

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1095 (Part) in D.D. 82, Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Parking of Heavy Goods Vehicles (HGV) and Open Storage (OS) of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand for commercial vehicle parking and storage spaces in New Territories in recent years, the applicant, a local construction engineering company, would like to use the Site for parking of their company's fleets and storage of construction materials (i.e. scaffold, bricks, tiles etc.) and machinery (i.e. excavator, generator, elevated platform etc.) to support the daily operation of the company.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") and an area shown as 'Road' on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No.: S/NE-TKL/14 (**Plan 2**). According to the Notes of the OZP, '*parking of HGV*' and '*OS*' are neither column one nor a column two uses within the "AGR" zone. Thus, planning permission is required from the Board.
- 2.2 The proposed development is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, OS yards and vacant/used land. Although the Site falls within "AGR" zone, the Site is currently fenced off and vacant with no active agricultural activities. The Site also falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for OS and port back-up uses (**Plan 4**). Therefore, approval of the current application on a temporary basis of 3 years would better utilise precious land resources and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.3 Furthermore, several similar S.16 planning applications for 'OS' use were also approved by the Board within the same "AGR" zone and in the surroundings, which the latest application (No. A/NE-TKL/842) was approved by the Board on a temporary basis for 3 years on 24.7.2026. As the current application is in similar nature, approval of the current application would not set

an undesirable precedent within the same "AGR" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 1,366 m² (about) (**Plan 1**). No structure is proposed at the Site (**Plan 5**). Majority of the Site is designated for parking of HGVs, while remaining area is designated for OS of construction material and machinery, loading/unloading (L/UL) and circulation space. The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. As the Site is for 'parking of HGV' and 'OS' uses with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	1,366 m ² (about)
Covered Area	Not applicable
Uncovered Area	1,366 m ² (about)
Area designated for OS	472 m ² (about)
Stacking Height	Not more than 3 m

- 3.2 The Site is currently of soiled ground with existing level of +7.8 mPD (**Plan 6**). The entire Site is proposed by to be filled with concrete of not more than 1.2 m in depth, in order to facilitate a flat surface for parking and L/UL spaces, OS and circulation areas. Upon completion of the proposed land filling, the site level will be raised to +9.0 mPD (about), aiming to level with the adjoining Ping Che Road (**Plan 6**). The proposed land filling is considered necessary and has been kept to a minimum for the operation of the proposed development. The applicant will strictly follow the proposed scheme and will reinstate the Site to an amenity area upon the expiry of the planning approval period.
- 3.4 The Site is accessible from Ping Che Road (**Plan 1**). A total of seven parking and L/UL spaces will be provided at the Site, details of parking and L/UL provision are shown at **Table 2** below:

Table 2 - Parking and L/UL Provision

Type of Space	No. of Space
HGV Parking Space - 3.5 m (W) x 11 m (L)	6
HGV L/UL Space - 3.5 m (W) x 11 m (L)	1

- 3.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto Ping Che Road (**Plan 7**). Details of the trip generation and attraction are shown at **Table 3** below.

Table 3 - Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction		
	HGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	0	2	2
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	1	0	1
Traffic trip per hour (average)	0.5	0.5	1

- 3.6 In view of the infrequent trips arising from the proposed development, i.e. ≤ 2 trips/hour, the applicant proposes to deploy staff to station at the ingress/egress to direct incoming/outgoing vehicles to ensure pedestrian and road safety, as well as to ensure that no vehicle will queue back onto Ping Che Road. 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.
- 3.7 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by 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. No storage of dangerous goods will be allowed at the Site at any time during the planning approval period.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures, i.e. submission of the drainage and fire service installations proposals, to mitigate any adverse impacts will be provide after planning application has been 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 Parking of Heavy Goods Vehicles and Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years'**.

R-riches Planning Limited

August 2026

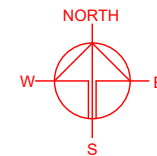
LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Plan showing the Site under TPB PG No. 13G
Plan 5	Layout Plan
Plan 6	Plan showing the Extent and Area of Land Filling
Plan 7	Swept Path Analysis (Heavy Goods Vehicle)

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,366 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM PING CHE ROAD



APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
PARKING OF HEAVY GOODS
VEHICLES AND OPEN STORAGE
OF CONSTRUCTION MATERIALS
AND MACHINERY AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1095 (PART) IN D.D. 82, TA
KWU LING, NEW TERRORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

20.8.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

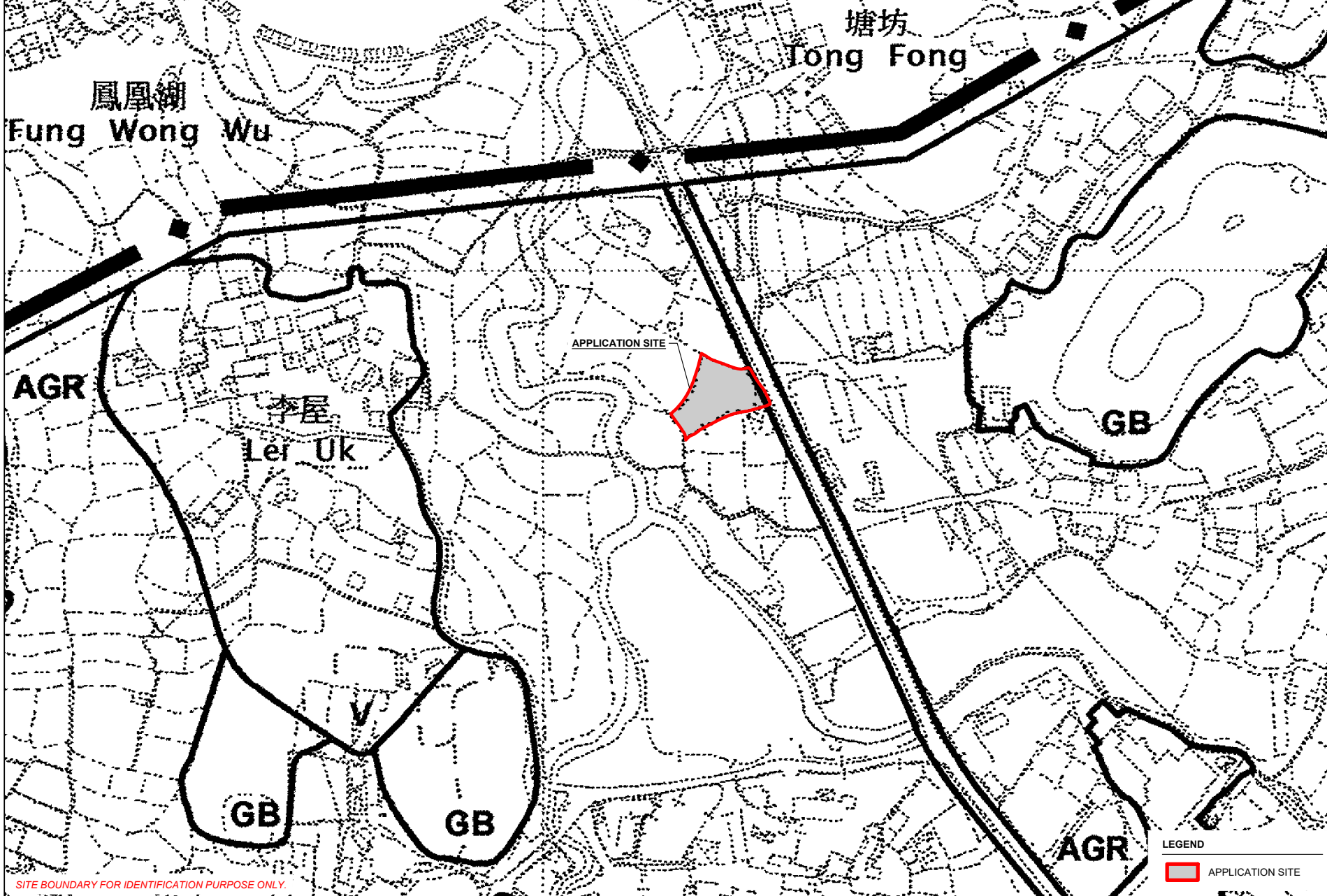
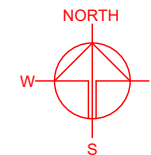
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ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,366 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP
OZP PLAN NO. : S/NE-TKL/14

ZONING OF THE SITE : "AGRICULTURE" ("AGR") AND
AN AREA SHOWN AS "ROAD"



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PROJECT

PROPOSED TEMPORARY
PARKING OF HEAVY GOODS
VEHICLES AND OPEN STORAGE
OF CONSTRUCTION MATERIALS
AND MACHINERY AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1095 (PART) IN D.D. 82, TA
KWU LING, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY MN	DATE 20.8.2026
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CHECKED BY	DATE
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APPROVED BY	DATE
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LEGEND

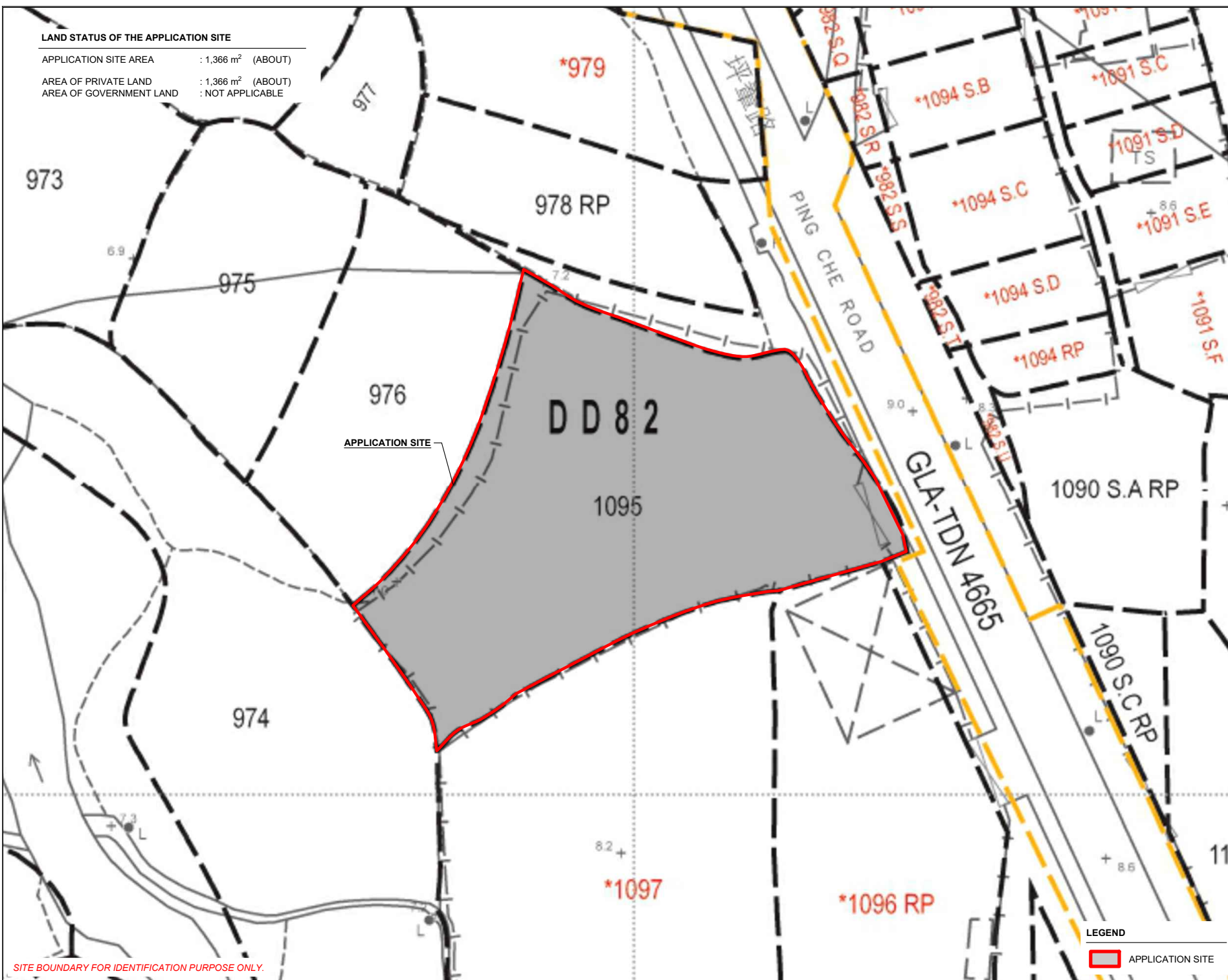
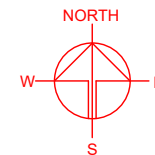
 APPLICATION SITE

DWG. TITLE
ZONING OF THE SITE

DWG NO. PLAN 2	VER. 001
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LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,366 m² (ABOUT)
 AREA OF PRIVATE LAND : 1,366 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



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PROPOSED TEMPORARY
 PARKING OF HEAVY GOODS
 VEHICLES AND OPEN STORAGE
 OF CONSTRUCTION MATERIALS
 AND MACHINERY AND
 ASSOCIATED FILLING OF LAND
 FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1095 (PART) IN D.D. 82, TA
 KWU LING, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

20.8.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

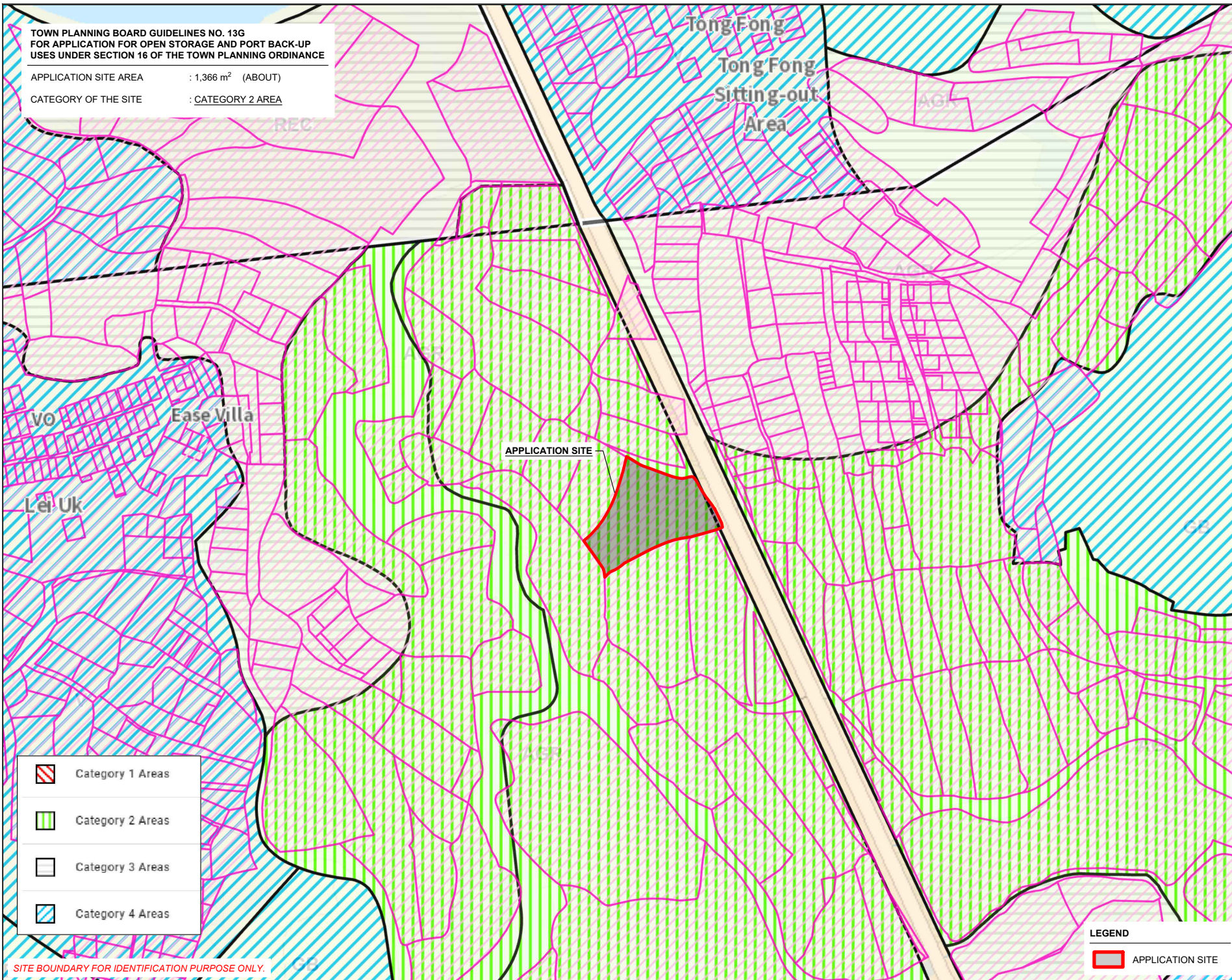
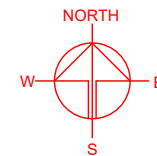
VER.

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TOWN PLANNING BOARD GUIDELINES NO. 13G
FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP
USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 1,366 m² (ABOUT)

CATEGORY OF THE SITE : CATEGORY 2 AREA



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FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1095 (PART) IN D.D. 82, TA
KWU LING, NEW TERRORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

20.8.2026

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

APPLICATION SITE

DWG. TITLE

TPB PG-13G

DWG NO.

PLAN 4

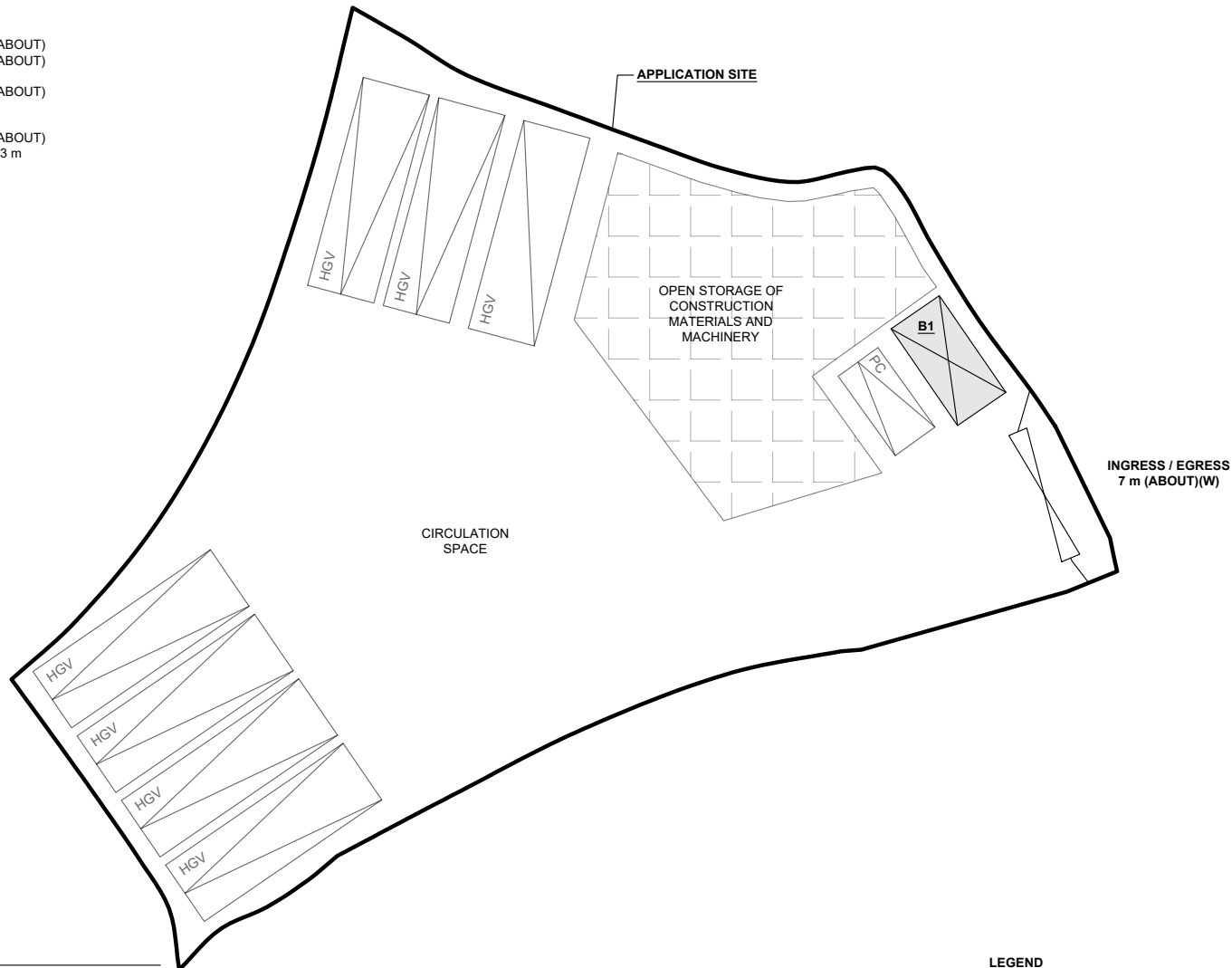
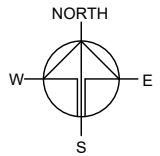
VER.

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,366 m ²	(ABOUT)
COVERED AREA	: 18 m ²	(ABOUT)
UNCOVERED AREA	: 1,348 m ²	(ABOUT)
PLOT RATIO	: 0.01	(ABOUT)
SITE COVERAGE	: 1 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 18 m ²	(ABOUT)
TOTAL GFA	: 18 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 210 m ²	(ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE AND GUARDHOUSE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		18 m ² (ABOUT)	18 m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF HEAVY GOODS VEHICLE PARKING SPACE	: 6
DIMENSION OF PARKING SPACE	: 11 m (L) X 3.5 m (W)

LOADING / UNLOADING PROVISIONS

NO. OF L/U/L SPACE FOR HEAVY GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 11 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PRIVATE CAR)
	PARKING SPACE (HEAVY GOODS VEHICLE)
	L/U/L SPACE (HEAVY GOODS VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PARKING OF HEAVY GOODS VEHICLES AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1095 (PART) IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 350 @ A4

DRAWN BY MN DATE 27.8.2026

CHECKED BY DATE

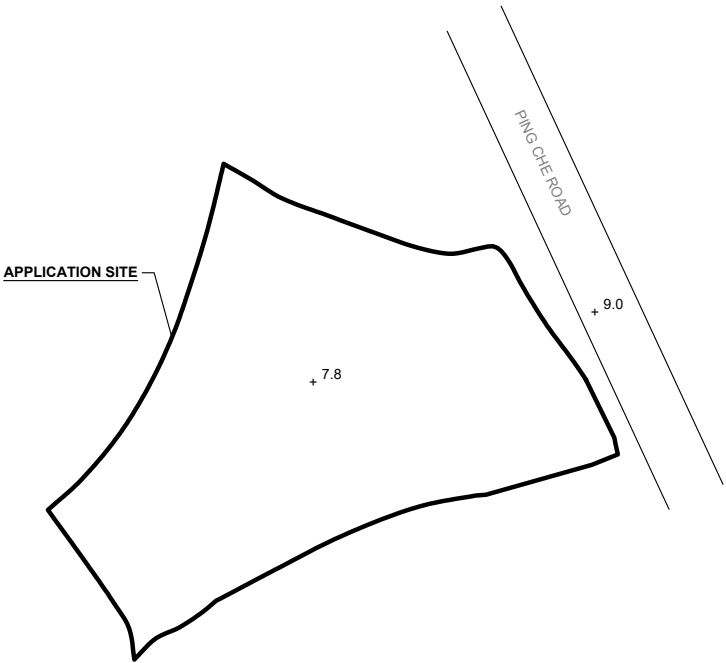
APPROVED BY DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 5 VER. 001

THE APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA	: 1,366 m ²	(ABOUT)
EXISTING SOILED GROUND AREA	: 1,366 m ²	(ABOUT)
EXISTING SITE LEVELS	: +7.8 mPD	(ABOUT)



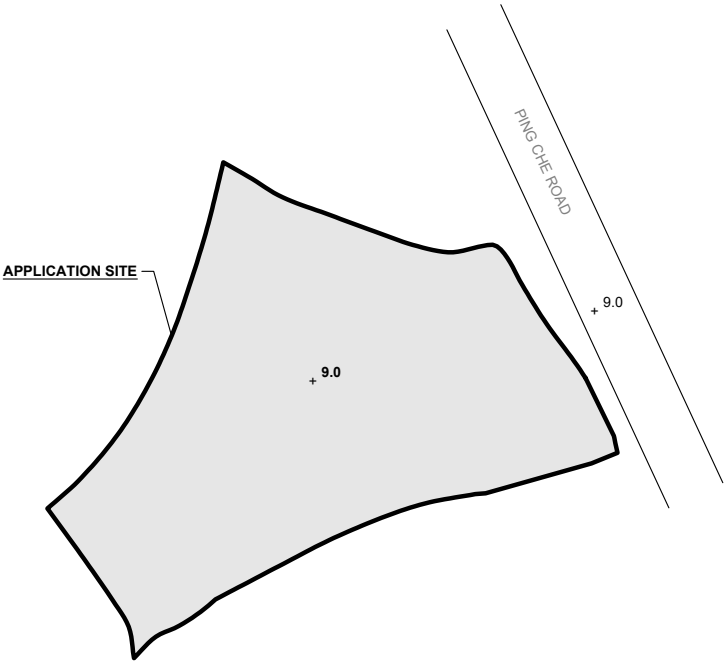
LEGEND

	APPLICATION SITE
	EXISTING SITE LEVEL

*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY

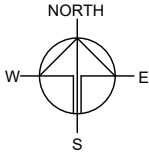
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 1,366 m ²	(ABOUT)
PROPOSED FILLING AREA	: 1,366 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 1.2 m	
PROPOSED SITE LEVELS	: +9.0 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: PARKING AND LOADING / UNLOADING SPACE, OPEN STORAGE AND CIRCULATION AREA	



LEGEND

	APPLICATION SITE
	LAND FILLING AREA
	PROPOSED SITE LEVEL



PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY
PARKING OF HEAVY GOODS
VEHICLES AND OPEN STORAGE
OF CONSTRUCTION MATERIALS
AND MACHINERY AND
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FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1095 (PART) IN D.D. 82, TA
KWU LING, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	20.8.2026
REVISED BY	DATE
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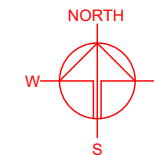
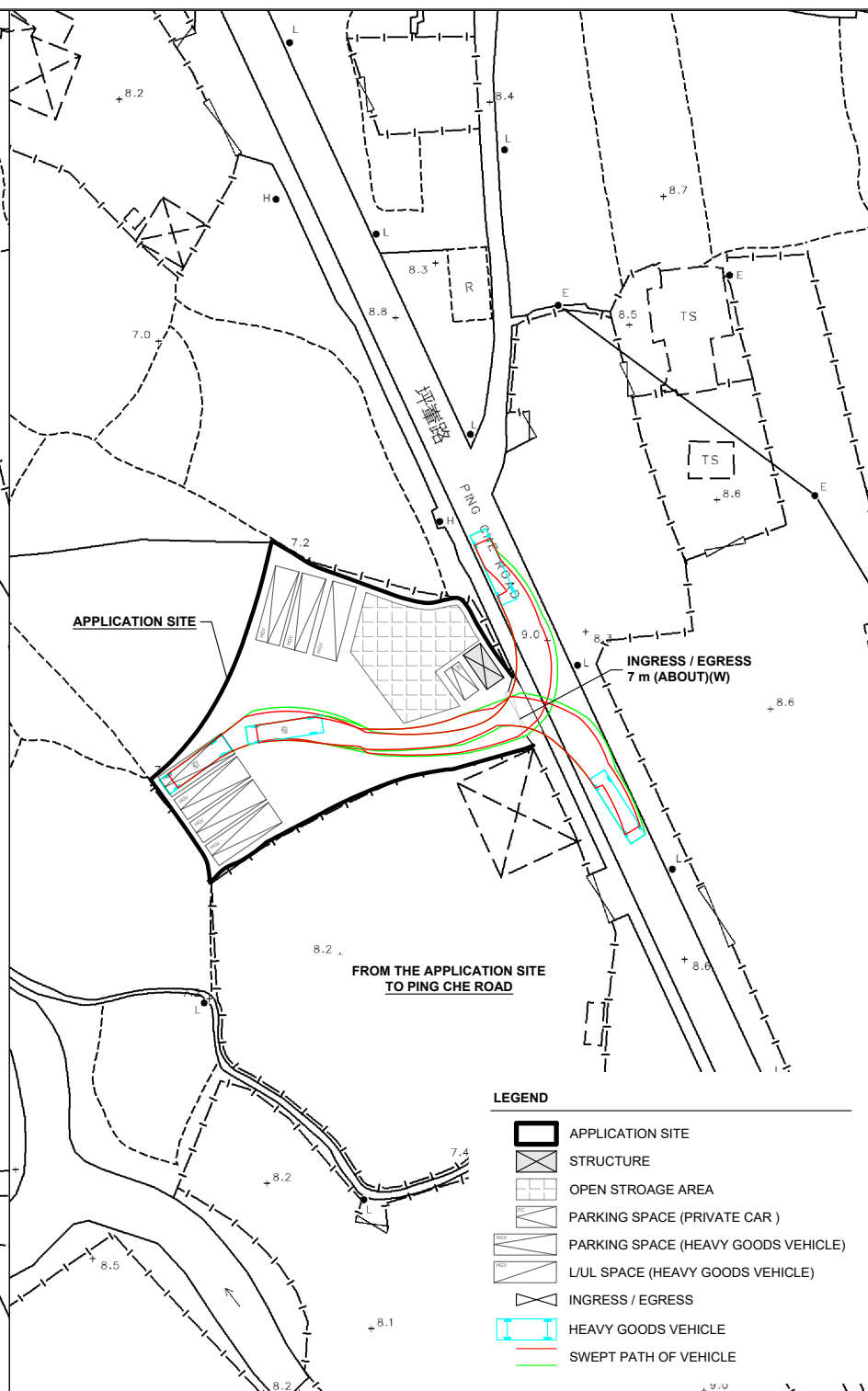
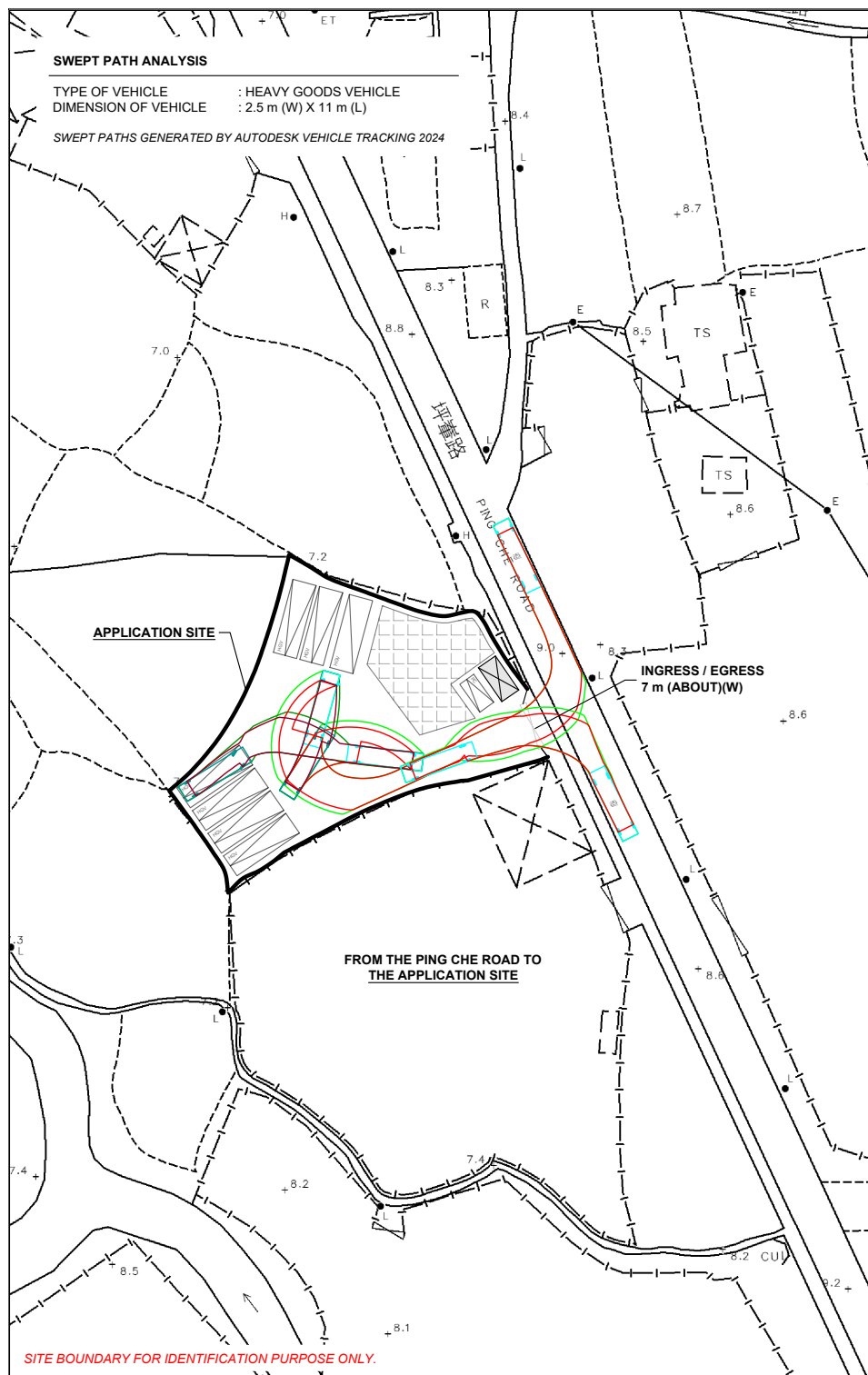
DWG. TITLE

FILLING OF LAND AREA

DWG NO.	VER.
PLAN 6	001

TYPE OF VEHICLE : HEAVY GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2024



PLANNING CONSULTANT



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PROPOSED TEMPORARY
PARKING OF HEAVY GOODS
VEHICLES AND OPEN STORAGE
OF CONSTRUCTION MATERIALS
AND MACHINERY AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1095 (PART) IN D.D. 82, TA
KWU LING, NEW TERRITORIES

SCALE
1 : 1000 @ A4

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APPROVED BY _____

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DWG. TITLE
SWEPT PATH ANALYSIS (HGV)

DING NO.

PLAN 7

VER

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.