

Previous S.16 Application

Approved Application

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKLN/82	Proposed Temporary Eating Place and Petrol Filling Station (Charging Only) for a Period of Three Years	16.8.2024 (Revoked on 16.5.2026)

**Similar S.16 Applications for Temporary Eating Place
within “Recreation” Zone in the Vicinity of the Application Site in the Past Five Years**

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKLN/84	Proposed Temporary Eating Place for a Period of Three Years	5.7.2024 (Revoked on 5.1.2026)
2.	A/NE-TKLN/87	Proposed Temporary Retail Shop, Canteen and Ancillary Office for a Period of Three Years	20.9.2024 (Revoked on 20.6.2026)

Government Bureau/Departments' General Comments

1. Policy Aspect

Comments of the Secretary for Environment and Ecology (SEE):

- no adverse comment from electric vehicle charging policy perspective on the application provided that relevant statutory requirements and procedures (such as land lease, traffic and safety requirements) are fulfilled; and
- his advisory comments are at **Appendix V**.

2. Traffic

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no in principle objection to the application from highways maintenance point of view; and
- his advisory comments are at **Appendix V**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that the proposed uses will not cause adverse drainage impact on the adjacent area. The drainage facilities should be properly maintained at all times during the planning approval period;
- the application site (the Site) is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed uses; and
- her advisory comments are at **Appendix V**.

4. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix V**.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective since no heavy vehicle or dusty operation is involved;

- no environmental complaints against the Site were received in the past three years; and
- his advisory comments are at **Appendix V**.

6. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no comment on the application from nature conservation perspective; and
- his advisory comments are at **Appendix V**.

7. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in 2024, the Site was located in an area of rural inland plain landscape character comprising woodlands, vegetated areas, tree clusters, village houses and car parking areas. Heung Yuen Wai Boundary Control Point is located to the west of the Site. The proposed temporary uses are considered not incompatible with the surrounding environment;
- with reference to the above aerial photo and site photos taken on 4.9.2026, the Site was generally formed. A temporary structure was found within the Site, but no vegetation was observed on it. According to the Application Form, no tree felling will be involved; and
- in view of the above, significant adverse landscape impact arising from the application is not anticipated.

8. Electricity Safety

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no particular comment on the application as far as electricity supply safety is concerned; and
- his advisory comments are at **Appendix V**.

9. Licensing

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no adverse comment on the application; and
- his advisory comments are at **Appendix V**.

10. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;

- it is noted that two structures are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix V**.

11. Other Departments

The following government departments have no objection to/no comments on the application:

- (a) Chief Engineer/Construction, Water Services Department (CE/C, WSD);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (c) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (d) Commissioner of Police (C of P); and
- (e) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) the permission is given to the uses under application. It does not condone any other use which current exists on the application site (the Site) but not covered by the application. The applicant shall be requested to take immediate action to discontinue such use not covered by the permission;
- (b) to resolve any land issues relating to the proposed uses with the concerned owner(s) of the Site;
- (c) should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (d) to note the comments of the Secretary for Environment and Ecology (SEE) that:
 - (i) the Government announced the Green Transformation Roadmap of Public Buses and Taxis in December 2024, including measures to realise the target of introducing about 3,000 electric taxis by end-2027. A comprehensive fast charging network is needed to effectively support the operations of electric taxis and achieve the aforesaid target. In addition, the Government announced the Updated Version of the Hong Kong Roadmap on Popularisation of Electric Vehicles in February 2026, which states that the Government will leverage market forces in the future to build a public charging network with fast chargers as the backbone. In this connection, he recommends the applicant to consider adopting diverse charging solutions, such as battery energy storage systems, mobile charging robots, etc. with a view to provide some fast chargers with a rated output power of 100kW or higher for each charging bay at the Site and to open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis;
 - (ii) the applicant is also suggested to consider arranging some of the chargers to also be compatible with Guobiao charging standard to support southbound vehicles; and
 - (iii) it is recommended that the applicant provides charger information, including the real-time availability data of each charger, through the Government-designated mobile applications such as 'HKeMobility' of the Transport Department (TD). For any queries, the applicant should contact the Environmental Protection Department (EPD)'s electric vehicle hotline at 3757-6222 or email to ev@epd.gov.hk;
- (e) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots 75 RP and 78 in D.D. 80 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the application is required to pass through Government land (GL) but no right of access via GL is granted to the Site;
 - (ii) the following irregularities covered by the planning application have been detected by his office:

unauthorised structures within the Lots 75 RP and 80 in D.D. 80 covered by the planning application

there are unauthorised structures and uses on the private lots. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

the lot owner shall apply to his office for a Short Term Waiver (STW) to permit the structures erected within the said private lots. The application for STW will be

considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed uses are temporary in nature, only erection of temporary structure(s) will be considered;

- (iii) the following irregularities not covered by the planning application have been detected by his office:

unauthorised occupation of GL not covered by the planning application

the GL adjoining the said private lots has been illegally occupied with the unauthorised structure extended from Lot 75 RP in D.D. 80 without permission. The GL being illegally occupied is not included in the application. The applicant should clarify the extent of the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (iv) the lot owner shall remove the unauthorised structures and cease the illegal occupation of GL not covered by the planning application immediately; and
 - (v) erection of unauthorised structures and illegal occupation of GL are not allowed. The lot owner/occupier/applicant should remove all the unauthorised structures and rectify the occupation of GL immediately as regularisation would not be considered according to the prevailing land policy;
- (f) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
 - (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by TD;
 - (ii) HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. between the Lots and Lin Ma Hang Road);
 - (iii) if the proposed access on Lin Ma Hang Road is approved by TD, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
 - (iv) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
 - (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is not available. EPD should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed uses;
 - (i) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans

incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:

- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - licensing requirements, if any, would be formulated upon receipt of formal application via the Licensing Authority; and
- (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow and meet (i) the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'; (ii) the 'Control of Oily Fume and Cooking Odour from Restaurant and Food Business'; and (iii) the 'Grease Trap for Restaurants and Food Processors';
- (k) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should adopt good site practices to avoid adverse impacts on the existing vegetation nearby;
- (l) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that all parties concerned with planning, designing, organising and supervising any activity near the underground cable (and overhead line, where applicable) under the application should approach the electricity supplier (i.e. CLP Power Hong Kong Limited) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the 'Code of Practice on Working near Electricity Supply Lines' established under the Electricity Supply Lines (Protection) Regulation when carrying out works in the vicinity of the electricity supply lines;
- (m) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed uses are located within the proposed Ta Kwu Ling New Development Area (TKL NDA), formerly known as New Territories North (NTN) New Town, under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for TKL NDA was released in December 2024. While the implementation programme of TKL NDA is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Subject to the land use planning in the P&E Study, the proposed uses may need to vacated for the site formation works;
- (n) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department (FEHD)'s facilities should be affected;
 - (ii) proper licence/permit issued by his department is required if there is any food business/catering service/activities regulated by 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 Food Business Regulation (Cap. 132X). The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the Buildings Department (BD), Fire Services Department (FSD) and Planning Department (PlanD) for comment. If there is no

objection from the departments 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;

- (iii) 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; and
 - if restricted foods like milk, frozen confections, non-bottled drinks, cut fruit, etc. are to be sold, relevant restricted food permits should be obtained;
- (iv) 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 his department, other government departments and the relevant authorities. The applicant is strongly advised to 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 (BA);
- (v) 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 DFEH 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;
- (vi) proper licence issued by his 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 within the 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 one 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 PPE Licence (or Temporary PPE Licence) should be obtain from FEHD whatever the general public is admitted with or without payment; and
- (vii) 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 expense; and

- (o) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
- (i) it is noted that two structures are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- (ii) the applicant's attention is drawn to the following points:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed uses under the application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - if the proposed uses under application are subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the Licensing Authority;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R;
 - in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under Regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
 - the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
 - the 7m high eating place is considered excessive. It should be justified upon formal plan submission to BD; and
 - detailed comments under the BO will be provided at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

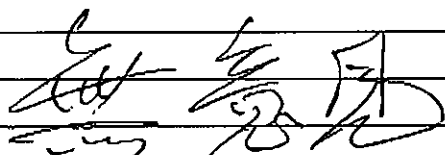
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKLN/143

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date

2026.9.10

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260920-001029-44990

提交限期
Deadline for submission: 25/09/2026

提交日期及時間
Date and time of submission: 20/09/2026 00:10:29

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TKLN/143

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. SIMON NG

意見詳情
Details of the Comment :

I strongly object to this car-park application.
We have raised objections many times before, yet our concerns have not been addressed. The site has long been operating as a car-park without planning approval.
The application only proposes 4 parking spaces, but there are actually dozens of spaces on-site. This is not an environmental-friendly charging facility, but a full-scale car-park.
Past approvals for this operator ended in licence revocation, wasting public resources. The operator repeatedly ignores official conditions. Approval again will likely lead to further breaches.
I urge the Board to handle this case fairly. Please do not rubber-stamp this application. Granting approval under these circumstances serves no purpose.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260920-003156-62294

提交限期
Deadline for submission: 25/09/2026

提交日期及時間
Date and time of submission: 20/09/2026 00:31:56

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TKLN/143

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Tam wai sze

**意見詳情
Details of the Comment :**

就城市規劃申請 A/NE-TKLN/143 正式反對意見

致：城市規劃委員會

本人強烈反對申請編號 A/NE-TKLN/143，理由如下：

該地段曾經提交規劃申請 A/NE-TKLN/82，於2024年8月16日獲有條件批出臨時許可；惟申請人長期未有遵守許可條件，有關許可已於2026年5月16日由城規會正式撤銷（參閱SP P3網站記錄）。

但許可被撤銷之後，該處仍然持續無牌、長期違例經營停車場業務，每日繼續營運，申請人守法記錄惡劣、誠信嚴重不足。

本人質疑為何在已經撤銷許可的情況下，仍可以不斷繼續營業；如果今次 A/NE-TKLN/143 獲批，無疑變相容許「先違規、後補申請」，日後極大機會重蹈覆轍，再次不遵守批出條件，對周邊造成不良影響。

基於以上理由，本人懇請城規會駁回 A/NE-TKLN/143 這項申請。

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月24日星期四 0:43
收件者: tpbpd/PLAND
主旨: A/NE-TKLN/143 DD 80 Lin Ma Hang Road, GB
類別: Internet Email

Dear TPB Members,

82 approved 16 Aug 2024. Revoked 16 May 2026.

Another reduction in Green Wash EV charging parking from 18 to 4.

Previous objections upheld. The application is nothing more than a brownfield in disguise.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, May 8, 2024 2:21:08 AM
Subject: Re: A/NE-TKLN/60 DD 82 Lin Ma Hang Road, Recreation Should read A/NE-TKLN/82 DD 80

Dear TPB Members,

So now its all about electric charging stations. What a joke. The intention is brownfield. Any vehicles going there will be commercial trucks, gas guzzlers.

Both govt depts and operators are trotting out this charging stations bit just to make it look like HK is doing something about global warming.

Surely TPB members are not so gullible as to be fooled by the greenwash?

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 5 March 2024 2:59 AM HKT
Subject: A/NE-TKLN/60 DD 82 Lin Ma Hang Road, Recreation

A/NE-TKLN/82

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Lots 75 RP (Part) and 78 (Part) in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

Site area: About 960sq.m

Zoning: "Recreation" and "Green Belt"

Applied use: Eating Place and Petrol Filling Station (Charging Only) / 25 Vehicle Parking

Dear TPB Members,

Another application withdrawn and back with the addition of GB and now an eating place and parking lot being passed off as an EV charging.

Previous objections relevant and upheld. This plan is even more dodgy as eating place requires effective drainage and hygiene components.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 4 July 2023 2:40 AM HKT
Subject: A/NE-TKLN/60 DD 80 Lin Ma Hang Road, Recreation

A/NE-TKLN/60

Lots 75 RP (Part) and 78 (Part) in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

Site area : About 940sq.m

Zoning : "Recreation"

Applied use : Shop Construction Materials / 5 Vehicle Parking

Dear TPB Members,

43 also withdrawn. Back with a larger footprint and a land use that is basically Open Storage.

Previous objections relevant and upheld. Lin Ma Hang Road just not become a replica of Kam Shan Road, rows of ramshackle, rusting sheds leaking toxins.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 1 April 2022 2:09 AM CST
Subject: A/NE-TKLN/43 DD 80 Lin Ma Hang Road, Recreation

A/NE-TKLN/43
Lots 75 RP (Part) and 78 (Part) in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North
Site area : About 662sq.m
Zoning : "Recreation"
Applied use : Shop and Services / **5 Years** / 7 Vehicle Parking

Dear TPB Members,

Application 42 was withdrawn, now smaller site but more parking.

Previous objections still valid and relevant.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 16 December 2021 2:35 AM CST
Subject: A/NE-TKLN/42 DD 80 Lin Ma Hang Road, Recreation

A/NE-TKLN/42
Lots 75 RP (Part) and 78 (Part) in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North
Site area : About 941sq.m
Zoning : "Recreation"
Applied use : Shop and Services / **5 Years** / 4 Vehicle Parking

Dear TPB Members,

Retail store along Lin Ma Hang Road????? Nobody lives there and the majority of visitors come by private car as there is no public transport service.

Obviously a Destroy to Build in a relatively untouched area.

Members should reject the application as being unreasonable. Lin Ma Hang Road should not be trashed and turned into a long stretch of brownfield in line with other NT locations.

Mary Mulvihill

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月25日星期五 16:18
收件者: tpbpd/PLAND; [REDACTED]
主旨: 有關的規劃申請編號: A/NE-TKLN/143
附件: ANETKLN143 Lots 75 RP and 78 in DD 80 Lin Ma Hang Road Ta Kwu Ling North.pdf
類別: Internet Email

致城市規劃委員會秘書：

附上有關的規劃申請編號：A/NE-TKLN/143 的反對意見回覆如下及請查附件：-

反對意見：

有關的規劃申請編號 The application no. to which the comment relates A/NE-TKLN/143

1. 交通負荷超出鄉郊道路負荷

蓮麻坑路屬狹窄鄉郊單程路，道路設計只應付現有村民及鄉郊少量車輛通行。擬議食肆加上潔淨能源站，將會帶來大量訪客車輛，會造成本鄉道路擠塞，構成交通安全風險，直接影響附近村民出入安全。

2. 對鄉郊景觀及居住環境構成滋擾

擬議商業設施營運期間，會產生營運噪音、餐飲廢水及大量垃圾，會破壞原有鄉郊環境，對周邊村民居住環境造成持續環境滋擾。

3. 排污、污水及垃圾收集等公共基建配套不足

不足以承載新增商業營運產生的廢棄物及污水排放，建議完善擴闊現有道路及妥善安排污水及排水規劃配套。

「提意見人」姓名/名稱 Name of person/company making this comment

打鼓嶺區鄉事委員會

敬請回覆收妥上述電郵及以已透過傳真 [REDACTED] 回覆文件。

如有任何問題，歡迎與本會聯絡 Joey 劉小姐聯絡：[REDACTED]。

專此奉達，順頌

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

鈞安

打鼓嶺區鄉事委員會

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKLN/143

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

1. 交通負荷超出鄉郊道路負荷

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簽署 Signature _____ 日期 25 Sep 2026