



DeSPACE (International) Limited

Date: 21st July 2026

Page(s): 1 + Appendix
BY EMAIL
(tpbpd@pland.gov.hk)

Secretary, Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Dear Sir/Madam,

**SECTION 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)**

References are made to the email dated 21st July 2026 from the Planning Department in relation to technical comments from the Transport Department.

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

- Appendix 1: Swept Path Analysis of the Private Car

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

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

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


Greg Lam



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

Departmental Comments (Email from Planning Department dated 21.07.2026)	
Departmental Comments	Response
<u>TD</u>	
1. Table 3.2 – The applicant further elaborates the V/C ratio 0.192	The V/C ratio of the Unnamed Road (L1) during the 2025 Sunday Peak hour, as shown in Table 3.2 should be 0.153 (i.e. 122/800).
2. Appendix I of the Schematic Layout Plan – Swept path analysis for 1 parking space is missing, please provide.	Please find attached the Appendix 1: Updated Swept Path Analysis of Private Car (Figure SP-D) for your consideration.

Appendix 1

Swept Path Analysis of the Private Car

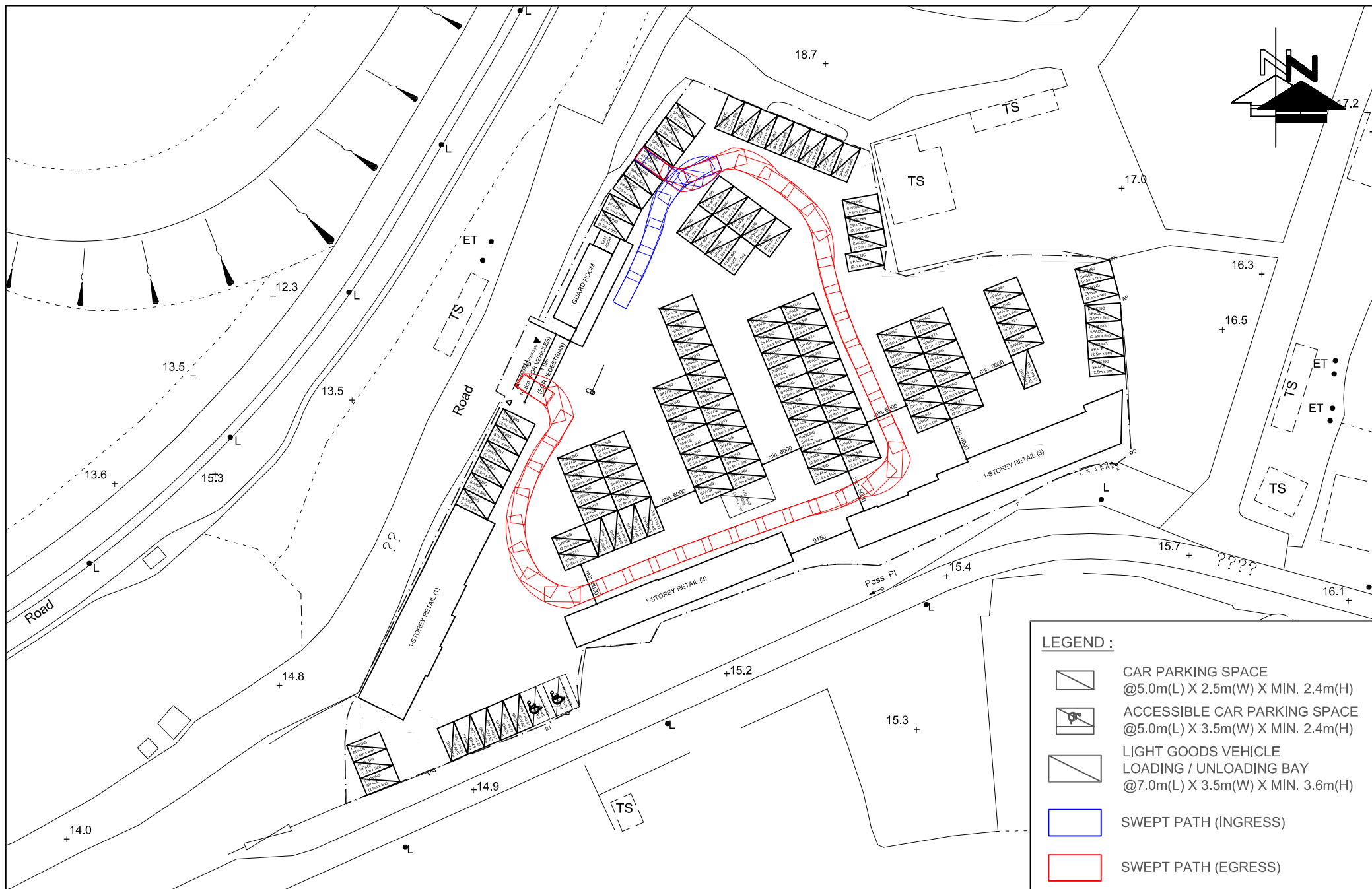


FIGURE NO.: SP-D		PROJECT TITLE: Proposed PVP at Various Lots in DD80, Ta Kwu Ling North (A_NE-TKLN_112)		 CTA Consultants Limited 志達顧問有限公司
PROJECT NO.: 26043HK		DRAWING TITLE: SWEPT PATH ANALYSIS OF PRIVATE CAR (INGRESS & EGRESS)		
SCALE: 1 : 700 @A4	DATE: 20 JUL 2026			