

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 335 and 337 in D.D. 87 and adjoining Government Land (G.L.), Hung Lung Hang, New Territories* (the Site) for '**Temporary Warehouse and Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**' (the development) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand for indoor and outdoor storage space in New Territories in recent years, the applicant would like to use the Site partly to operate a warehouse for storage and open storage of construction materials (i.e. tiles, pipes, bricks etc.) and machinery (i.e. excavator, diesel generator, air compressor etc.) to support the local warehousing and storage industry.

### **2) Planning Context**

- 2.1 The Site currently falls within area zoned "Agriculture" ("AGR") on the Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No.: S/NE-FTA/18. According to the Notes of the OZP, '*warehouse*' and '*open storage*' are neither Column 1 nor Column 2 uses within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses and open storage yards in the vicinity.
- 2.3 Although the Site falls within "AGR" zone, as there is no active agricultural activities within and around the Site. The Site also falls within Category 2 area under the Town Planning Board Planning Guideline No. 13G (TPB PG-No. 13G), which is considered suitable for open storage and port back-up uses (**Plan 4**). Approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intentions of the "AGR" zone and would better utilise deserted land in the New Territories.
- 2.4 Furthermore, various similar S.16 planning applications for '*warehouse*' and '*open storage*' uses were also approved by the Board within the same "AGR" zone. The latest approved

application of 'warehouse' use (No. A/NE-FTA/257) was approved by the Board on a temporary basis for 3 years in 2024; whilst the latest approved application of 'open storage' use (No. A/NE-FTA/244) was also approved by the Board on a temporary basis for 3 years in 2024. Therefore, approval of the current application would not set an undesirable precedent within the same "AGR" zone.

### 3) Development Proposal

3.1 The site occupies an area of 1,352 m<sup>2</sup> (about), including 318 m<sup>2</sup> (about) of GL (**Plan 3**). Two structures are provided at the Site for warehouse (excluding Dangerous Goods Godown (D.G.G.)), site office and washroom uses with total gross floor area (GFA) of 328 m<sup>2</sup> (about) (**Plan 4**). No domestic structure is proposed at the Site. The proposed warehouse is intended for storage of construction materials (i.e. tiles, pipes, bricks etc.) and machinery (i.e. excavator, diesel generator, air compressor etc.). Site office and washroom in structure B2 are intended to support the daily operation of the Site. The total area of two open storage areas are 233 m<sup>2</sup> (about) (**Plan 4**). The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. 4 staff would be working at the Site. As the Site is for 'warehouse' 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

<b>Application Site Area</b>	1,352 m <sup>2</sup> (about), including 318 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	328 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,024 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.24 (about)
<b>Site Coverage</b>	24 % (about)
<b>Number of Structures</b>	2
<b>Total GFA</b>	328 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	328 m <sup>2</sup> (about)
<b>Building Height</b>	8 m (about)
<b>No. of Storey</b>	1
<b>Open Storage Area</b>	233 m <sup>2</sup> (about)

<b>Height of Stacking</b>	Not more than 3 m
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- 3.2 The Site had partly been hard-paved (about 722 m<sup>2</sup>) with concrete with a site level of +26.3 mPD (about); whilst the remaining area (about 630 m<sup>2</sup>) are filled with gravel with a site level of +26.1 mPD (about). The applicant proposed the Site to be wholly filled with concrete of not more than 0.2 m in depth to a site level of +26.3 mPD (about) for site formation of structures, open storage area, parking and loading/unloading (L/UL) area and circulation area (**Plan 6**). The application serves to regularise the existing hard-paving of concrete of about 722 m<sup>2</sup>; also, the proposed site formation is considered necessary to meet the operational need and the extent of filling has been kept to minimal. The applicant will strictly follow the proposed scheme after planning permission has been granted from the Board.
- 3.3 The Site is accessible from Kong Nga Po Road via a local access (**Plan 1**). A total of 2 parking spaces for private cars (PC), as well as 2 L/UL spaces for light goods vehicles (LGV) and heavy goods vehicles (HGV) are provided at the Site for staff and transportation of goods use (**Plan 5**). Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from 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 7**). Details of parking and L/UL spaces provisions are shown at **Table 2** below:

**Table 2 - Parking and L/UL Provisions**

Type of Space(s)	No. of Space(s)
Parking spaces for PC - 2.5 m (W) x 5 m (L)	2
L/UL space for LGV - 3.5 m (W) x 7 m (L)	1
L/UL space for HGV - 3.5 m (W) x 11 m (L)	1

- 3.4 The applicant will ensure no queuing and/or waiting of motor vehicles from the Site onto Kong Nga Po Road via the local access and no motor vehicles will be permitted to reverse into and out of the Site onto Kong Nga Po Road via the local access. The trip generation and attraction rates are as shown at **Table 3** below:

**Table 3 - Trip Generation and Attraction of the Development**

Time Period	PC		LGV		HGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	2	0	1	0	1	0	4
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	2	0	1	0	1	4
Traffic trip per hour (10:00 - 18:00)	1	1	1	1	1	1	6

- 3.5 No 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. The construction materials (i.e. tiles, pipes, bricks, etc.) and machinery will only be openly stored at the designated area (i.e. about 233 m<sup>2</sup>) with stacking height of not more than 3 m during the planning approval period.
- 3.6 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in 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 area.

#### 4) Conclusion

- 4.1 The development will not create nuisance to the surrounding areas. Adequate mitigation measures (i.e. submission of drainage and fire service installations proposals) will be provided by the applicant after the planning application is approved by the Board to mitigate any adverse impact arising from the development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Warehouse and Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**'.

**R-riches Planning Limited**

**October 2025**