



DeSPACE (International) Limited

Date: 10th August 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 (3)) Re-submission

The Applicant acknowledges that the existing condition of the Application Site does not fully align with the proposed scheme. Upon approval of this Section 16A(2) application, the Applicant will ensure full compliance with the approved scheme.

It is understood that there are the proposed development of the Heung Yuen Wai Food Control Facilities (FCF) and the corresponding land resumption schedule. The Applicant will follow the land resumption schedule, and will move out of the concerned site boundary to facilitate the site formation/construction works relating to the Priority Development Area of New Territories North New Town (NTN NT) and the aforesaid relocation of FCF.

References are made to the phone call dated 4th, 7th and 10th August 2026 from the Planning Department.

In order to address the comments above, attached please find the following appendices: -

- **Appendix 1:** Replacement Pages of the Application Form
- **Appendix 2:** Replacement Pages of the Revised Planning Statement

We should be most grateful if you notify us of any queries on the application for our corresponding action in due course. This re-submission supersedes the submission dated 5th August 2026 and 7th August 2026. 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

pp. [Signature]

Greg Lam



Appendix 1

Replacement Pages of the 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	0.1218 (about)	0.1221 (about)	+0.0003 (about)	+0.25%
☒ 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。

4. Amendment(s) to Permission Sought (Continued) 要求修訂許可的事項 (續)	
(c) Other proposed amendments (please illustrate on plan, if necessary) 其他擬議修訂 (如需要的話, 請在圖則顯示)	
Amendment(s) sought 要求修訂事項	Details 詳情
☐ Change in building blocks 樓宇有所改變 ☐ change in form of building(s) where the affected portion(s) of the concerned block(s) is(are) the subject of environmental mitigation measures (多幢) 建築物的外形有所改變, 而有關的 (多幢) 樓宇的受影響部分與環境緩解措施有關 ☐ minor change in disposition of building block(s) (other than house, New Territories Exempted House/ Small House) 輕微改變樓宇 (屋宇、新界豁免管制屋宇 / 小型屋宇除外) 的布局	
☐ Change in : 以下項目有所改變 : ☐ internal layout of premises 處所的內部設計 ☐ disposition of premises 處所的布局	
☐ Change in provision of government, institution or community facilities 政府、機構或社區設施的供應有所改變 ☐ change in types of the facilities 改變設施的種類 ☐ change in locations of the facilities 改變設施的位置 ☐ deletion of facilities initiated by the relevant government departments 由有關政府部門提出刪除設施 (please specify the type(s) of facilities 請註明設施類別)	
☐ Change in location of the public open space on the same street/podium level(s) where the location of the public open space is the subject of environmental mitigation measures 在同一街道 / 平台層調動公眾休憩用地的位置, 而有關公眾休憩用地的位置與環境緩解措施有關	
☐ Change in location of the private open space 私人休憩用地的位置有所改變	
☒ Change in location of : 以下項目的位置有所改變 : ☒ ingress/egress point(s) 入口 / 出口 ☐ footbridge(s)/subway(s) 行人天橋 / 行人隧道 ☐ public transport terminus 公共車輛總站 ☒ car park 停車場 ☒ loading/unloading area/lay-bys 上落客貨車處 / 避車處	The location of the ingress/egress will slightly shift towards the northeast adjoining the unnamed road in accordance with existing car park operation. The proposed 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 proposed loading/unloading space for LGV has been revised to utilize the site and accommodate for the increased number of car parking space.

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 2 Total Gross Floor Area and Plot Ratio	Plot Ratio	0.1218 (about)	0.1221 (about)	+0.0003 (about)	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 6 Site Coverage	Site Coverage	Not more than 12.18%	Not more than 12.21%	+not more than 0.03%	Class A
Category 12 Provision of carparking, loading/unloading, etc.	No. of car parking spaces				Class B
	- Private Car	90 (incl. 2 disabled car parking spaces)	120 (incl. 2 disabled car parking spaces)	+30	
	- 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
	Location of Loading/Unloading Space for LGV	Location of loading/unloading space for LGV 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2類 整體總樓面面積及地積比率	地積比率	0.1218 (約)	0.1221 (約)	+0.0003 (約)	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6類 上蓋面積	上蓋面積	不超過12.18%	不超過12.21%	+不超過0.03%	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
	輕型貨車上落客貨設施	擬議對輕型貨車上落客貨設施位置進行修訂。			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).
- **The site coverage is proposed to be increased correspondingly to reflect the reduction in site area made in response to the Lands Department’s comments. (Category 6)**

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 plot ratio is proposed to be increased correspondingly to reflect the reduction in site area made in response to the Lands Department’s comments. (Category 2)**
- 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 **and the location of**

loading/ unloading space for LGV have 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)

1.4 Structure of Statement

This Planning Statement sets out the project background, applicant background, site context, town planning context, the proposed Class A and Class B Amendments for of the revised scheme and planning justifications for the proposed revised scheme.

It is divided in to 6 sections:

Section 1	Introduces project background and proposed Class A and Class B amendments;
Section 2	Gives a brief overview of the site context;
Section 3	Points out the planning context to the Application Site;
Section 4	Contains a full description of the Proposed Scheme;
Section 5	Lays out the planning justifications for the subject planning application; and
Section 6	Presents the concluding remarks and summarizes the grounds for approval of the Application.

2. SITE CONTEXT

2.1. Local Site Context

The Application Site is currently flat and hard paved. It is currently accessible via a local access of Lin Ma Hang Road which is located to the western side of the Site. The Application Site is zoned as the "Priority Development Area" in the "Industries" Zone of the "Heung Yuen Wai Enterprise Park" under the "Development Proposals of New Territories North New Town and Ma Tso Lung" by the Civil Engineering and Development Department and Planning Department announced on 5 April 2025.

2.2. Surrounding Areas

The Application Site is in the north of New Territories North (NTN) Development Area and within a "Recreation" ("REC") Zone. The surrounding areas have the following characteristics, including:

- (a) to the north of the Site is the "Green Belt" (GB) zone;
- (b) to the south of the Site is the Lin Ma Hang Road;
- (c) to the further south is Tsung Yuen Ha Tsuen which are predominantly development of Small House by indigenous villagers; and
- (d) to the southwest are the HYWBCP, the bus terminus, Heung Yuen Wai Fire Station and Heung Yuen Wai Operational Base.

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
	Plot Ratio	0.1218 (about)	0.1221 (about)	+0.0003 (about)	Class B Amendment	The proposed plot ratio is increased correspondingly to reflect the reduction in site area made in response to the Lands Department's comments.
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 12.18%	Not more than 12.21%	+not more than 0.03%	Class A Amendment	The proposed site coverage is increased correspondingly to reflect the reduction in site area made in response to the Lands Department's comments.
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

Category 12 Provision of carparking, loading/unloading, etc.	No. of car parking spaces				Class B Amendment	The proposed number of carparking space has increased from 90 (including 2 disabled car parking space) to 120 (including 2 disabled car parking space) to address the pressing parking demand of the border control point area. No adverse traffic impact will be generated. Please refer to Appendix 5: Traffic Review Report .
	- Private Car	90 (including 2 disabled car parking spaces)	120 (including 2 disabled car parking spaces)	+30		
	- Loading/unloading Space for LGV	1	1	No change		
	Location of Ingress/egress	Location of ingress/egress is proposed to be revised.			Class B Amendment	The location of the ingress/egress will slightly shift towards the northeast adjoining the unnamed road in accordance with existing car park operation.
	Location of Loading/unloading Space for LGV	Location of loading/ unloading Space for LGV is proposed to be revised.			Class B Amendment	The location of loading/ unloading space for LGV will be revised to optimise the use of the Site and accommodate additional private car parking spaces, thereby addressing the parking demand in the vicinity of the boundary control point.
Category 13 Location and size of non-building area	N/A	N/A	N/A	N/A	N/A	N/A
Category 14 Tree preservation and Landscape Master Plan	N/A	N/A	N/A	N/A	N/A	N/A
Category 15 Provision of indoor recreational facilities	N/A	N/A	N/A	N/A	N/A	N/A
Category 16 Location of ancillary major utility installation	N/A	N/A	N/A	N/A	N/A	N/A
Category 17 Phasing and implementation schedule	N/A	N/A	N/A	N/A	N/A	N/A
Category 18 Extension of time for commencement of development	N/A	N/A	N/A	N/A	N/A	N/A
Category 19 Extension of time for compliance with approval conditions	N/A	N/A	N/A	N/A	N/A	N/A