

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 385 S.B RP (Part), 388 S.A, 388 S.B, 388 RP (Part) and 390 RP (Part) in D.D. 78 and adjoining Government Land (G.L.), Heung Yuen Wai, New Territories* (the Site) for ‘**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years**’ (proposed development) (**Plan 1**).
- 1.2 The Site is located in close vicinity of the Heung Yuen Wai Border Control Point (HYWBCP) and some existing village settlements (e.g. Tsung Yuen Ha, Ha Yeung Yuen, Heung Yuen Wai, etc.), which demand for public parking spaces has always been high. Although public franchised buses and minibus bus services are provided at HYWBCP and the adjoining Lin Ma Hang Road, cross-boundary travellers and surrounding locals still rely mostly on private cars for commuting due to the prime location of HYWBCP and limited destinations of public transport services.
- 1.3 As observed from the online booking system of HYWBCP Public Car Park, parking spaces are mostly fully booked on Fridays and weekends since its opening. Subsequently, illegal on-street parking is often observed at Lin Ma Hang Road, causing adverse traffic impact to nearby road network.
- 1.4 Apart from insufficient parking spaces, noting there is not many operating stores provided nearby, the applicant would also like to operate a store (shop and services) to provide light refreshments (including packaged snacks and beverages), primarily for the convenience of public vehicle park users and nearby residents in the surrounding area. The use is also same as a previous application at the Site (No. A/NE-TKLN/75) which is to provide dry goods (including drinks, canned food and other local convenience goods).
- 1.5 In view of the above, the applicant would like to operate the proposed development to alleviate the pressing demand for legal parking spaces and shop and services in the area and bring convenience to cross-boundary travellers and surrounding locals.

2) Planning Context

- 2.1 The Site currently falls within areas zoned as “Recreation” (“REC”) and “Village Type Development” (“V”) on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No.: S/NE-TKLN/2 (**Plan 2**). According to the Notes of the OZP, ‘*public vehicle park (excluding container vehicle)*’ and ‘*shop and services*’ are both column two uses within both “REC” and “V” zones, which requires planning permission from the Board.
- 2.2 The Site is surrounded mainly in rural character formed by cluster of public vehicle parks, village houses, scattered temporary structures and the HYWBCP, the proposed development with a few low-rise temporary structures is considered not incompatible with the surroundings. Furthermore, as there are no existing and planned recreational developments, as well as small house applications within the Site, the proposed development would not frustrate the long-term planning intention of “REC” and “V” zones and would better utilise precious land resources in the New Territories.
- 2.3 Portion of the Site is the subject of a number of previously approved S.16 planning applications for the same ‘*public vehicle park*’ use (No. A/NE-TKLN/104), which is submitted by one of the current applicants for the same use as the current application. The application was approved by the Board in 2026. There are also previous approved applications for ‘*shop and services*’ use (No. A/NE-TKLN/75), which is also submitted by current applicants for the same use as the current application. The application was approved by the Board in 2024. Therefore, approval of the current application is in line with the Board’s previous decisions.
- 2.4 Furthermore, various similar S.16 planning applications for ‘*public vehicle park*’ and ‘*shop and services*’ uses were also approved by the Board within the same “REC” and “V” zones on the same OZP, which the latest applications (No. A/NE-TKLN/111 and 119) for both uses were approved by the Board on a temporary basis for 3 years in 2026 respectively. Therefore, approval of the current application is in line with the Board’s previous decisions and would not set an undesirable precedent.

3) Development Proposal

- 3.1 The Site occupies an area of 5,180 m² (about) (**Plan 1**). 4 structures are provided at the Site for site office, guardroom, shop and services and meter room uses with total gross floor area (GFA) of 53 m² (**Plan 4**). Structures within the Site are intended to provide indoor workspace

for staff, as well as to provide essential support for daily operation of the Site. The operation hours of the Site are as follows: shop and services are from 09:00 to 19:00 daily, including public holidays; whilst public vehicle park are 24 hours daily, including public holidays. The number of staff working at the Site is 6. 1 staff will be stationed overnight to handle any possible issues and/or complaints, if any. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	5,180 m ² (about), including 159 m ² (about) of G.L.
Covered Area	53 m ² (about)
Uncovered Area	5,127 m ² (about)
Plot Ratio	0.01 (about)
Site Coverage	1 % (about)
Number of Structure	4
Total GFA	53 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	53 m ² (about)
Building Height	3 m (about)
No. of Storey	1

- 3.2 The Site is accessible from Lin Ma Hang Road via a local access (**Plan 1**). A total of 145 parking spaces and 1 loading/unloading (L/UL) space will be provided at the Site. The L/UL space is reserved for L/UL of essential goods to support the operation for shop and services (e.g. stationaries, packaged food and drinks, etc.). Details of parking and L/UL provisions are shown at **Table 2** below:

Table 2 - Parking and L/UL Provisions

Type of Space	No. of Spaces
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	133
Light Goods Vehicle (LGV) Parking Space - 3.5 m (W) x 7 m (L)	12
LGV L/UL Space - 3.5 m (W) x 7 m (L)	1

- 3.3 Only PCs and LGVs are allowed to enter/exit the Site at any time during the planning approval period. Other vehicles, including medium and heavy goods vehicles, container tractors/trailers, etc., are not allowed to enter/exit the Site. The applicant will ensure no queuing and/or waiting of motor vehicles from the Site onto Lin Ma Hang Road via the local access, and no motor vehicles will be permitted to reverse into and out of the Site onto Lin Ma Hang Road via the local access.
- 3.4 Furthermore, no vehicles without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period. The trip generation and attraction rates are as shown at **Table 3** below. Adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 - Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	28	10	7	3	48
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	10	28	3	7	48
Traffic trip per hour (average)	16	16	2	2	36

- 3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts and nuisance to the surrounding area. 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.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals, to mitigate any adverse impact arising from the

proposed development after the planning application approved by the Board.

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **‘Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years’**.

Rich Tone Management Limited

June 2026

LIST OF PLANS

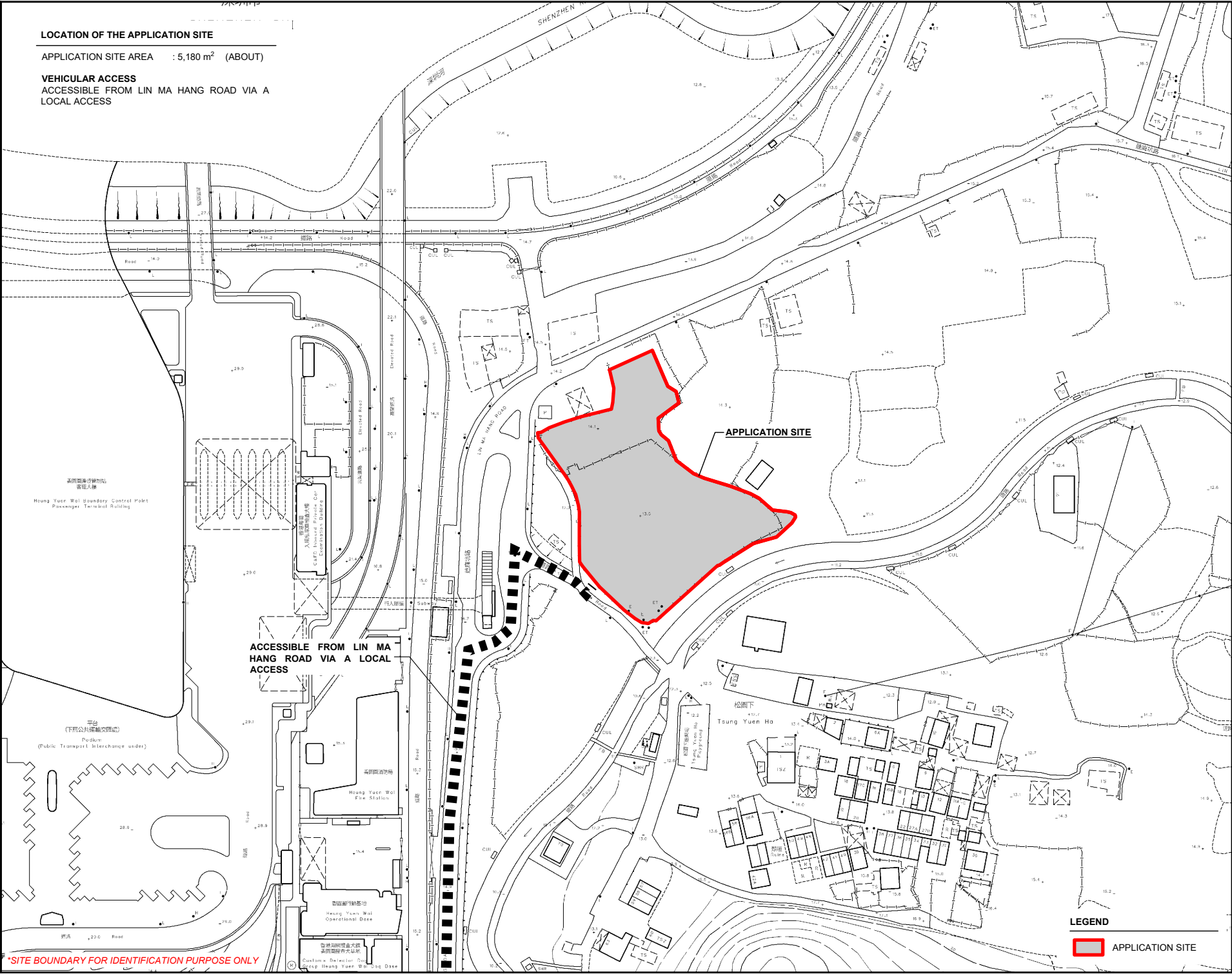
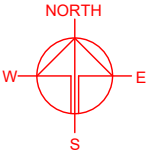
Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Swept Path Analysis (Private Car)
Plan 6	Swept Path Analysis (Light Goods Vehicle)

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,180 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM LIN MA HANG ROAD VIA A LOCAL ACCESS



PROJECT
PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) AND SHOP AND
SERVICES FOR A PERIOD OF 5
YEARS

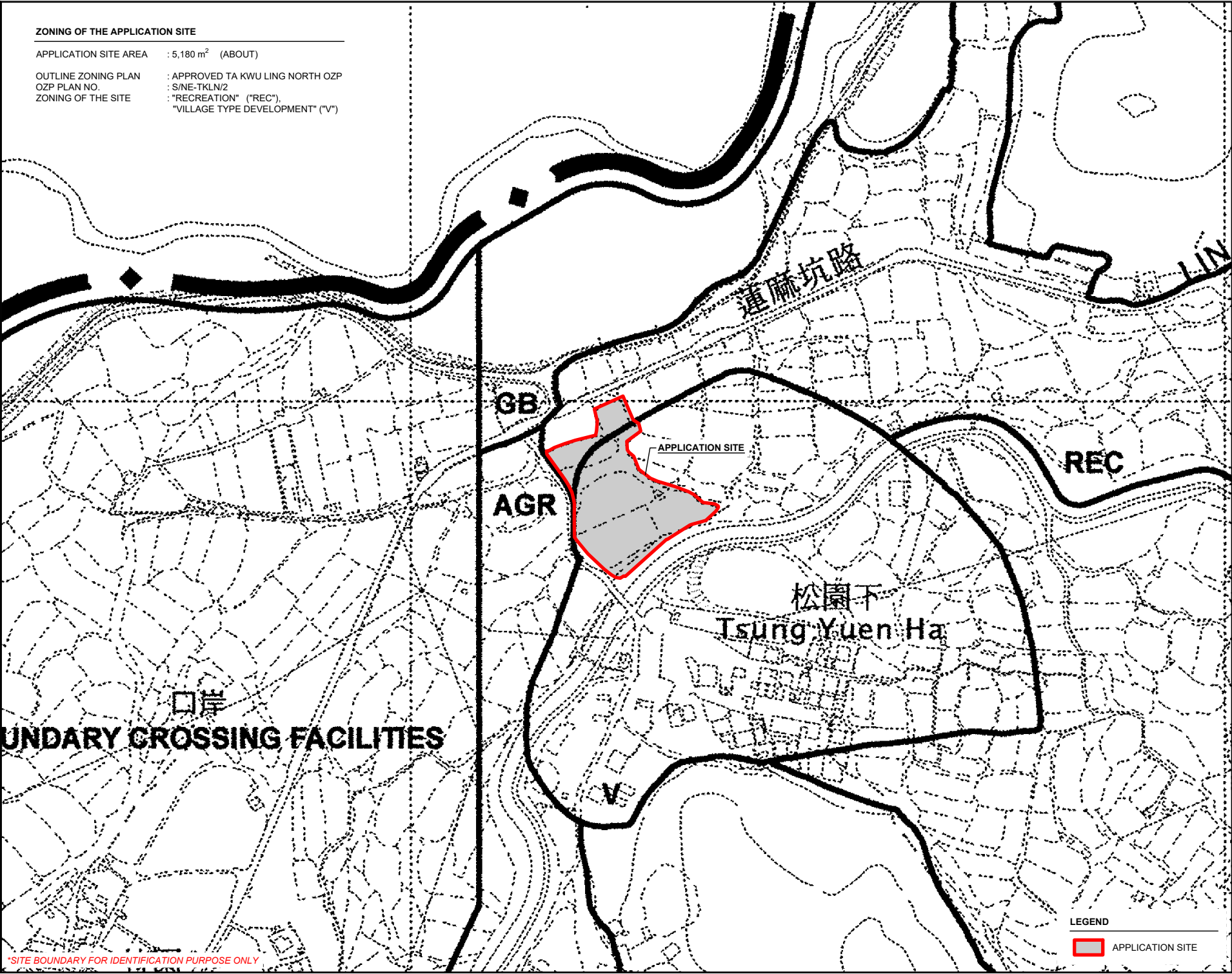
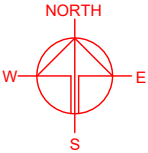
SITE LOCATION
VARIOUS LOTS IN D.D. 78 AND
ADJOINING GOVERNMENT
LAND, HEUNG YUEN WAI, NEW
TERRITORIES

SCALE 1 : 2000 @ A4	
DRAWN BY MN	DATE 27.5.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE LOCATION PLAN	
DWG NO. PLAN 1	VER. 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,180 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED TA KWU LING NORTH OZP
OZP PLAN NO. : S/NE-TKLN/2
ZONING OF THE SITE : "RECREATION" ("REC"),
"VILLAGE TYPE DEVELOPMENT" ("V")



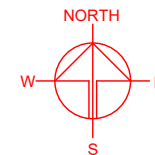
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PROJECT	
PROPOSED PUBLIC VEHICLE (EXCLUDING VEHICLE) AND SERVICES FOR A PERIOD OF 5 YEARS	TEMPORARY PARK CONTAINER SHOP AND
SITE LOCATION	
VARIOUS LOTS IN D.D. 78 AND ADJOINING GOVERNMENT LAND, HEUNG YUEN WAI, NEW TERRITORIES	
SCALE	
1 : 3000 @ A4	
DRAWN BY	DATE
MN	27.5.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG NO.	VER.
PLAN 2	001

APPLICATION SITE AREA	: 5,180 m ²	(ABOUT)
AREA OF PRIVATE LAND	: 5,021 m ²	(ABOUT)
AREA OF GOVERNMENT LAND	: 159 m ²	(ABOUT)



***SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY**

APPLICATION SITE

GOVERNMENT
LAND PORTION
OF THE SITE

LEGEND

 APPLICATION SITE
 GOVERNMENT LAND
 PORTION OF THE APPLICATION SITE

PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) AND SHOP AND
SERVICES FOR A PERIOD OF 5
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 78 AND
ADJOINING GOVERNMENT
LAND, HEUNG YUEN WAI, NEW
TERRITORIES

SCALE
1 : 750 @ A4

DRAWN BY	DATE
MN	27.5.2026

REVISED BY	DATE
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APPROVED BY	DATE
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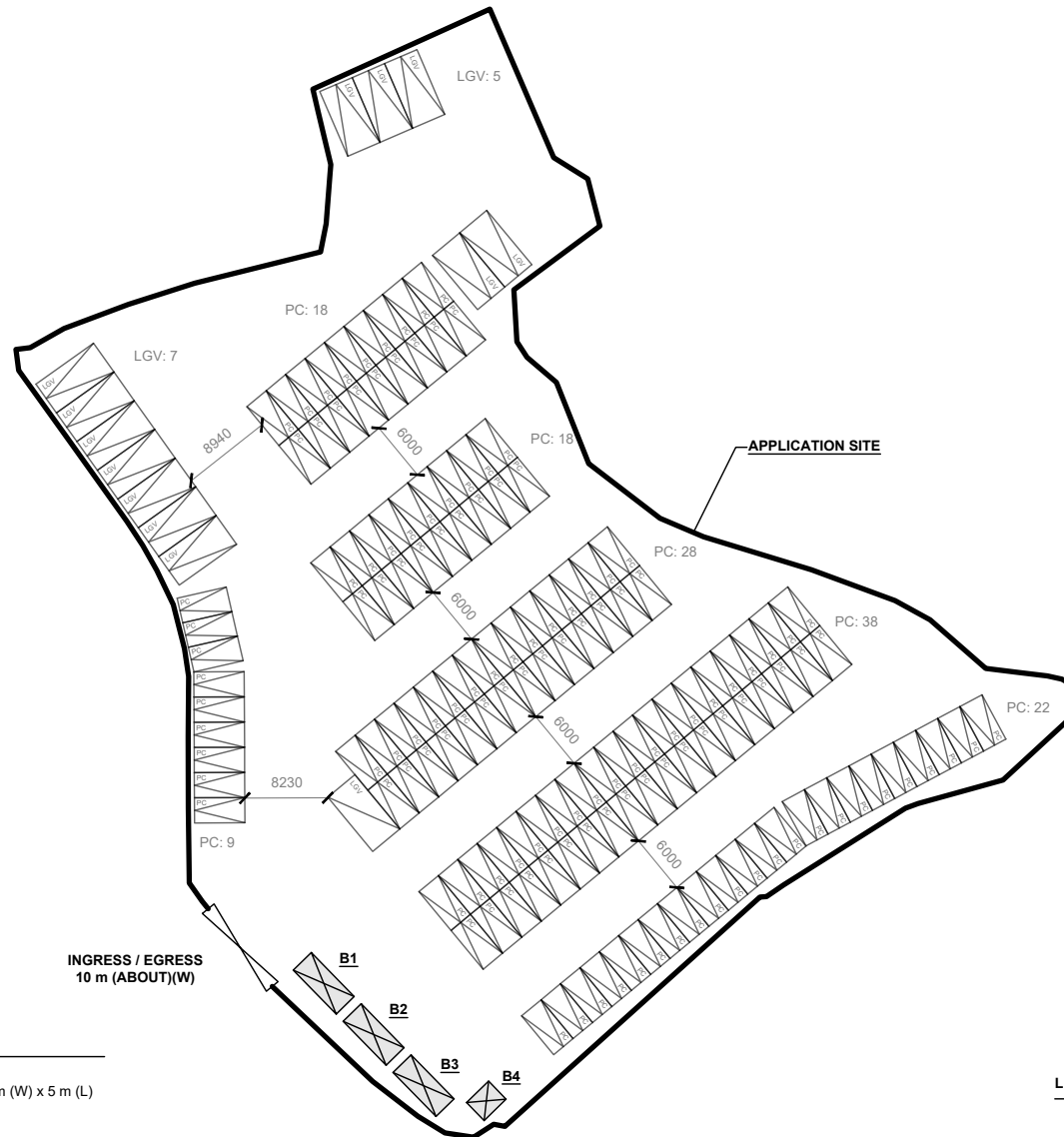
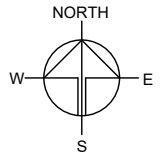
DWG. TITLE
LAND STATUS OF THE SITE

VER	00
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,180 m ²	(ABOUT)
COVERED AREA	: 53 m ²	(ABOUT)
UNCOVERED AREA	: 5,127 m ²	(ABOUT)
PLOT RATIO	: 0.01	(ABOUT)
SITE COVERAGE	: 1 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 53 m ²	(ABOUT)
TOTAL GFA	: 53 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE AND GUARDROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	METER ROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		53 m ² (ABOUT)	53 m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR (PC) PARKING SPACE	: 133
DIMENSION OF PARKING SPACE	: 2.5 m (W) x 5 m (L)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 12
DIMENSION OF PARKING SPACE	: 3.5 m (W) x 7 m (L)

NO. OF LOADING / UNLOADING PROVISIONS

NO. OF LOADING / UNLOADING SPACE FOR LGV	: 1
DIMENSION OF L/UL SPACE	: 3.5 m (W) x 7 m (L)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	LOADING/UNLOADING SPACE (LGV)
	INGRESS / EGRESS

PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) AND SHOP AND
SERVICES FOR A PERIOD OF 5
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 78 AND
ADJOINING GOVERNMENT
LAND, HEUNG YUEN WAI, NEW
TERRITORIES

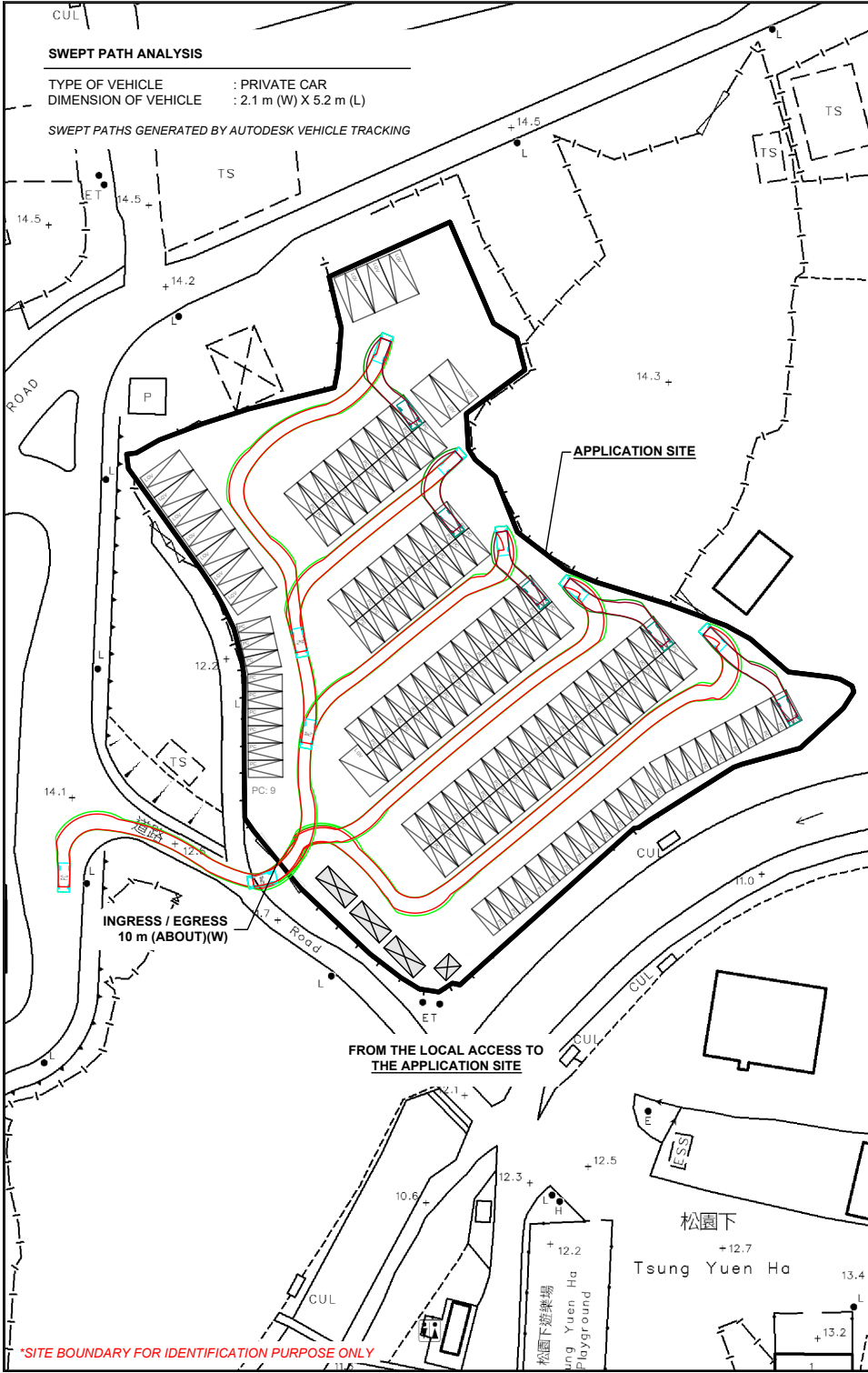
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1 : 750 @ A4

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MN	27.5.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001



NORTH

W E
S

PROJECT
PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) AND SHOP AND
SERVICES FOR A PERIOD OF 5
YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 78 AND
ADJOINING GOVERNMENT
LAND, HEUNG YUEN WAI, NEW
TERRITORIES

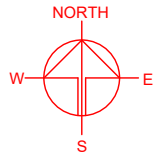
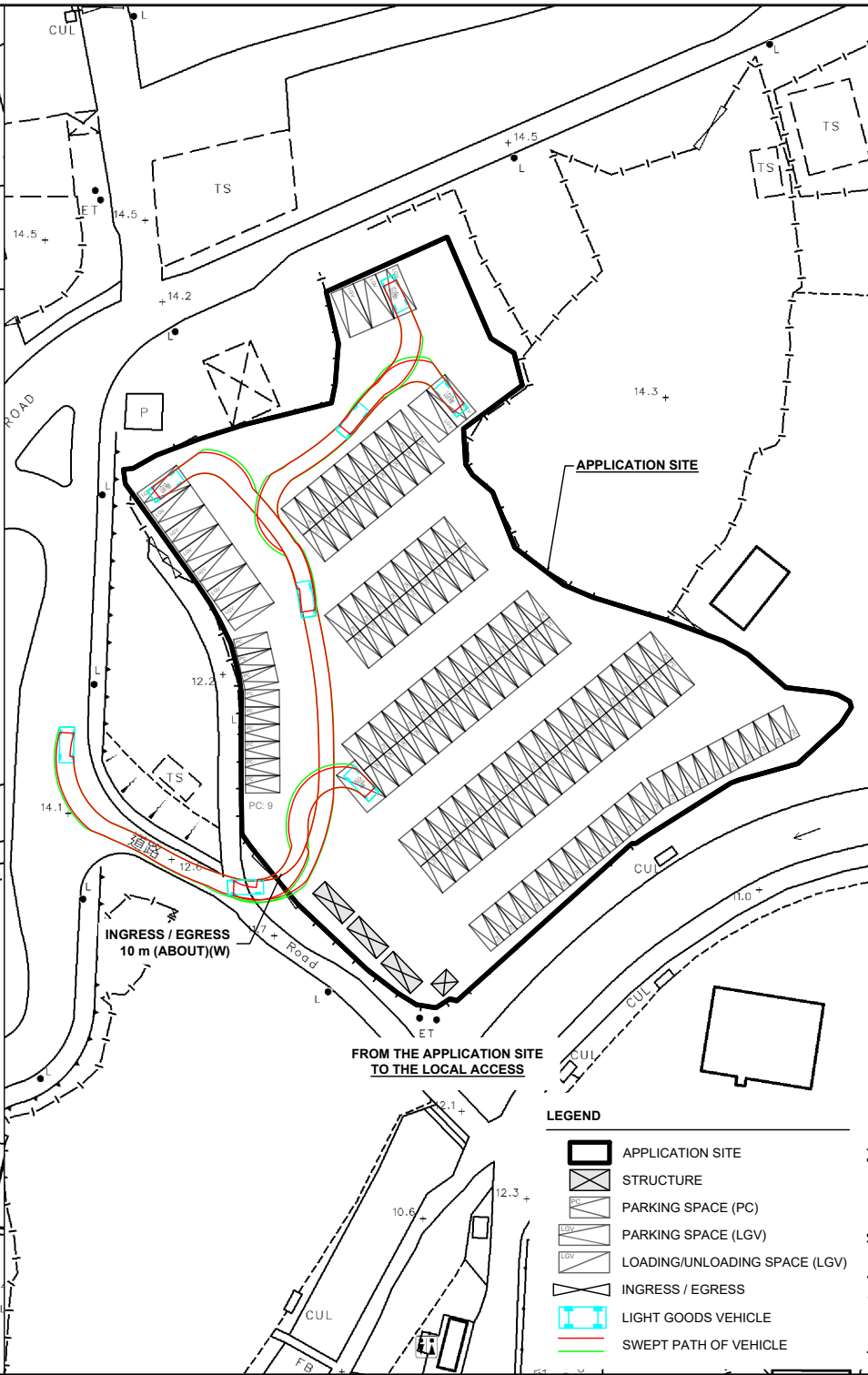
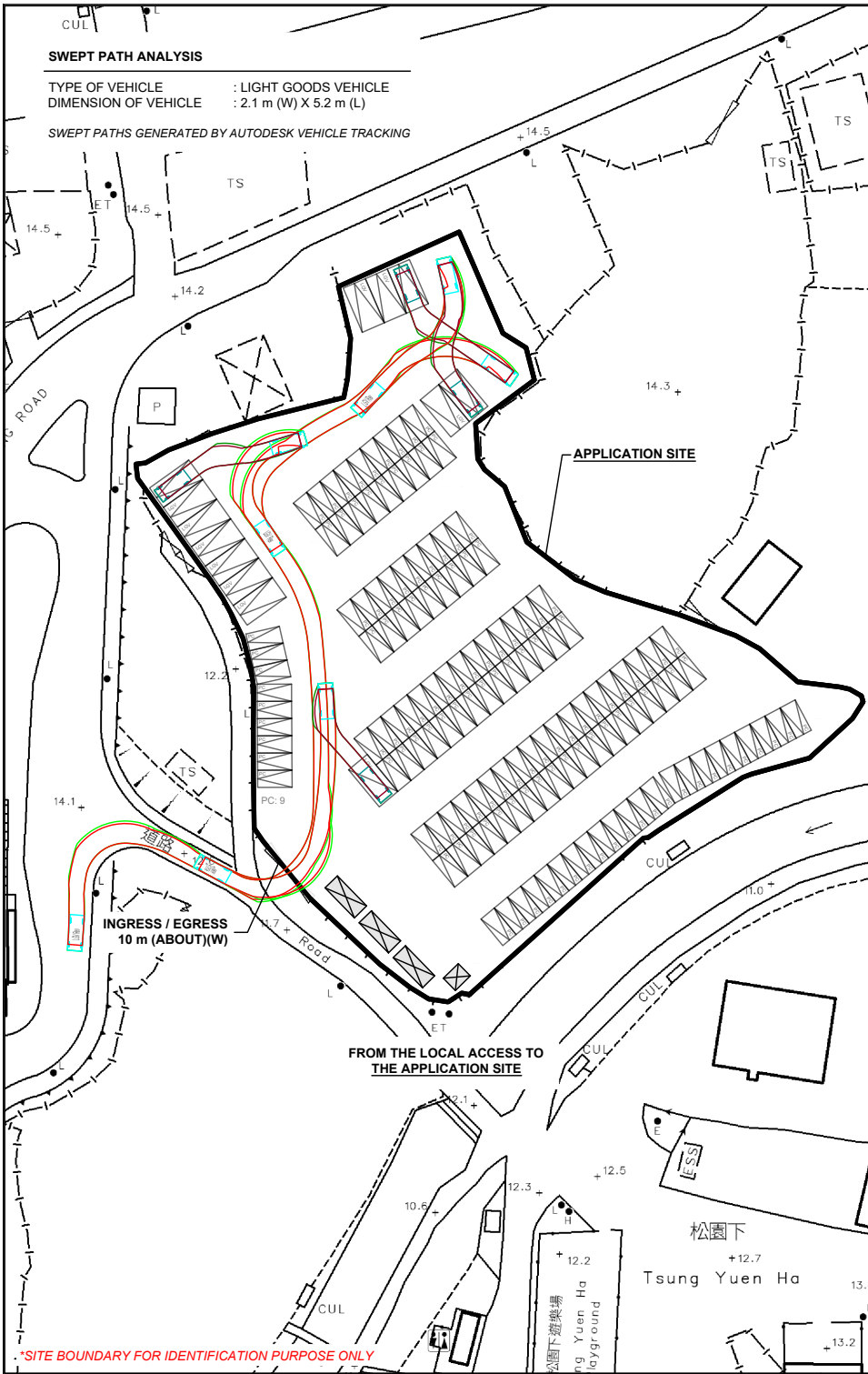
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DRAWN BY MN	DATE 27.5.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
SWEPT PATH ANALYSIS (PC)

DWG NO. PLAN 5	VER. 001
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- LEGEND**
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE (PC)
 - PARKING SPACE (LGV)
 - LOADING/UNLOADING SPACE (LGV)
 - INGRESS / EGRESS
 - PRIVATE CAR
 - SWEPT PATH OF VEHICLE



PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) AND SHOP AND
SERVICES FOR A PERIOD OF 5
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 78 AND
ADJOINING GOVERNMENT
LAND, HEUNG YUEN WAI, NEW
TERRITORIES

SCALE 1 : 1000 @ A4	
DRAWN BY MN	DATE 27.5.2026
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APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS (LGV)	
DWG NO. PLAN 6	VER. 001