



DeSPACE (International) Limited

Date: 16th July 2026

Secretary, Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Page(s): 1 + Appendices

BY EMAIL

(tpbpd@pland.gov.hk)

Dear Sir/Madam,

**SECTION 16A(2) APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**.....
APPLICATION FOR PROPOSED CLASS B AMENDMENT(S) TO AN APPROVED SECTION
16 TOWN PLANNING APPLICATION FOR TEMPORARY PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF FIVE
YEARS IN "RECREATION" ZONE IN LOT NOS. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP, 64
S.B RP IN D.D. 80 AND ADJOINING GOVERNMENT LAND, LIN MA HANG ROAD, TA KWU
LING NORTH, NEW TERRITORIES**

(Application No.: A/NE-TKLN/112-2 ---- Further Information (1))

This submission supersedes the previous Further Information (1) submission dated 10 July 2026. The main amendment under this submission is the exclusion of the Government land portion from the Application Site in response to the Lands Department's comments. The revision to the site area and site boundary is considered a Class B amendment under Category 1: "Site Area and Site Boundary". The following appendices will therefore be amended: **Appendix 2:** Replacement Pages of the Revised Planning Statement, **Appendix 3:** Revised Development Scheme, **Appendix 4:** Comparison Between the Last Approved Town Planning Scheme and the Revised Development Scheme, and the supplementary information of **Appendix 5:** Replacement Pages of the Revised Application Form to address comments from the Lands Department.

References are made to the emails dated 6th July 2026 and 10th July 2026 respectively from the Planning Department in relation to technical comments from various departments.

In order to address the comments above, attached please find the response-to-comment table and the following appendices: -

- **Appendix 1:** Swept Path Analysis of the Private Car
- **Appendix 2:** Replacement Pages of the Revised Planning Statement
- **Appendix 3:** Revised Development Scheme
- **Appendix 4:** Comparison Between the Last Approved Town Planning Scheme and the Revised Development Scheme
- **Appendix 5:** Replacement Page of the Revised Application Form

Should there be any queries, please do not hesitate to contact Mr. Mario LI or Mr. Kin LEUNG at [REDACTED]

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

Greg Lam



Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Five Years, Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North, New Territories
(Application No. A/NE-TKLN/112-2)

Departmental Comments (Email from Planning Department dated 06.07.2026)	
Departmental Comments	Response
<u>TD</u>	
1. Paragraph 4.5.4/Table 3.2 – Please clarify the traffic flow (veh/hr) should be 154 or 122; and	As presented in Table 3.2, the two-way traffic flows observed in year 2025 along the concerned Unnamed Road were 122 veh/hr (for the purpose of road link capacity analysis, a conservative approach has been adopted whereby a 1.0 pcu factor is applied for conversion between passenger car units and vehicles). As mentioned in Para. 4.5.4, the two-way traffic flows generated by the Proposed Temporary PVP are estimated (based on 120 parking spaces and 594m² Retail GFA) at 154 pcu/hr during Sunday peak hour. The following table summarises the two-way traffic flows along the concerned Unnamed Road for each scenario for easy reference.

	Road Link	Scenario	Traffic Flows in two-way (pcu/hr) ⁽¹⁾
	Unnamed Road	2025 Observed Traffic Flows	122
		2031 Reference Traffic Flows (Without Proposed PVP) ⁽²⁾	130
		2031 Design Traffic Flows (With Proposed PVP) ⁽³⁾	284
	Notes: (1) As a conservative approach of road link capacity analysis, 1.0 pcu factor has been adopted for the conversion between pcu and vehicle in this assessment. (2) 2025 observed traffic Flows x adopted growth factor +1.0% p.a. for 6 years + planned & committed developments in the Vicinity. (3) 2031 reference traffic flows +Traffic trips of the proposed PVP i.e. 130 + 154 = 284 pcu/hr.		
2. The applicant shall demonstrate the satisfactory maneuvering of the private car maneuvering within the shaded parking lots in Appendix I ;	Please find attached Appendix 1 : swept path analysis of the private car (Figures SP-A to SP-D) manoeuvring within the shaded parking lots. The analysis results show that there are no manoeuvring problems.		
<u>LandsD</u>			
Our comments dated 20.11.2025 (conveyed to you on the same day) and 31.12.2025 (attached) remain valid. Having said that, a piece of Government Land adjoining Lot 45 RP in D.D. 80 seemingly being part of a local access road has been included in the application site, subject to any comment from relevant departments, it is not acceptable as it will narrow the local access.	The piece of Government Land adjoining Lot 45 RP in D.D. 80 is indicated for the right of way area and has been removed from the captioned application. Please refer to Appendix 2 : replacement pages of the revised planning statement, Appendix 3 : Revised Development Scheme and Appendix 4 : Comparison Between the Last Approved Town Planning Scheme and the Revised Development Scheme.		

FEHD

• Objection to this application beyond the land reversion and site clearance date for the development of Heung Yuen Wai Food Control Facilities	Noted.
• No Food and Environmental Hygiene Department's (FEHD) facilities should be affected.	Noted.
• Proper licence / permit issued by this Department is required if there is any food business /catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. In accordance with the Public Health and Municipal Services Ordinance (Cap. 132) and the Food Business Regulation (Cap. 132X), a food business licence shall be obtained for any premises intended to operate the relevant type of food business (e.g. restaurant, food factory, fresh provision shop, etc.) listed in the Regulation. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments	Noted.

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: - 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; - if restricted foods like milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained.	Noted.
When choosing a premises, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by the Department, other government departments and the relevant authorities. Applicants are strongly advised to	Noted.

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.	
When a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from the Director of Food and Environmental Hygiene before commencement. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap. 132X). Repeated convictions may lead to suspension or cancellation of their licences.	Noted.
Proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment	Noted.

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

- 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 Public Vehicle Park (Excluding Container Vehicle) and 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. This Department does not agree with the proposed usage under this application beyond the land reversion and site clearance date for the above site formation/construction works. Please take note of the followings:

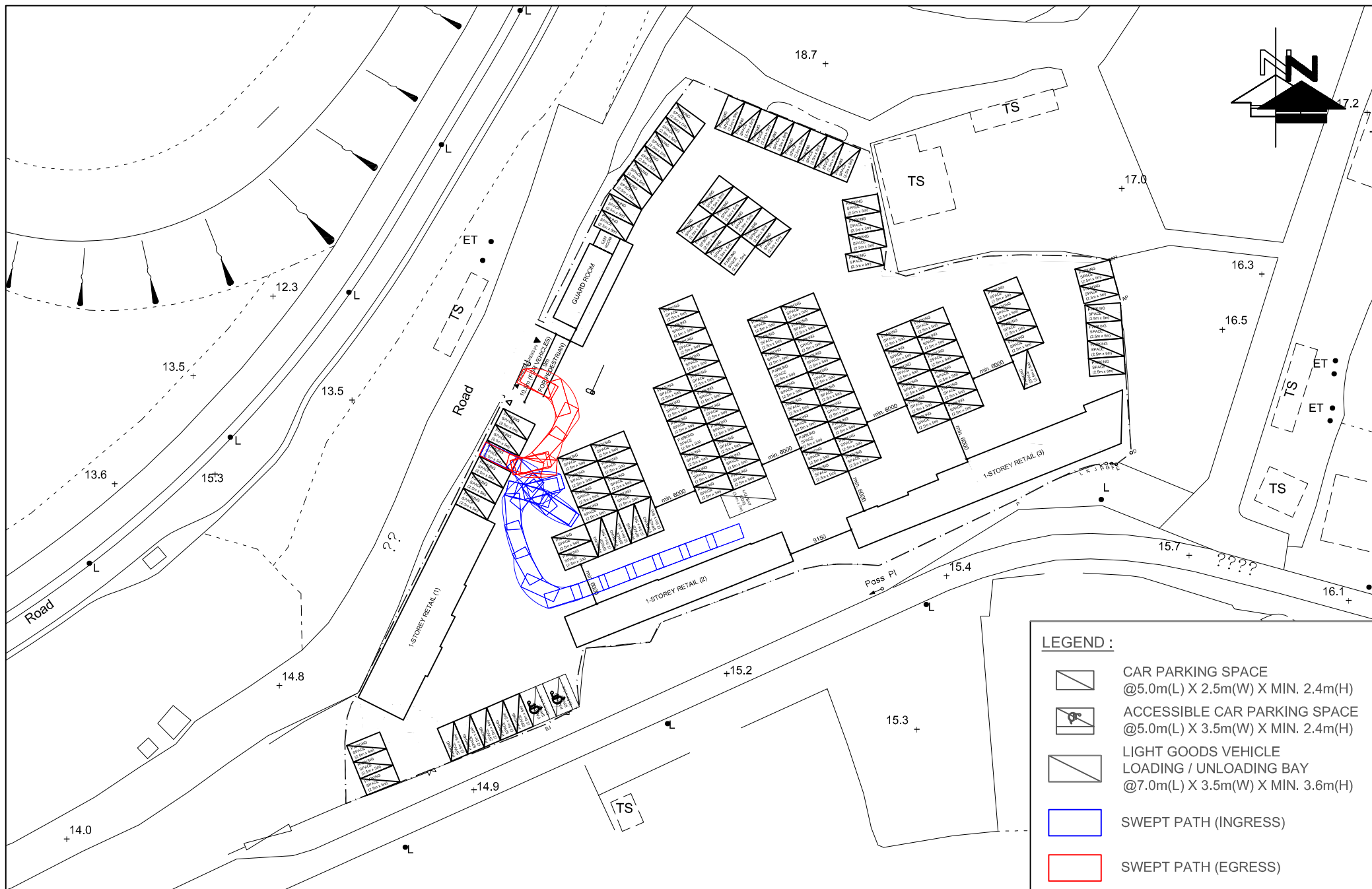
The applicant should take into account the potential impact of NTN NT development, including the relocation of food control facilities (FCF) to Heung Yuen Wai. It should also be noted that the FCF falls within the Priority Development Area (PDA) of NTN NT. The proposed FCF relocation exercise will involve diversion of a section of Lin Ma Hang Road, site formation and construction of FCF. North District Council was consulted for the relocation

Noted.

project at the meeting on 18 February 2025. To take forward the FCF relocation exercise, land reversion and site clearance would commence in due course. In general, ex-gratia land compensation may be offered to the owners of private land in the New Territories being affected by land resumption. For business undertakings affected by land resumption/clearance exercises, ex-gratia allowances may be offered to eligible business undertakings operating for at least two years immediately preceding the Pre-clearance Survey (PCS) and not in breach of the lease or conditions of relevant land instruments.

Appendix 1

Swept Path Analysis of the Private Car



LEGEND :

-  CAR PARKING SPACE
@5.0m(L) X 2.5m(W) X MIN. 2.4m(H)
-  ACCESSIBLE CAR PARKING SPACE
@5.0m(L) X 3.5m(W) X MIN. 2.4m(H)
-  LIGHT GOODS VEHICLE
LOADING / UNLOADING BAY
@7.0m(L) X 3.5m(W) X MIN. 3.6m(H)
-  SWEPT PATH (INGRESS)
-  SWEPT PATH (EGRESS)

FIGURE NO.: SP-A	PROJECT TITLE: Proposed PVP at Various Lots in DD80, Ta Kwu Ling North (A_NE-TKLN_112)	 CTA Consultants Limited 志達顧問有限公司
PROJECT NO.: 26043HK	DRAWING TITLE: SWEPT PATH ANALYSIS OF PRIVATE CAR (INGRESS & EGRESS)	
SCALE: 1 : 700 @A4	DATE: 8 JUL 2026	

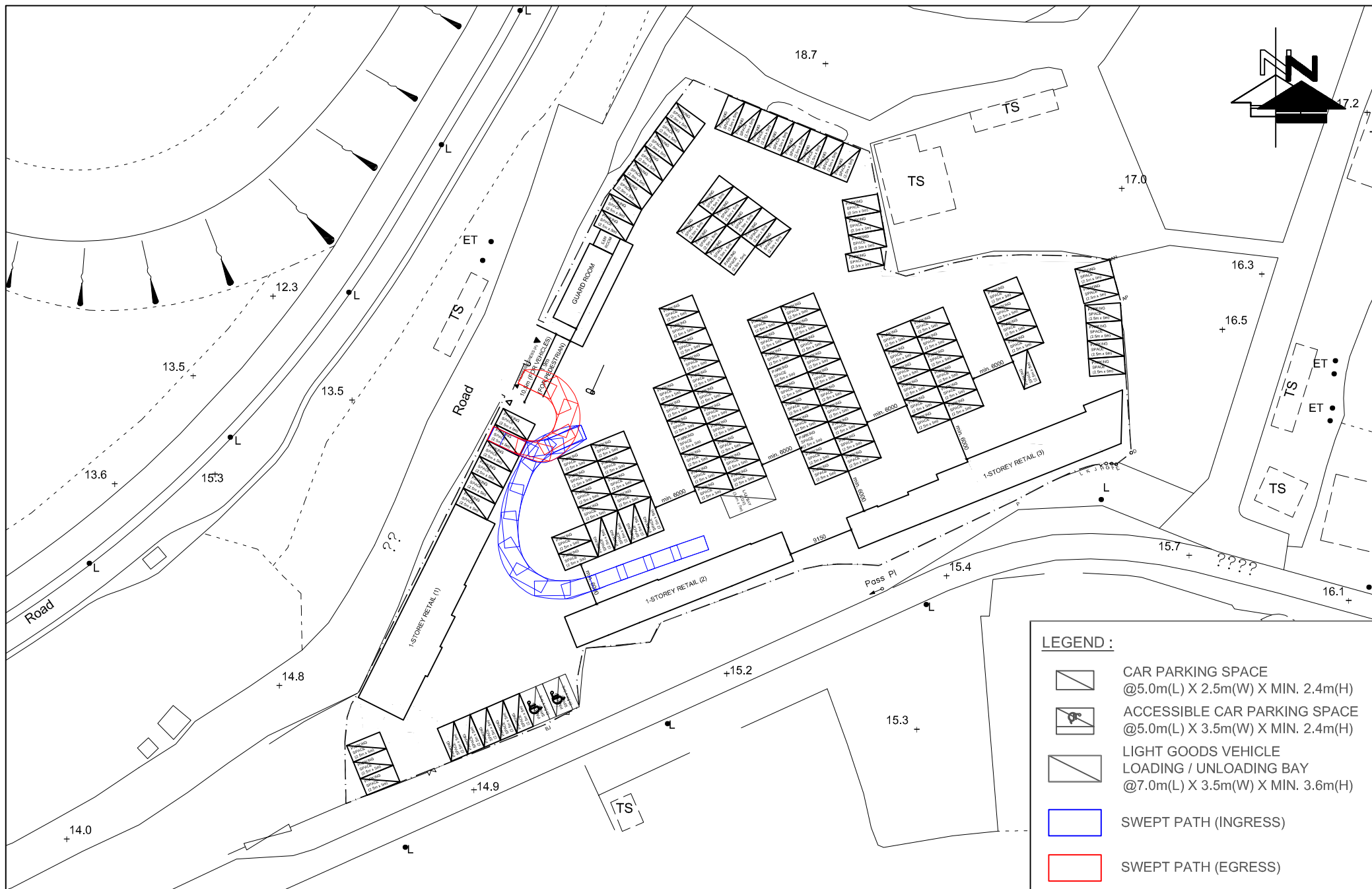
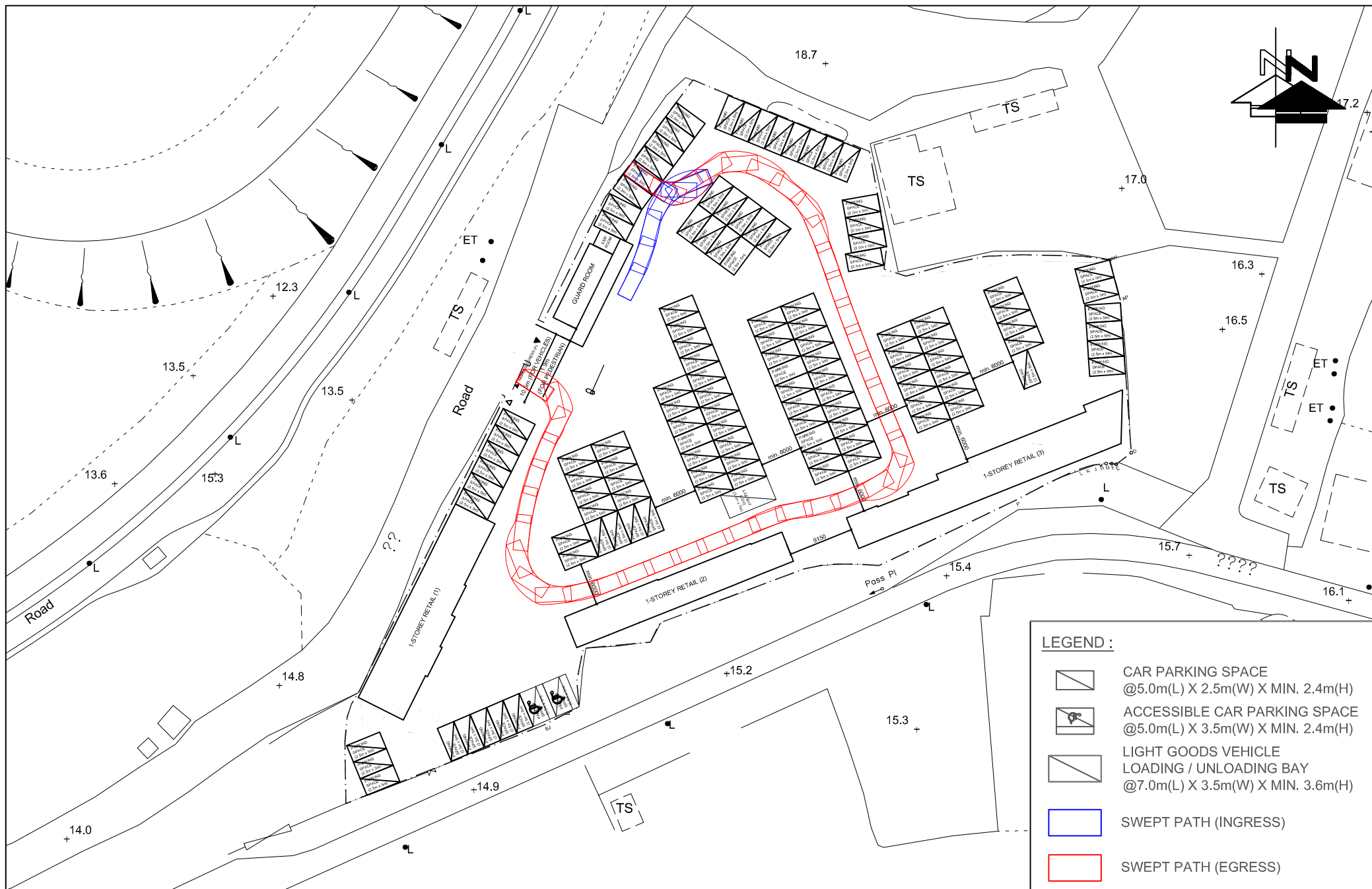


FIGURE NO.: SP-B		PROJECT TITLE: Proposed PVP at Various Lots in DD80, Ta Kwu Ling North (A_NE-TKLN_112)
PROJECT NO.: 26043HK		DRAWING TITLE: SWEPT PATH ANALYSIS OF PRIVATE CAR (INGRESS & EGRESS)
SCALE: 1 : 700 @A4	DATE: 8 JUL 2026	



LEGEND :

-  CAR PARKING SPACE
@5.0m(L) X 2.5m(W) X MIN. 2.4m(H)
-  ACCESSIBLE CAR PARKING SPACE
@5.0m(L) X 3.5m(W) X MIN. 2.4m(H)
-  LIGHT GOODS VEHICLE
LOADING / UNLOADING BAY
@7.0m(L) X 3.5m(W) X MIN. 3.6m(H)
-  SWEEP PATH (INGRESS)
-  SWEEP PATH (EGRESS)

FIGURE NO.: SP-C		PROJECT TITLE: Proposed PVP at Various Lots in DD80, Ta Kwu Ling North (A_NE-TKLN_112)	
PROJECT NO.: 26043HK		DRAWING TITLE: SWEPT PATH ANALYSIS OF PRIVATE CAR (INGRESS & EGRESS)	
SCALE: 1 : 700 @A4	DATE: 8 JUL 2026		

Appendix 2

Replacement Pages of the Revised Planning
Statement

Executive Summary

The Applicant, **Bliss Achieve Limited**, seeks town planning permission from the Town Planning Board for the Proposed Class B Amendments to the Approved Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years which was approved with conditions by the Rural and New Town Planning Committee on 23.01.2026 under Section 16 Town Planning Application No. A/NE-TKLN/112. A comparison table of the major development parameters is prepared as follows:

Comparison Table of the Major Development Parameters

Category	Major Development Parameters	Last Approved Scheme (A/NE-TKLN/112) (a)	Revised Proposal (b)	Difference (b) - (a)	TPB PG-No. 36C
Category 1 Site area and site boundary	Site area	5,206.3 m ²	5,192.4 m ²	-13.9 m ²	Class B
Category 4 Building blocks	No. of Building Blocks	6	5	-1	Class A
	Form of Building Blocks	Form of Building Blocks is proposed to be revised.			Class A
Category 12 Provision of carparking, loading/unloading, etc.	No. of car parking spaces - Private Car	90 (incl. 2 disabled car parking spaces)	120 (incl. 2 disabled car parking spaces)	+30	Class B
	- L/UL for LGV	1	1	No change	
	Internal Layout of Car Park	Internal layout of car park is proposed to be revised.			Class B
	Location of Ingress/egress	Location of ingress/egress is proposed to be revised.			Class B

The proposed revised scheme is similar to the last approved scheme. The increase in the number of parking spaces and the revision to the internal car park layout are intended to make more effective use of the Site in addressing the pressing parking demand in the border control point area.

To accommodate the proposed increase in parking spaces, the number of building blocks is proposed to be reduced. There will be no material change to the major development parameters, including the site area, total GFA, SC and BH. As such, no significant adverse impact on the surrounding environment is anticipated.

行政摘要

(以英文版本為準)

申請人 **Bliss Achieve Limited** 向城市規劃委員會申請城市規劃許可，以進行擬議的 **B 類** 修訂，涉及五年臨時許可作公眾停車場(貨櫃車除外)及商店及服務行業。該申請於 2026 年 1 月 23 日獲得 TPB 的鄉郊及新市鎮規劃小組委員會（委員會）有條件批准，項目下的第 16 條城市規劃申請編號為 **A/NE-TKLN/112**。為方便參考，以下是擬議修訂計劃與已獲核准計劃的概括發展規範對照：

擬議修訂概括發展規範對照表

類別	發展規範	已獲核准的計劃 (申請編號 A/NE-TKLN/112) (a)	擬議修訂 (b)	差距 (b) - (a)	規劃指引編號36C
第1 類 地盤面積及界線	地盤面積	5,206.3 平方米	5,192.4 平方米	-13.9 平方米	B 類修訂
第4 類 樓宇	樓宇幢數	6	5	-1	A 類修訂
	建築物外形	擬議對建築物外形進行修訂。			A 類修訂
第 12 類 停車位、上落客貨設施及其他交通設施的提供	停車位數目 - 私家車 - 輕型貨車 上落貨區	90 個 (包括 2 個傷殘人士泊車位) 1	120 個 (包括 2 個傷殘人士泊車位) 1	+30 不變	B 類修訂
	停車場內部設計	擬議對停車場內部設計進行修訂。			B 類修訂
	入口 / 出口位置	擬議對入口 / 出口位置進行修訂。			B 類修訂

擬議修訂方案與上一個已獲批准方案大致相若。增加泊車位數目及修訂停車場內部布局，旨在更有效善用該用地，以應對邊境管制站一帶迫切的泊車需求。

為配合擬增加的泊車位數目，建築物座數將相應減少。地盤面積、總樓面面積、上蓋面積及建築物高度等主要發展參數均沒有重大改變。因此，預計不會對周邊環境造成任何顯著不良影響。

1. INTRODUCTION

1.1 Project Background

DeSPACE (International) Limited acts on behalf of the Applicant, **Bliss Achieve Limited** (hereinafter referred to as “the Applicant”), to prepare and submit this Section 16A(2) Town Planning Application to the Town Planning Board (TPB) to seek planning permission on the proposed amendments to the last approved scheme with planning permission previously granted under Application No. A/NE-TKLN/112 dated 23th January 2026 (**Appendix 1 - Approval Letter of Section 16 Town Planning Application No. A/NE-TKLN/112 dated 23.01.2026**). It is permitted for a Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years.

The Application Site is comprised of Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80 and adjoining government land, Lin Ma Hang Road, Ta Kwu Ling North, New Territories. It is currently zoned as “Recreation” (“REC”) under the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 (the OZP).

1.2 Land Status

The private lots are covered by Short Term Wavier (STW) No. 1653 for the purpose of parent-child play area and ancillary uses with non-exclusive right-of-way of Government land (GL) adjoining the said private lots. An application for modification of STW for the purpose of structures for public vehicle park and ancillary uses is under processing.

1.3 Summary of Proposed Class A and Class B Amendments

According to the TPB Guideline No. 36C (TPBG 36C), the Applicant would like to apply for amendments to the followings:

1.3.1 Class A Amendment(s):

- The number of storeys is proposed to be decreased from 6 to 5 and the form of building blocks is revised to enhance the efficiency and flexibility of the layout for shops and services (Category 4).

1.3.2 Class B Amendment(s):

- The site area is proposed to reduce from 5,206.3 m² to 5,192.4 m². The reduction in the application site area results from the exclusion of the Government land portion, in response to the Lands Department’s concern that its inclusion may result in the narrowing of the existing local access. (Category 1)
- The number of private car parking space is proposed to be increased from 90 (including 2 disabled car parking spaces) to 120 (including 2 disabled car parking spaces). The additional parking spaces while the internal layout of car park has been revised to utilize the site and accommodate for the increased number of car parking space, thereby addressing the parking demand in the area of border control point. The location of the ingress/egress will slightly shift towards the northeast adjoining the unnamed road in accordance with existing car park operation. (Category 12)

4. THE REVISED PROPOSAL

4.1. The Revised Development Parameters

The proposed revisions intend to make minor amendments to the last approved scheme mainly to respond to the current shortfall in parking spaces in the area by increasing the number of parking spaces. **Other than the site area, number of parking spaces and number of structures, the proposed development parameters including total GFA and maximum height of structures are remained unchanged.** Please refer to **Table 1** for the Revised Development Parameters.

The number of parking spaces will be increased from 88 to 118 under the revised scheme, while the number of disabled parking spaces and LGV loading/unloading spaces will remain unchanged, thereby providing additional parking spaces to cater for the increasing parking demand in the area. The internal layout of car park will be revised to accommodate the additional parking spaces. The ingress and egress for vehicular access to and from the Site will be slightly shifted towards the northeast adjoining the unnamed road in accordance with existing car park operation.

In the revised scheme, the number of structures will be reduced from 6 to 5 to allow more space for the parking space. The form of the building blocks is also amended to enhance the efficiency and flexibility of the layout for shops and services. **The site area is proposed to reduce from 5,206.3 m² to 5,192.4 m² to address Lands Department's concern on the narrowing the existing local access.**

The Applicant has re-tailored the Proposal with revised layout plan. The key changes are summarized below. Please refer to **Appendix 2** for the revised layout plan (hereinafter referred to as "revised scheme") and **Appendix 3** for the comparison between the last approved town planning scheme and the revised layout plan.

TABLE 1 – MAJOR DEVELOPMENT PARAMETERS OF THE LAST APPROVED SCHEME AND THE CURRENT REVISED SCHEME

Major Development Parameters	Last Approved Scheme (A/NE-TKLN/112)	Current Revised Scheme	Comparison / (%)
Site Area (about)	5,206.3 m ²	5,192.4 m²	-13.9 m² (-0.3%)
Total GFA (about)	634m ² 1) Retails: about 600 m ² 2) Lavatories: about 28 m ² 3) Guard Room: about 6 m ²	634m ² 1) Retails: about 594 m ² 2) Guard Room: about 40 m ²	No change
No. of Structure(s)	6	5	-1 (-17%)
Max. Height of Structures	Not more than 5.4m	Not more than 5.4m	No change
No. of Private Car Parking Spaces	90 (including 2 disabled car parking spaces)	120 (including 2 disabled car parking spaces)	+30 (+33%)
No. of L/UL Bay for LGVS	1	1	No change

TABLE 2 – PROPOSED CLASS A AND CLASS B AMENDMENTS WITH JUSTIFICATIONS						
Category	Development Parameters	Last Approved Scheme (a)	Revised Proposal (b)	Difference (b) – (a)	Amendments under TPBG 36C	Justification
Category 1 Site Area and site boundary	Site Area and Site Boundary	5,206.3 m ² (about)	5,192.4 m ² (about)	-13.9 m ²	Class B Amendment	The site area is proposed to reduce from 5,206.3 m ² to 5,192.4 m ² to address Lands Department's concern on the narrowing the existing local access.
Category 2 Total gross floor area (GFA) and plot ratio (PR)	Total GFA	634 m ² (about)	634 m ² (about)	No change	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A
Category 3 No. of units	N/A	N/A	N/A	N/A	N/A	N/A
Category 4 Building blocks	No. of Building Blocks	6	5	-1	Class A Amendment	The reduction in the number of building blocks from 6 to 5 allows for enlarged block size, providing greater flexibility for shops and services.
	Form of Building Blocks	Form of Building Blocks is proposed to be revised.			Class A Amendment	The form of the proposed building blocks has been revised to enhance the efficiency and flexibility of the layout for shops and services.
Category 5 Building height	Building Height	Not more than 5.4m	Not more than 5.4m	No change	N/A	N/A
	No. of Storeys	1	1	No change	N/A	N/A
Category 6 Site coverage	Site Coverage	Not more than 12%	Not more than 12%	No change	N/A	N/A
Category 7 Type and mix of uses	Non-domestic uses	Public Vehicle Park (excluding container vehicle) and Shop and Services	Public Vehicle Park (excluding container vehicle) and Shop and Services	No change	N/A	N/A
Category 8 Internal layout and disposition of premises	Internal layout & disposition of the site	N/A	N/A	N/A	N/A	N/A
Category 9 Provision of Government, institutional or community facilities	Provision of Government, Institutional or Community Facilities	N/A	N/A	N/A	N/A	N/A
Category 10 Provision of public open space	Provision of Public Open Space	N/A	N/A	N/A	N/A	N/A
Category 11 Provision of private open space	Provision of Private Open Space	N/A	N/A	N/A	N/A	N/A

Appendix 3

Revised Development Scheme

Appendix 4

Comparison Between the Last Approved Town
Planning Scheme and the Revised Development
Scheme



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

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

DESIGNER

PROJECT MANAGER

PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF FIVE YEARS IN "RECREATION" ZONE IN LOTS 35 RP, 36, 42RP, 43, 44, 45RP, 59RP AND 64S.B RP D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

DRAWING TITLE

A.S. @ A3

DRAWN BY

SCHEMATIC LAYOUT PLAN (COMPARISON)

1:400@A3

Appendix 5

Replacement Page of the Revised Application Form

4. Amendment(s) to Permission Sought 要求修訂許可的事項				
(a) Proposed amendments which can be quantified 可量化的擬議修訂				
Amendment(s) sought 要求修訂事項	Amount approved 已獲許可的數量 [a]	Amount sought 現要求的數量 [b]	Change 改變	
			Amount 數量 [b] - [a]	% $\frac{[b] - [a]}{[a]} \times 100$
☐ Increase in total gross floor area (sq. m.) 總樓面面積有所增加 (平方米)				
☐ Increase in plot ratio 地積比率有所增加				
☒ Change in gross site area (sq. m.) 地盤總面積有所改變 (平方米)	5,206.3 sqm	5,192.4 sqm	-13.9 sqm	-0.3%
☐ Change in number of units 單位數目有所改變				
☒ Change in number of building blocks 樓字數目有所改變	6	5	-1	-17%
☐ Increase in 以下項目有所增加： ☐ absolute building height (m.) 建築物的實際高度 (米) ☐ number of storeys 層數 ☐ meters above Principal Datum (mPD) 主水平基準上米數				
☐ Increase in site coverage (%) 上蓋面積有所增加 (%)				
☐ Change in gross floor area distribution from domestic to non-domestic (sq. m.) 把住用樓面面積改為非住用用途 (平方米)				
☐ Change in gross floor area distribution from non-domestic to domestic (sq. m.) 把非住用樓面面積改為住用用途 (平方米)				
☐ Change in gross floor area for non-domestic uses for one category to another as set out in # below: from to 把非住用用途的總樓面面積改作#所列另一類別的用途：..... 改作.....				
☐ Change in floor area(s) of government, institution or community facilities (sq. m.) (Please specify the type(s) of facilities) 政府、機構或社區設施的樓面面積有所改變 (平方米) (請註明設施類別)				
☐ Reduction in total area of public open space (sq. m.) 公眾休憩用地的總面積有所減少 (平方米)				
☐ Change in area of active/passive public open space : 動態／靜態公眾休憩用地的面積有所改變： ☐ change in area of active public open space (sq. m.) 動態公眾休憩用地的面積有所改變 (平方米) ☐ change in area of passive public open space (sq. m.) 靜態公眾休憩用地的面積有所改變 (平方米)				

#The categories of non-domestic uses include (1) hotel, (2) office and (3) other commercial uses, including but not limited to kindergarten, child care centre and public car park.

非住用用途類別包括(1)酒店、(2)辦公室及(3)其他商業用途，包括但不限於幼稚園、幼兒中心及公眾停車場。