

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 355 (Part), 356 (Part), 357 (Part), 358 (Part), 359 (Part), 365 RP (Part) and 398 (Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Rural Workshop and Open Storage of Sand and Cement with Ancillary Facilities for a Period of 5 Years**' (the proposed development) (**Plan 1**).
- 1.2 The applicant proposes to use the Site for a rural workshop for processing non-hazardous industrial waste and recyclable materials, including scrap metal, used cardboard boxes, wooden pallets, plastic containers, water bottles etc., as well as open storage of sand and cement. The Site will address the acute shortage of outdoor storage space in the New Territories and support the local logistics sector, as well as providing an alternative option for nearby business operators to recycle larger industrial waste safely.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Other Specified Uses" annotated "Logistics Facility" ("OU (LF)") on the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/3 (**Plan 2**). According to the Notes of the OZP, '*rural workshop*' and '*open storage of sand and cement*' are both column two uses within the "OU (LF)" zone, which requires planning permission from the Board.
- 2.2 The proposed development with several low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for container storage yards, open storage yards, workshops, etc.; sites under major construction works due to the implementation of Hung Shui Kiu New Development Area (HSK NDA); as well as the San Wai Sewage Treatment Plant. Although the Site falls within the boundary of the HSK NDA, the Site falls within the remaining phase of resumption schedule, which is not being resumed currently. Therefore, approval of the current application on a temporary basis of 5 years would better utilise precious land resources and would not frustrate the long-term planning intention of the "OU (LF)" zone. The applicant is also willing to surrender the Site unconditionally to the Government upon land resumption.

- 2.3 Furthermore, various similar S.16 planning applications for 'open storage' use was also approved by the Board within the same "OU (LF)" zone, which the latest application (No. A/HSK/348) was approved by the Board on a temporary basis for 3 years in 2022. Therefore, approval of the current application would not set an undesirable precedent within the same "OU (LF)" zone.
- 2.4 The Site is the subject of several previously approved S.16 planning applications for the same 'rural workshop' use. The latest application (No. A/HSK/403) was submitted by a different applicant, which was approved by the Board in 2022. Therefore, approval of the current application is in line with the Board's previous decision.

3) Development Proposal

- 3.1 The Site occupies an area of 3,349 m² (about) (**Plan 1**). Seven 1 to 2-storey structures are proposed at the Site for site office, storage, staff canteen, rural workshop and meter room uses with total gross floor area (GFA) of 1,111 m² (about) (**Plan 4**). The Site is designated for rural workshop and open storage of sand and cement. Ancillary facilities, i.e. site office, staff canteen and meter room are intended to support the daily operation of the Site. It is estimated that the proposed development would be able to accommodate 8 nos. of staff. The operation hours of the Site are Mondays to Saturdays from 08:00 to 19:00. There will be no operation on Sundays and public holidays.
- 3.2 The operation mode of the proposed development is as follows: Collected recyclable waste, including scrap metal, used cardboard boxes, wooden pallets, plastic containers, water bottles etc.) will be delivered and unloaded by heavy goods vehicles (HGVs) and container vehicles (CVs) at the designated area for open storage, pending for further processing at the rural workshop. Sand and cement will also be unloaded to the open storage area. Open storage activities of collected recyclable waste, sand and cement would be carried out within the designated area (i.e. 752 m² (about)). The stacking height of the open storage materials would not exceed 3 m.
- 3.3 Recyclable waste will be transferred to the adjoining rural workshop when ready. Different types and sizes of recyclable waste (i.e. cardboard boxes, plastics, scrap metals, water bottles, used metal etc.) will be separated into different categories. All recyclable waste is sorted by working staff to separate different types and sizes of waste. Protection and machinery will

also be provided for staff to avoid potential accidents (e.g. gloves, face masks, protective gears, excavators, forklifts etc.).

Sorted waste will then be crushed by excavators and forklifts into smaller pieces. After waste is shredded into smaller pieces, they are packaged according to their types, size and form. Processed waste will be stored within structures B3 and B4 (which is partly designated for indoor storage) before waiting for collection to other destinations by HGVs and CVs. This is to provide a better dry storing area; protecting processed and packaged recycled waste from potential damages caused by adverse weather conditions and better separation from untreated and unsorted waste.

- 3.4 As the Site is for 'rural workshop' and 'open storage' 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	3,349 m ² (about)
Covered Area	913 m ² (about)
Uncovered Area	2,436 m ² (about)
Plot Ratio	0.33 (about)
Site Coverage	27 % (about)
Number of Structure(s)	7
Total GFA	1,111 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,111 m ² (about)
Building Height	3 m - 9 m (about)
No. of Storey	1 - 2
Area designated for Open Storage	752 m ² (about)
Stacking Height	Not more than 3 m

- 3.5 The Site is accessible from Ha Tsuen Road via a local access (**Plan 1**). 4 parking spaces and 3 loading/unloading (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
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	4
HGV L/UL Space - 3.5 m (W) x 11 m (L)	2
CV L/UL Space - 3.5 m (W) x 16 m (L)	1

- 3.6 HGVs and CVs will be deployed for transportation of recyclable waste, sand and cement into/out of the Site. Staff will be deployed by the applicant to ensure no queuing and/or waiting for motor vehicles from the Site onto Ha Tsuen Road via the local access; and no motor vehicles will be permitted to reverse into and out of the Site onto Ha Tsuen Road via the local access. 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**). All L/UL activities of recyclable waste, sand and cement are arranged out of peak hours (i.e. 10:00 - 17:00) so as to avoid potential obstruction of traffic flow. As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 3** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 3 - Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction						
	PC		HGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 - 09:00)	3	0	0	0	0	0	3
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	3	0	0	0	0	3
Traffic trip per hour (average)	0.5	0.5	0.5	0.5	0.5	0.5	3

- 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 areas. 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. All workshop activities will be confined within the structure B2 so that adverse environmental impacts and nuisance to the surrounding areas would be lessened.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures (i.e. *submission of drainage and fire service installations proposals*) would be provided by the applicant after the planning application has been approved by the Board so as to mitigate potential impacts to the surroundings.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Rural Workshop and Open Storage of Sand and Cement with Ancillary Facilities for a Period of 5 Years**'.

R-riches Planning Limited

September 2026

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