

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 2061, 2062 (Part), 2063 RP (Part) and 2064 (Part) in D.D. 124 and adjoining Government Land (GL), Hung Shui Kiu, Yuen Long, New Territories (the Site) for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown (excl. D.G.G.)) with Ancillary Facilities for a Period of 3 Years**' (the proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to operate a warehouse to support the local warehousing and storage industry. The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.).
- 1.3 The Site has been occupied by various brownfield operations since the early-1990s. With reference to the aerial photos taken by the Survey and Mapping Office, Lands Department (SMO, LandsD), warehouse and open storage activities had been in existence at the Site immediately before the first publication in the Gazette of the notice of the draft Ping Shan Development Permission Area (DPA) Plan No. DPA/YL-PS/1 on 18.06.1993, and such operations have been continued since then (**Plan 6**).

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2. According to the Notes of the OZP, 'Warehouse' is neither a column 1 nor a column 2 use within the "V" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The applied use is considered not incompatible with surrounding vehicle servicing workshops, parking of vehicles, and open storage/storage yards. Although the Site falls within the "V" zone which is to designate both existing recognised villages and areas of land considered suitable for village expansion, the temporary basis of the proposed development would not frustrate the long-term planning intention of the "V" zone and can better utilise precious land resources in the New Territories. The building height of the proposed structures is lower than that of nearby village houses in its surrounding within the "V" zone (i.e. maximum building

height of 3 storeys (8.23 m)), therefore, it is considered not incompatible with the surrounding environment.

- 2.3 The Site was subject of a previous application No. A/HSK/376 for 'Shop and Service' and 'Eating Place' approved by the Board on a temporary basis for a period of 5 years in 2022. After obtaining relevant planning approval for the previous application, the applicant intended to transform the Site into the applied uses according to the approved scheme. However, the applicant was not able to implement the proposed development, relevant fire service installation (FSI) proposal and drainage proposal as prior approval of Short Term Waiver from the Lands Department was required for the erection of structures.
- 2.4 Several similar applications for 'Warehouse' use (Nos. A/HSK/156, 351, 424, 467 and 537) have been approved by the Board within or straddling the "V" zone on the same OZP in the past 5 years. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "V" zone.
- 2.5 With reference to the Notes of the OZP, any filling of land on land previously falling within the "V" zone on the Ping Shan OZP No. S/YL-PS/16 shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ping Shan DPA Plan without the permission from the Board. Meanwhile, no action is required to make the use of such land conform to the OZP, if the use of such land was in existence immediately before the first publication in the Gazette of the notice of the draft Ping Shan DPA Plan covering such land, provided such use has continued since it came into existence. According to the historical aerial photo taken by SMO, LandsD as mentioned in Section 1.3 above (**Plan 6**), the filling of land at the Site had been in existence immediately before the first publication in the Gazette of the notice of the draft Ping Shan DPA Plan No. DPA/YL-PS/1 on 18.06.1993, and the hard-paving has continued to exist since then. The Site is currently covered with concrete and some temporary structures have been erected thereon.

3) Development Proposal

- 3.1 The Site occupied an area of 3,624 m² (about), including 152 m² (about) of GL (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on Sunday and public holidays. 3 nos. of temporary structure are proposed for warehouse (excl. D.G.G.), provision of FSI, fire service water tank, site office and

washroom with total gross floor area (GFA) of 2,672 m² (about) (**Plan 4**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that the proposed development would accommodate about 6 nos. of staff. As the Site is for 'Warehouse' use only without any shopfront, no visitor is anticipated at the Site. Details of the development parameters are shown at **Table 1** below.

Table 1 – Development Parameters

Site Area	3,624 m ² (about), including GL of 152 m ² (about)
Covered Area	2,572 m ² (about)
Uncovered Area	1,052 m ² (about)
Plot Ratio	0.74 (about)
Site Coverage	71% (about)
No. of Structure	3
Total GFA	2,672 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,672 m ² (about)
Building Height	5 m to 8 m (about)
No. of Storey	1 to 2

- 3.2 The Site is accessible from Tin Ha Road via a local access (**Plan 1**). A 14.5 m-wide (about) ingress/egress is proposed at the eastern part of the Site. A total of 6 parking and L/UL spaces are proposed. Details of the parking and L/UL provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of Space	No. of Space
Parking Space for Private Car (PC) - 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)	2
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	1

- 3.3 LGV and MGV will be deployed for the transportation of materials into/out of the Site. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road

safety. 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		LGV		MGV		2-Way
	In	Out	In	Out	In	Out	Total
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	2	0	1	0	6
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	2	0	1	6
Average trip per hour (10:00 – 18:00)	1	1	1	1	1	1	6

- 3.5 No open storage, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous goods will be carried out at the Site at any time during the planning approval period.
- 3.6 The applicant intends to mitigate the potential adverse environmental impacts that would arise from the existing brownfield operations through proper implementation of the development scheme under the current application. As open storage operations would create significant dust and noise nuisance to the surrounding environment, the applicant intends to alleviate these adverse impacts by erecting boundary fencing and enclosed structures, so as to minimise the potential visual, noise and air quality impacts to the surrounding areas.
- 3.7 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 stipulated 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 alleviate adverse environmental impacts and nuisance to the surrounding area. The applicant will follow relevant *Professional Persons Environmental Consultative Committee Practice Notes* for the provision of facilities for drainage and sewage treatment at the Site.

4) Conclusion

- 4.1 Significant nuisance to the surrounding area arising from the proposed development is not anticipated. Adequate mitigation measures will be provided by the applicant, i.e. submission of FSI and drainage proposals upon obtaining planning permission from the Board, so as to mitigate any adverse impact 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 Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years'**.

R-riches Planning Limited

June 2025

LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Layout plan
Plan 5	Swept path analysis
Plan 6	Plan showing the existing uses at the Site