

規劃署

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沙田政府合署
十三樓1301-1314室



Planning Department

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

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-TKLN/112-1
電話號碼 Tel. No. : 2158 6220
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By Email
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DeSPACE (International) Ltd.
Suite 1601, Tower 2, Lippo Centre
89 Queensway
Admiralty, Hong Kong
(Attn.: Gregory K.C. Lam)

3 July 2026

Dear Sir/Madam,

Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years in “Recreation” Zone, Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North

Section 16A Application No. A/NE-TKLN/112-1

I refer to your application and supplementary information which were received by the Town Planning Board (TPB) on 29.5.2026 and 16.6.2026, seeking planning permission for Class B amendments to an approved development proposal for the temporary public vehicle park (excluding container vehicle) and shop and services for a period of 5 years up to 9.1.2031 under Application No. A/NE-TKLN/112.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, on 2.7.2026, approved your application for amendments to permission under section 16A of the Town Planning Ordinance on the terms of the application as submitted to the TPB and subject to the following conditions (Please refer to the Secretary of the TPB's letter to you dated 23.1.2026 (copy attached) on the relevant approval conditions):

- the existing drainage facilities on the site shall be maintained at all times during the planning approval period as required under approval condition (b);
- the submission of a fire service installations proposal to the satisfaction of the Director of Fire Services or of the TPB as required under approval condition (c) by **9.1.2027**;
- in relation to (c) above, the implementation of the fire service installations proposal to the satisfaction of the Director of Fire Services or of the TPB as required under approval condition (d) by **9.1.2027**;

- the submission of traffic improvement and traffic management measures to the satisfaction of the Commissioner for Transport or of the TPB as required under approval condition (e) by 9.1.2027;
- in relation to (e) above, the implementation of the traffic improvement and traffic management measures to the satisfaction of the Commissioner for Transport or of the TPB as required under approval condition (f) by 9.1.2027;
- in relation to (f) above, the implemented traffic improvement and traffic management measures shall be maintained at all times during the planning approval period as required under approval condition (g);
- if any of the above planning condition (b) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice according to approval condition (h); and
- if any of the above planning condition (c), (d), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice according to approval condition (i).

You are advised to expedite the action for compliance with the conditions and no further extension would be granted unless with strong reasons.

You are reminded to **strictly** adhere to the time limits for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36C.

This temporary permission will lapse on 10.1.2031. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-I). This is to allow sufficient time for processing in accordance with the Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 24.7.2026). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend.

If you have any queries regarding this permission, please contact Ms. Ivy WONG of this Office at 2158 6237.

Yours faithfully,

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a smaller '2'.

(Rico TSANG)
for and on behalf of
Assistant Director of Planning/
New Territories