

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 3265 RP (Part) in D.D. 129, Ha Tsuen, 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 for storage of construction materials and machinery, in order to support the construction industry for the development in the New Territories.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Commercial (4)" ("C(4)") on the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/3. According to the Notes of the OZP, 'warehouse' is neither a Column 1 nor 2 use within the "C(4)" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site is located within the 'Remaining Phase Development' boundary of the Hung Shui Kiu and Ha Tsuen New Development Area (HSK/HT NDA), the implementation schedule for the 'Remaining Phase Development' has not yet commenced. Since the long-term planning intention of the "C(4)" has not been realized, approval of the application on a temporary basis of 3 years would not affect the development schedule of the HSK/HT NDA nor frustrate the long-term planning intention of the "C(4)" zone. The applicant is willingly to surrender the Site unconditionally to facilitate the development of HSK/HT NDA in the future.
- 2.3 The applied use is considered not incompatible with the surrounding land uses, which are dominated by warehouses, logistics centres and open storage/storage yards. The application site of the application (No. A/HSK/538 for 'Temporary Logistics Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Containers and Container Vehicle Park with Ancillary Workshop (including Compacting and Unpacking) and Canteen') is located at the immediate southwest of the Site, which was approved by the Board on a temporary basis of 3 years on 23/5/2025. Therefore, 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 604 m² (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 08:00 to 18:00. There will be no operation on Sunday and public holidays. Two temporary structures are proposed for warehouse (excl. D.G.G.) and site office with total gross floor area (GFA) of 310 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 will be reserved for vehicle circulation and loading/unloading (L/UL) space. It is estimated that the proposed development would be able to accommodate about 5 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	604 m ² (about)
Covered Area	280 m ² (about)
Uncovered Area	324 m ² (about)
Plot Ratio	
	0.51 (about)
Site Coverage	
	46 % (about)
No. of Structure	
	2
Total GFA	
- Domestic GFA	310 m ² (about)
- Non-Domestic GFA	Not applicable
	310 m ² (about)
Building Height	
	7 m (about)
No. of Storey	
	1 - 2

3.2 The Site is accessible from Ping Ha Road via a local access and the existing proper run-in/out at Ping Ha Road (**Plan 1**). A 5 m-wide (about) vehicular ingress/egress is proposed at the eastern part of the Site. Details of the provision of L/UL spaces are shown at **Table 2** below.

Table 2 – L/UL provisions

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

- 3.3 MGV will be deployed for the transportation of construction materials (i.e. pipes, screws, bearings etc.) and machinery (i.e. generators, forklifts etc.) into/out of the Site. Sufficient space is provided for vehicles 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/outgoing vehicles to enhance pedestrian safety and road safety. As the Site will be used for 'warehouse' use only, infrequent trips will be anticipated. The adverse traffic impact arising from the proposed development is therefore not envisaged. Details of the trip generation/attraction are shown at **Table 3** below.

Time Period	Estimated Trip Generation/Attraction		
	MGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	0	1
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	1
Average trip per hour (09:00 – 17:00)	0	0	0

- 3.4 No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* will be allowed to be parked/stored at the Site at any time during the planning approval period.
- 3.5 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. The applicant will also implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site.

4) Conclusion

- 4.1 Adverse nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures, e.g. submission of fire service installations and drainage proposals, will be provided by the applicant 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 (excl. D.G.G.) 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	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Swept path analysis