

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use various lots in D.D. 127 and adjoining Government Land (GL), Ping Shan, 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 the storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.).
- 1.3 The Site has been occupied by brownfield operations since the 1960s. Warehousing and open storage activities had been in existence at the Site and its surroundings immediately before the first publication in the Gazette of the notice of the draft Ping Shan Development Permission Area Plan No. DPA/YL-PS/1 on 18.06.1993, and such operations have been continued since then.
- 1.4 The Site is currently occupied with scattered temporary structures for factory, storage and workshop uses. The application serves to mitigate the potential adverse environmental impacts that would arise from the existing brownfield operations through proper implementation of the development scheme. As open-air brownfield 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 structure, so as to minimise potential visual, noise and air quality impacts to the surroundings.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Open Space" ("O") and "Other Specified Uses" annotated "Mixed Use" ("OU(MU)") 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 2 use within the "O" and "OU(MU)" zones, 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, warehouses, industrial buildings, waste recycling yards, and open storage/storage yards. Although the Site falls within the "O" and "OU(MU)" zones which are primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public, and primarily for high-density residential/commercial development in close proximity to the railway stations respectively, there is no known programme to develop the Site into open space or residential use. Besides, the Site currently falls within the limit of the Remaining Development of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). According to Government's implementation programme on the HSK/HT NDA, it is envisaged that the earliest population intake of the Remaining Development would take place beyond year 2030 i.e. the start of population intake of the Second Phase development. As such, the temporary basis of the proposed development would not frustrate the long-term planning intention of the "O" and "OU(MU)" zones and can better utilise precious land resources in the New Territories.
- 2.3 Several similar applications for or partly for 'Warehouse' use (Nos. A/HSK/282, 387, 401, 454, 464, 472, 481, 537, 540 and 546) have been approved by the Board within or straddling the "O" zone on the same OZP in the past 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.

3) Development Proposal

- 3.1 The Site occupies an area of 17,648 m² (about), including 2,283 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. A two-storey temporary structure is proposed for warehouse (excl. D.G.G.), ancillary site office and covered loading/unloading (L/UL) spaces with total gross floor area (GFA) of 29,602 m² (about) (**Plan 4**). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. The remaining open area is reserved for vehicle circulation space. It is estimated that the proposed development would accommodate about 10 nos. of staff. As the Site is solely for 'Warehouse' use 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	17,648 m ² (about), including GL of 2,283 m ² (about)
Covered Area	14,801 m ² (about)
Uncovered Area	2,847 m ² (about)
Plot Ratio	1.7 (about)
Site Coverage	84% (about)
No. of Structure	1
Total GFA	29,602 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	29,602 m ² (about)
Building Height	18 m (about)
No. of Storey	2

- 3.2 The Site is accessible from Kiu Wong Street via a local access (**Plan 1**). A 20 m-wide (about) vehicular ingress/egress is proposed at the eastern part of the Site. A total of 15 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)	5
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	10

- 3.3 CV will be deployed for the transportation of materials into/out of the Site, which will only be carried out beyond peak hours between 10:00 and 18:00. 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 vehicular ingress/egress of the Site to direct incoming and outgoing vehicles to enhance pedestrian safety and 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		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	5	0	0	0	5
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	5	0	0	5
Average trip per hour (10:00 – 18:00)	0	0	5	5	10

- 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. No vehicle without valid licence 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.
- 3.6 The applicant will comply with the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also 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.
- 3.7 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational.
- 3.8 The applicant will also implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Besides, the applicant proposes to provide the septic tank and soakaway system to collect sewage generated by staff at the Site. The design and construction of the system will strictly follow the requirements stipulated in *ProPECC PN 1/23*.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures will be provided by the applicant i.e. submission of fire service installations 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

September 2025

LIST OF PLANS

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