (iv) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (i) 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 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 the formal submission of general building plans;
- (j) to note the comments of the Director of Environmental Protection (DEP) that the applicant should (i) follow relevant mitigation measures and requirements in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and meet the statutory requirements under relevant pollution control ordinances; and (ii) 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' to properly handle the sewage produced from the proposed use; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
- (i) it is noted that a structure and drainage works are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW) under BO. An Authorised Person (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 means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - 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 any existing structure is erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any proposed use 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;
  - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of BA should be obtained, otherwise they are UBW under BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with BO; and
  - detailed checking under BO will be carried out at building plan submission stage.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 260116-231223-33204

提交限期  
**Deadline for submission:** 06/02/2026

提交日期及時間  
**Date and time of submission:** 16/01/2026 23:12:23

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TKLN/119

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. simon ng

意見詳情  
**Details of the Comment :**

Applicant in Question: Metro planning and development co.ltd. Relevant Authority; Lands Department / Planning Department, Hong Kong.

1) Deceptive Application Tactic

The company consistently applies for land under the pretext of "a shop with two parking spaces", but converts the entire parcel into a full parking lot after approval. This identical trick has been used in all its prior applications.

2) Public Nuisance Impact

The occupied land is adjacent to LIN MA HANG road, and the company's activities have caused severe traffic congestion, disrupting public order.

3) Core Demands

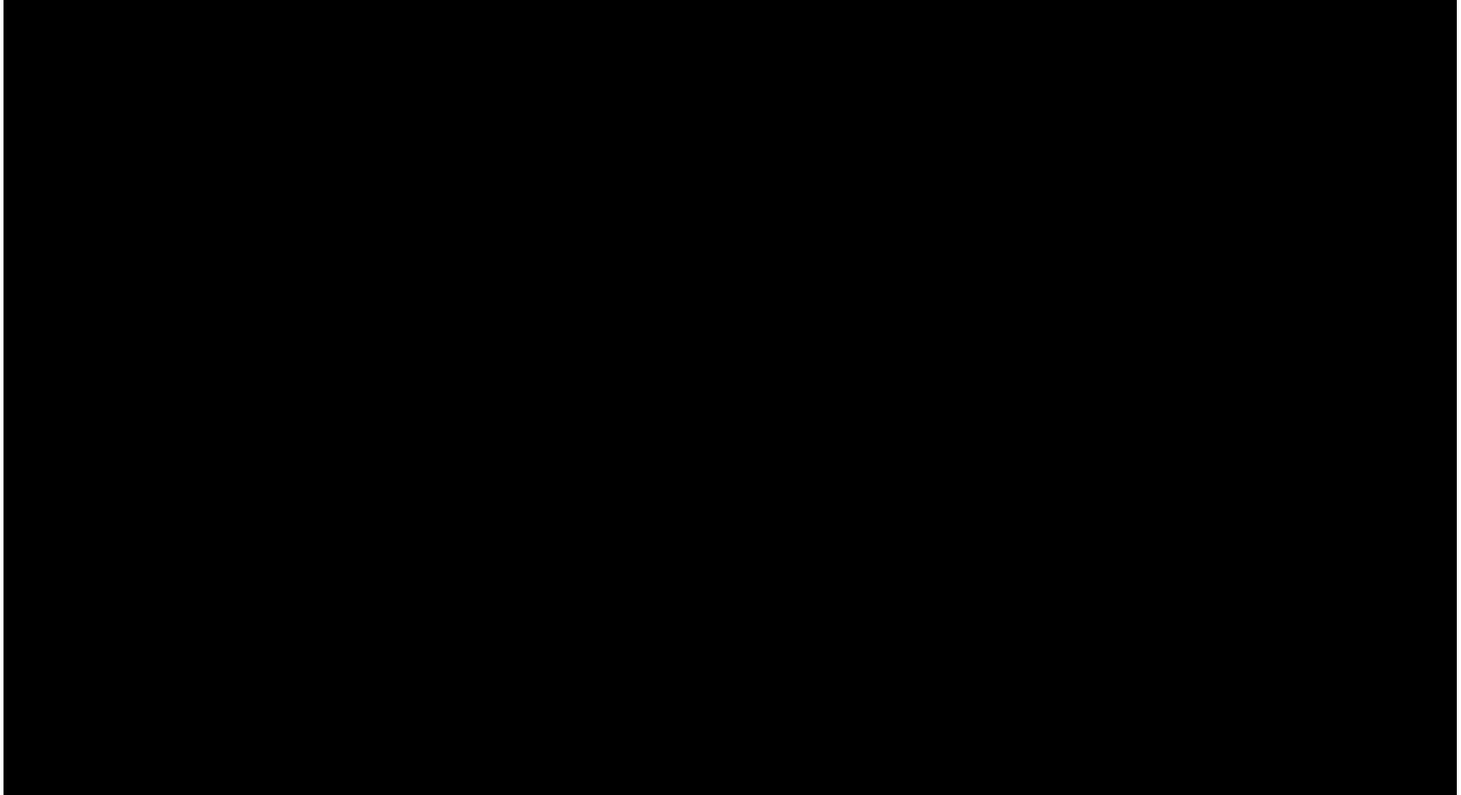
Reject the company's current land application immediately

Ban the company from submitting any future land-related applications

Investigate the company's illegal land conversion and traffic disruption acts.

tpbpd/PLAND

---



**From:** [REDACTED]  
**Sent:** Monday, January 26, 2026 12:39 PM  
**To:** Timothy Wai Pui WU/PLAND [REDACTED]  
**Subject:** We are Objection to the application for a temporary licence for the temporary shops and vehicle park at application A/NE/TKLN/119, Lin Ma Hang Road, and the application for extension of licence No. A/NE/TKLN/104.

Dear Mr Wu.

Passenger traffic through the Xingyuan Port has been setting new records, including a large number of motorists. As the port building vehicle park cannot cope with the heavy traffic, vehicle parks have been springing up like mushrooms around it. But this is actually a benefit to the community, and issuing more temporary vehicle park permits is also a good thing. It's thanks to your efforts, and we are fully support it. However, because this stretch of Lin Ma Hang Road was originally a single carriageway for two-way traffic, the volume of vehicles has exceeded its capacity. There are already five temporary car parks on this section of Lam Ma Hang Road, Additionally have five operating vehicle parks have not submitted any application, while others have invalid applications, deferred applications or brand-new temporary parking permit applications, including application number A/NE/TKLN/104. A/NE/TKLN/119. The vehicle parks that have not submitted an application will have large images attached to this email. Altogether, these vehicle parks number more than ten. On public holidays, there are approximately around thousand vehicle movements. There are over ten entrances and exits to these vehicle parks, criss-crossing this short stretch of Lin Ma Hang Road, and the original design did not include a proper footpath, which has also been taken over by the vehicle parks and turned into parking spaces. Pedestrians passing through this stretch must constantly dodge vehicles hunting for parking spaces and those pulling out, and with large lorries frequently entering and exiting Lim Ma Hang Village, traffic

Urgent Return receipt Expand Group Restricted Prevent Copy

accidents occur regularly. Complaints have been lodged repeatedly about vehicles encroaching on the pavement, but the police say they cannot determine whether the pavement is privately or government-owned, so they are powerless to act! Illegal vehicle parks operating on private land are also beyond the police's remit, the police said .so there is nothing they can do! For the good of the community, we hope that the driving and pedestrian sections of Lin Ma Hang Road will be widened soon, that more car park licences will be issued, and that the management and scope of regulation over the community and its vehicle parks will be increased. Thank you!

Best Regard

Henry

26-1-2026



1000107048.mp4



1000107046.mp4



1000107047.mp4

Urgent Return receipt Expand Group Restricted Prevent Copy

3

**tpbpd/PLAND**

---

寄件者: [REDACTED]  
寄件日期: 2026年02月04日星期三 3:45  
收件者: tpbpd/PLAND  
主旨: A/NE-TKLN/119 DD 80 Lin Ma Hand Road, REC  
類別: Internet Email

A/NE-TKLN/97

Lot 70 S.B ss.1 in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

Site area: About 705sq.m

Zoning: "Recreation"

Applied use: Shop / 3 Vehicle Parking / 1 Year

Dear TPB Members,

97 withdrawn. Now its Shop and an excuse to perpetuate the unapproved use.

Previous objections relevant and upheld.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 18 April 2025 4:23 AM HKT  
**Subject:** A/NE-TKLN/97 DD 80 Lin Ma Hand Road, REC

A/NE-TKLN/97

Lot 70 S.B ss.1 in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

Site area: About 705sq.m

Zoning: "Recreation"

Applied use: 21 Public Vehicle Park

Dear TPB Members,

Urgent Return receipt Expand Group Restricted Prevent Copy

Strong Objections. The application is to justify an existing unapproved brownfield operation. The site has been filled in.

This is adjacent to Application 78 for the same purpose that was withdrawn.

Members should request aerial images to see what is going on, clearly a creeping brownfield extension along the road. What, if any, Enforcement action has been undertaken?

Lin Ma Hang Road is not Cat 2. There is no residential complex anywhere nearby so no justification for a small vehicle parking facility.

Members should not only reject Destroy to Build but also question why this road has been allowed to degenerate in such a short time since it was opened up.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Monday, 5 February 2024 3:13 AM HKT  
**Subject:** A/NE-TKLN/78 DD 80 Lin Ma Hand Road, REC

A/NE-TKLN/78

Lot 67 S.B RP (Part) in D.D. 80, Heung Yuen Wai, Ta Kwu Ling North

Site area: About 1,060sq.m

Zoning: "Recreation"

Applied use: 29 Vehicle Parking

Dear TPB Members,

Application 59 withdrawn. Vehicle Parking on "Rec' zoning is effectively brownfield and bears no relationship to the zoning.

Previous objections relevant and upheld.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>

Urgent Return receipt Expand Group Restricted Prevent Copy

**Date:** Monday, 3 July 2023 2:38 AM HKT

**Subject:** A/NE-TKLN/59 DD 80 Lin Ma Hand Road, REC

A/NE-TKLN/59

Lot 67 S.B RP (Part) in D.D. 80, Heung Yuen Wai, Ta Kwu Ling North

Site area: About 1,060sq.m

Zoning: "Recreation"

Applied use: Sale of Construction Materials / 6 Vehicle Parking

Dear TPB Members,

Strong Objections. Another plan to turn Lin Ma Hang Road into another Kam Shung Road – a line of ramshackle brownfield sites.

Sale of construction materials is Open Storage under another name. The solution cannot be to allow Lin Ma Hang Road to become an eyesore lined with rusty 'temporary' structures with inadequate drainage and sewerage, prone to fires and giving the area that third world appearance that belies all the Good Stories we are fed about the hi-tech state of the art blah blah.

Members should reject this application.

Mary Mulvihill