

**APPLICATION FOR AMENDMENTS TO PERMISSION
UNDER SECTION 16A(2) OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/NE-TKLN/112-2

- Applicant** : Bliss Achieve Limited represented by DeSPACE (International) Limited
- Site** : Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North
- Site Area** : About 5,192.4m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2
- Zoning** : “Recreation” (“REC”)
- Application** : Proposed Class B amendments to the approved application for temporary public vehicle park (excluding container vehicle) and shop and services for a period of five years

1. The Proposal

- 1.1 The applicant seeks planning permission for Class B amendments to the approved application for temporary public vehicle park (excluding container vehicle) and shop and services for a period of five years at the application site (the Site) (**Plan AA-1**) under application No. A/NE-TKLN/112, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 9.1.2026 with a validity until 9.1.2031.
- 1.2 The current application involves the following Class B amendments:
- (i) reduction of site area from 5,206.3m² to 5,192.4m² (-13.9m² or -0.3%) by excluding all Government land (GL) from the Site, while the total floor area (i.e. 634m²) remains unchanged¹;
 - (ii) increase in plot ratio (PR) from 0.1218 to 0.1221 (+0.0003 or +0.25%) correspondingly due to the reduction of site area (while the total floor area (i.e. 634m²) remains unchanged)²;

¹ Category 1 (Site area and site boundary) under Town Planning Board Guidelines for Class A and Class B Amendments to Approved Development Proposals (TPB PG-No. 36C).

² Category 2 (Total gross floor area and PR) under TPB PG-No. 36C.

- (iii) increase in number of parking spaces for private cars from 90 to 120 (+30 spaces or +33.3%)³;
- (iv) change in location of a loading/unloading (L/UL) bay for light goods vehicle (LGV)³; and
- (v) change in location of ingress/egress point³.

1.3 In addition to the abovementioned Class B amendments, a number of Class A amendments are also proposed to the approved scheme under application No. A/NE-TKLN/112 in respect of minor increase in site coverage, reduction in number of building blocks and changes in form and disposition of building blocks. Comparison of the key development parameters and layout between the approved scheme and the current application are summarised in the table below and shown in **Drawing AA-1** respectively.

	Approved application No. A/NE-TKLN/112 (a)	Current application No. A/NE-TKLN/112-2 (b)	Difference (b) – (a)	Class A or B amendments
Site Area	about 5,206.3m ²	about 5,192.4 m ²	-13.9m ² / -0.3%	Class B
Total Floor Area	about 634m ²	about 634m ²	No change ⁴	-
Plot Ratio	about 0.1218	about 0.1221	+0.0003/ +0.25%	Class B
Site Coverage	about 12.18%	about 12.21%	+0.03%	Class A
No. of Structures	6	5	-1	Class A
Max. Height of Structures	not more than 5.4m	not more than 5.4m	No change	-
No. of Private Car Parking Spaces	90 (including two disabled parking spaces)	120 (including two disabled parking spaces)	+30 spaces/ + 33.3%	Class B
No. of L/UL Bay for LGV	1	1	No change	-

1.4 According to the Town Planning Board Guidelines for Class A and Class B Amendments to Approved Development Proposals (TPB PG-No.36C), changes falling within Class A amendments do not require further application to the Board, whereas Class B amendments require application to the Board and are subject to the approval of the Director of Planning under the delegated authority of the Board. However, application for Class B amendments which is considered unacceptable by the concerned Government departments will be submitted to the Board for consideration. As the Director of Food and Environmental Hygiene (DFEH) raises concern on the application (paragraph 7.2.1 below), the application is thus submitted to the Committee of the Board for consideration.

³ Category 12 (Provision of carparking, loading/unloading and other transport facilities) under TPB PG-No. 36C.

⁴ The applicant proposes to increase the floor area for guard room from about 6m² to 40m² but also reduce the floor area for retails and remove lavatories, resulting in no change in total floor area.

1.5 In support of the application, the applicant has submitted the following documents:

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|-----|---|----------------------|
| (a) | Application Form with Attachments received on 15.6.2026 | (Appendix I) |
| (b) | Further Information (FI) received on 16.7.2026 | (Appendix Ia) |
| (c) | FI received on 21.7.2026 | (Appendix Ib) |
| (d) | FI received on 10.8.2026 | (Appendix Ic) |

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FIs at **Appendices I to Ic**, as summarised below:

- (a) to help addressing the increasing parking demand of cross-boundary travellers in Heung Yuen Wai (HYW) Boundary Control Point (BCP), the applicant proposes to optimise the internal layout and free up additional space within the Site for providing additional parking spaces;
- (b) the additional parking spaces will not generate adverse traffic impact;
- (c) the location of the ingress/egress is proposed to slightly shift north-eastwards to accommodate the existing car park operation; and
- (d) the GL originally included in the Site is proposed to be excluded to address the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD)⁵.

3. Town Planning Board Guidelines

- 3.1 As mentioned in paragraph 1.4 above, TPB PG-No. 36C is relevant to the current application.
- 3.2 The Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) as well as the requirement on publishing the application for public inspection are not applicable to an application for Class B amendments under s.16A of the Town Planning Ordinance.

4. Background

- 4.1 Application No. A/NE-TKLN/112 for temporary public vehicle park (excluding container vehicle) and shop and services for a period of five years was approved with conditions⁶ by the Committee on 9.1.2026. While DFEH objected to the application as the Site would overlap with the planned Food Control Facilities (FCF) at HYW and the applied uses would exist beyond the land reversion and site clearance date for the development of FCF, other relevant government departments consulted had no objection to or no adverse

⁵ A small portion of GL (13.9m²) was included under application No. A/NE-TKLN/112. LandsD raises concern on the inclusion of GL which would narrow the existing local access. To address LandsD’s concern, the applicant proposes to exclude the GL from the Site.

⁶ Approval conditions imposed included drainage, fire safety and traffic aspects (approval letter at **Appendix IIa**). The applicant has complied with condition (a) on the submission of a condition record of the existing drainage facilities.

comment on the application. Regarding DFEH's concern, as there was an established land resumption mechanism to facilitate Government projects, it was considered that the applied uses on a temporary basis of five years would not affect the long-term development of the Site. To address DFEH's concerns on the potential project interface issue, relevant advisory clause has been incorporated to remind the applicant that the Site would be resumed by the Government and the applied uses may be terminated at any time during the planning approval period for implementation of Government projects.

- 4.2 Subsequently, the applicant submitted application No. A/NE-TKLN/112-1 for Class B amendments regarding extension of time for compliance with approval conditions (c), (d), (e) and (f) from 9.7.2026 to 9.1.2027, which was approved under the delegated authority of the Board on 2.7.2026 (approval letter at **Appendix IIb**).

5. **The Site and Its Surrounding Areas (Plans AA-1 to AA-4b)**

5.1 The Site is:

- (a) currently used as a public vehicle park with temporary structures; and
- (b) accessible via a local access road to the west of the Site leading to Lin Ma Hang Road.

5.2 The surrounding areas are of rural character mainly comprising public vehicle parks, holiday camp and vacant land. HYW BCP is located to the further west of the Site. The village cluster of Tsung Yuen Ha is located to the further south of the Site.

6. **Planning Intention**

The planning intention of the "REC" zone is primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission.

7. **Comments from Relevant Government Departments**

7.1 Apart from the government departments as set out in paragraph 7.2 below, other government departments consulted have no objection to or no adverse comment on the application. Their general comments, if any, are at **Appendix III**.

7.2 The following government departments have concerns/comments on the application:

Project Interface

7.2.1 Comments of DFEH:

- (a) he has concerns on the application beyond the land reversion and site clearance date for site formation/construction works for HYW FCF;

- (b) according to the Development Proposals of the New Territories North (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 applied uses is within the Priority Development Area (PDA) of NTN New Town and would overlap with the FCF location. If this planning application is approved, the Site would have to be vacated for the site formation/construction works relating to the PDA of NTN New Town and FCF;
- (c) 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 the 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. North District Council was consulted for the relocation project at the meeting on 18.2.2025. 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 and not in breach of the lease or conditions of relevant land instruments; and
- (d) his advisory comments are at **Appendix IV**.

Traffic

7.2.2 Comments of Commissioner for Transport (C for T):

- (a) she has no comment on the application from district traffic engineering point of view;
- (b) from cross-boundary parking need point of view, with the commissioning of passenger clearance in HYW BCP since February 2023, the demand for cross-boundary parking has kept increasing, especially during the weekends and holidays, when the existing carparks were fully utilised. Therefore, there is a shortfall in parking spaces in the area, and the applied public vehicle park which is located in close proximity to HYW BCP, can alleviate the demand for parking spaces in the area;
- (c) after taking into consideration the context of the Site including its location and existing traffic conditions in the vicinity of HYW BCP, should the application be approved, approval conditions on submission and implementation of traffic improvement and traffic management measures should be included. Also, the implemented traffic improvement and traffic management measures should be maintained at all times during the planning approval period; and
- (d) her advisory comments are at **Appendix IV**.

8. Planning Considerations and Assessments

- 8.1 The proposed Class B amendments involve (i) reduction in site area (-13.9m² or -0.3%); (ii) increase in PR from 0.1218 to 0.1221 (+0.0003 or +0.25%); (iii) increase in parking spaces for private cars (+30 spaces or +33.3%); (iv) change in location of the L/UL bay for LGV; and (v) change in location of the ingress/egress. According to the applicant, the exclusion of GL from the Site is to address DLO/N, LandsD's comment, and the revised layout of the carpark is optimised to free up space within the Site for providing additional parking spaces to address the parking demand of cross-boundary travellers in HYW BCP. Taking into account the planning assessments below, there is no objection to the proposed Class B amendments to the approved scheme.
- 8.2 Noting that the Site falls within the PDA of NTN New Town and would overlap with the proposed location of FCF, DFEH has concern on the application beyond the land reversion and site clearance date for the site formation/construction works for HYW FCF. Nevertheless, there is an established land resumption mechanism to facilitate Government projects. It is considered that the applied uses on a temporary basis of five years will not affect the long-term development of the Site. To address DFEH's concerns on the potential project interface issue, relevant advisory clause will be included under the current application to remind the applicant that the Site will be resumed by the Government and the applied uses may be terminated at any time during the planning approval period for implementation of Government projects, should the application be approved by the Committee.
- 8.3 The proposed Class B amendments do not constitute material changes to the applied uses. DLO/N, LandsD has no adverse comment on the proposed exclusion of GL from the Site and the current application. C for T has no comment on the application from district traffic engineering point of view, and considers that the applied public vehicle park, which is located in close proximity to HYW BCP, can alleviate the demand for parking spaces in the area. C for T also recommends the same approval conditions under application No. A/NE-TKLN/112 on the submission, implementation and maintenance of traffic improvement and traffic management measures in the current application. Other relevant government departments consulted have no objection to or no adverse comment on the proposed amendments. To address the technical requirements of concerned government departments, relevant approval conditions as imposed on application No. A/NE-TKLN/112 are recommended to be maintained in paragraph 9.2 below. For approval condition (a) on the submission of a condition record of the existing drainage facilities, which has been satisfactorily complied with, it is suggested to delete the approval condition in the current application. In addition, in view of the latest circumstance of the area⁷, an approval condition restricting the number of parking spaces as proposed by the applicants is recommended to ensure more effective monitoring should the current application be approved.

9. Planning Department's Views

- 9.1 Based on the assessments made in paragraph 8 above, the Planning Department has no objection to the application for Class B amendments to the approved scheme.

⁷ With respect to the approved applications for the temporary public vehicle parks along Lin Ma Hang Road, there are repeated complaints that the number of vehicles parked at the application sites far exceeds the number of parking spaces specified in the relevant approved schemes, which may have implication on the traffic condition of Lin Ma Hang Road.

- 9.2 Since the application is for Class B amendments to the approved scheme, the planning approval shall be valid on a temporary basis until 9.1.2031, which is the same as the validity period granted under application No. A/NE-TKLN/112 (**Appendix IIa**). Should the Committee decide to approve the application, the following updated conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) no more than 120 vehicles, as proposed by the applicant, shall be parked on the Site at any time during the planning approval period;
- (b) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (c) the submission of a fire service installations proposal to the satisfaction of the Director of Fire Services or of the Town Planning Board by 9.1.2027;
- (d) 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 Town Planning Board by 9.1.2027;
- (e) the submission of traffic improvement and traffic management measures to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 9.1.2027;
- (f) 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 Town Planning Board by 9.1.2027;
- (g) in relation to (f) above, the implemented traffic improvement and traffic management measures shall be maintained at all times during the planning approval period;
- (h) if any of the above planning condition (a), (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; and
- (i) 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.

Advisory Clauses

The recommended advisory clauses are at **Appendix IV**⁸.

- 9.3 There is no strong reason to recommend rejection of the application.

⁸ The recommended advisory clauses are the same as those under the approved application No. A/NE-TKLN/112, except for updated advisory comments of DFEH.

10. Decision Sought

- 10.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 10.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission.
- 10.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

11. Attachments

Appendix I	Application Form with Attachments received on 15.6.2026
Appendix Ia	FI received on 16.7.2026
Appendix Ib	FI received on 21.7.2026
Appendix Ic	FI received on 10.8.2026
Appendix IIa	Approval Letter of Application No. A/NE-TKLN/112 dated 23.1.2026
Appendix IIb	Approval Letter of Application No. A/NE-TKLN/112-1 dated 3.7.2026
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Drawing AA-1	Comparison of Layout Plan under the Approved Scheme and Current Scheme
Plan AA-1	Location Plan
Plan AA-2	Site Plan
Plans AA-3a to AA-3b	Aerial Photos
Plans AA-4a to AA-4b	Site Photos

**PLANNING DEPARTMENT
AUGUST 2026**