

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1824 S.B RP (Part) and 1824 S.C (Part) in D.D. 125, Hung Shui Kiu, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Open Storage of Construction Materials, Machinery and Vehicles with Ancillary Facilities for a Period of 3 Years**’ (the proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand of open storage spaces in the New Territories, the applicant would like to use the Site for open storage of the construction materials (i.e. tiles, pipes, bricks etc.), construction machineries (i.e. elevated platform, digging machine, generator etc.), auto parts and vehicles (i.e. private car and light goods vehicle (LGV)) in order to support the open storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Residential (Group A)3” (“R(A)3”) and “Open Space” (“O”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2. According to the Notes of the OZP, ‘*Open Storage*’ is neither a column 1 nor a column 2 use within the “R(A)3” and “O” zones, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the boundary of the Hung Shui Kiu and Ha Tsuen New Development Area (HSK/HT NDA), it falls within sites under Remaining Development of the NDA. Hence, approval of the application on a temporary basis of 3 years would not affect the development schedule of the NDA. The applicant would also surrender the Site unconditionally upon the Government’s request in the future. Since the planning intentions of the “R(A)3” and “O” have not been reflected at this stage of the development of HSK/HT NDA, approval of the application would better utilise precious land resources in the New Territories prior land resumption.
- 2.3 In addition, the proposed development with low-rise structures (i.e. 3 m to 7 m) is considered not incompatible with the surrounding area, which is predominately in semi-rural character comprising unused/vacant land, some temporary structures for logistics centres and open storage yards.

2.4 Several similar applications for/partly for ‘Open Storage’ use were approved by the Board within the same “R(A)3” and “O” zones in the previous 5 years, which the application site of the latest application (No. A/HSK/500) is located at the immediate north of the Site, was approved by the Board on a temporary basis in March 2024. Hence, approval of the application is in line with the Board’s previous decision and would not set an undesirable precedent within the “R(A)3” and “O” zones.

3) Development Proposal

3.1 The Site occupies an area of 5,206 m² (about) (**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. Two single storey structures are proposed at the Site for site office, storage of construction materials and machinery and washroom with total GFA of 234 m² (about) (**Plan 4**). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 5 staff. As the Site is proposed for ‘open storage’ use with no shopfront, no visitor is anticipated at the Site. Details of the development parameters are shown at **Table 1** below.

Table 1 – Major Development Parameters

Site Area	5,206 m ² (about)
Covered Area	234 m ² (about)
Uncovered Area	4,972 m ² (about)
Plot Ratio	0.04 (about)
Site Coverage	4% (about)
Number of Structure	2
Total GFA	234 m ² (about)
- Domestic GFA	No applicable
- Non-Domestic GFA	234 m ² (about)
Building Height	3 m to 7 m
No. of Storey	1

3.2 The Site is accessible from Ping Ha Road via a local access (**Plan 1**). A 9.8 m-wide (about) ingress/egress is proposed at the western boundary of the Site. 4 nos. of parking and

loading/unloading (L/UL) spaces are proposed at the Site. Details of the parking and L/UL provision are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of Space	No. of Space
Parking Space for Private Cars - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 3.3 CV and LGV will be deployed for the transportation of construction materials and machinery into/out of the Site. Vehicle to be stored will be driven to the Site by staff, hence, towing of vehicle will not be required. 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 at the ingress/egress to direct incoming/outgoing vehicles to enhance pedestrian/road safety. As the Site will be used for 'open storage' use only, infrequent trips will be anticipated. Hence, the traffic generated/attracted by the proposed development is minimal. Details of the estimated trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated Trip Generation/Attraction

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

- 3.4 Construction materials, machinery and vehicles would be stored at the designated storage area (i.e. about 2,914 m²) with stacking height of not more than 3 m for construction materials. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities. Storage of dangerous goods will also be prohibited at the Site at any time during the planning approval period.

- 3.5 2.5 m high solid metal wall will be erected along the site boundary to minimize nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.
- 3.6 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.

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 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 Open Storage of Construction Materials, Machinery and Vehicles with Ancillary Facilities for a Period of 3 Years**'.

R-riches Planning Limited

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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