

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 87 RP (Part) in D.D. 82, Lin Ma Hang, New Territories* (the Site) for '**Proposed Temporary Shop and Services, Public Vehicle Park (Excluding Container Vehicle) and Vehicle Repair Workshop with Ancillary Facilities for a Period of 3 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 In response to the growth of the Heung Yuen Wai area since the commissioning of passenger clearance of Heung Yuen Wai Boundary Control Point (BCP) in January 2023, and the increasing daily needs of the local residents and workers, the proposed development aims to utilise land resources by not only providing parking space to alleviate the substantial parking demand in the area but also introducing shops and services and vehicle workshop within the proposed development.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Recreation" ("REC") on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No.: S/NE-TKLN/2. According to the Notes of the OZP, '*shop and services*' and '*public vehicle park (excluding container vehicle)*' are Column 2 uses within the "REC" zone, whereas '*vehicle repair workshop*' is neither a Column 1 nor 2 use within the "REC" zone, which require planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the "REC" zone, the Site has been left vacant without any known programme for long-term recreational development. The Site is mainly surrounded by vacant land, land covered with vegetation and some residential dwellings, the proposed development is therefore considered not incompatible with surrounding areas. Approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "REC" zone and would better utilise precious land resources in the New Territories.
- 2.3 Part of the Site is subject of a previous application (Nos. A/NE-TKLN/93) for '*warehouse (excluding dangerous goods godown)*' submitted by the same applicant, which was approved by the Board on a temporary basis for a period of 3 years in February 2025.

2.4 Within/straddling the "REC" zone on the same OZP, 11 similar applications (Nos. A/NE-TKLN/23, 39, 40, 50, 55, 57, 58, 68, 75, 76 and 87) for/partly for 'shop and services' were approved by the Board between 2021 and 2024; whereas 8 other similar applications (Nos. A/NE-TKLN/37, 53, 57, 58, 67, 68, 70 and 75) for/partly for 'public vehicle park/car park' were approved by the Board between 2021 and 2024. All similar applications were approved by the Board on a temporary basis for a period of 3 to 5 years. Hence, approval of the current application is in line with the previous decisions of the Board and would not set an undesirable precedent within the "REC" zone.

3) Development Proposal

3.1 The Site occupies an area of 1,102 m² (about) (**Plan 3**). A total of 3 structures are proposed for shop and services, vehicle repair workshop, site office, washroom and staff pantry uses with total gross floor area (GFA) of 241 m² (about) (**Plan 4**). The remaining uncovered area will be reserved for vehicle parking, loading/unloading (L/UL) and circulation area. It is estimated that 5 staff members will station at the Site. Details of the development parameters are provided at **Table 1** below:

Table 1 – Major Development Parameters

Site Area	1,102 m ² (about)
Covered Area	198 m ² (about)
Uncovered Area	904 m ² (about)
Plot Ratio	0.22 (about)
Site Coverage	18% (about)
No. of Structure	3
Total GFA	241 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	241 m ² (about)
Building Height	3 m to 7 m (about)
No. of Storey	1 to 2

3.2 The site office on 1/F of Structure B2 is intended to provide indoor workspace for staff with ancillary facilities (washroom and staff pantry at Structure B1) to support the daily operation of the proposed development. The staff pantry is solely for staff use and no catering service will be provided for outsiders.

Vehicle Repair Workshop (G/F of Structure B2)

- 3.3 The operation hours of the vehicle repair workshop are from 09:00 to 19:00 daily, including public holidays. The vehicle repair workshop will provide car beauty services and minor installation works of vehicle products. The workshop activities will be carried out within the enclosed structure. Underground water tank will be provided to store the wastewater generated from car washing activities.

Shop and Services (Structure B3)

- 3.4 The operation hours of the shop and service are from 09:00 to 19:00 daily, including public holidays. The shop and services will serve as a courier service counter to provide parcel pick-up/drop-off service for residents and workers in the vicinity.

Public Vehicle Park (excluding container vehicle)

- 3.5 The operation hours of the public vehicle park are 24-hour daily, including public holidays. It provides parking spaces for visitors to park their cars at the Site whilst picking up/dropping off parcels and waiting for the car beauty service and car product installation works. Besides, given its proximity to the Heung Yuen Wai BCP, the public vehicle park will also provide cross-boundary visitors an alternative choice for parking spaces.
- 3.6 The Site is accessible from Lin Ma Hang Road via a local access of about 5.5 m in width (**Plan 1**). A total of 15 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL provision are shown at **Table 2** below.

Table 2 – Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking Space for Private Car (PC) for visitors - 2.5 m (W) x 5 m (L)	11
Parking Space for PC for staff - 2.5 m (W) x 5 m (L)	3
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

- 3.7 LGV will be deployed for the transportation of materials into/out of the Site during non-peak hours, i.e. between 10:00 and 18:00. Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 5**). In order to ensure pedestrian safety and avoid

road safety hazard, staff will be deployed at the site ingress/egress to enhance pedestrian safety during transportation. It is expected that the adverse impact on the local traffic and pedestrian safety will be minimal.

- 3.8 As the trip generated/attracted by the proposed development is expected to be minimal, the adverse traffic impact arising from the proposed development is not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction						
	PC (staff)		PC (visitor)		LGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> (09:00 – 10:00)	3	0	3	6	0	0	12
Average Trips per hour (10:00 – 18:00)	0	0	4	4	1	1	10
Trips at <u>PM peak</u> (18:00 – 19:00)	0	3	6	3	0	0	12
Average Trips per hour (19:00 – 09:00)*	0	0	3	3	0	0	6

* Beyond the operation hours of the shop and services and vehicle repair workshop

- 3.9 Prior booking from visitors will be required for the car beauty service and car product installation works. No open storage and storage of unlicensed vehicle will be allowed at the Site. A notice will be posted at a prominent location of the Site to indicate that no container tractors/trailers are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period.
- 3.10 2.5 m high solid metal wall will be erected along the site boundary. The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise adverse any potential environmental impacts and nuisance to the surrounding area. The applicant will implement good practices under *Professional Persons Environmental Consultative Committee Practice Notes 1/23* for on-site drainage system within the Site.

4) Conclusion

- 4.1 The proposed development is not anticipated to create significant nuisance to the surrounding area. Adequate mitigation measures, such as drainage and fire service installations proposal, will be provided by the applicant upon obtaining relevant planning permission to alleviate any potential adverse impacts that would have arisen from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Shop and Services, Public Vehicle Park (Excluding Container Vehicle) and Vehicle Repair Workshop with Ancillary Facilities for a Period of 3 Years**'.

R-riches Planning Limited

November 2025

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Swept path analysis