

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 2208, 2209 (Part), 2211, 2212 and 2216 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities for a Period of 3 Years**' (the proposed development) (**Plans 1 to 3**).
- 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.) and machinery (i.e. excavator, forklift, electricity generator, etc.) in order to support the open storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Recreation" ("REC") on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No.: S/YL-LFS/11. According to the Notes of the OZP, '*open storage*' use is neither a column one nor a column two use within the "REC" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within "REC" zone, there is no planned long-term recreational development in the area. The Site also falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G (TPB PG-No. 13G), which is considered suitable for open storage and port back-up uses (**Plan 4**). Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "REC" zone and better utilise precious land resources in the New Territories.
- 2.3 The Site is surrounded by open storage yards and sites occupied by temporary structures for workshop and warehouse uses, hence, the proposed development is considered not incompatible with the surroundings. Furthermore, similar applications for '*open storage*' use have been approved by the Board within the same "REC" zone, which the latest application (No. A/YL-LFS/568) for the same use was approved by the Board on a temporary basis of 3 years on 19.09.2025. Hence, approval of the current application would not set undesirable precedent within the same "REC" zone.

3) Development Proposal

3.1 The Site occupies an area of 2,710 m² (about) (**Plan 3**). The Site is designated for open storage of construction materials and machinery including tiles, pipes, bricks, excavator, forklift, electricity generator, etc.. One 1-storey structure is provided at the Site for ancillary uses including guardroom and site office uses with total gross floor area (GFA) of 18 m² (about) (**Plan 5**). Such ancillary facilities are essential for staff to support the daily operation of the Site. It is estimated that the proposed development would be able to accommodate 3 nos. of staff. The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00. No operation on Sundays and public holidays. Majority of the Site will be used for area designated for open storage of construction materials and machinery (i.e. about 1,431 m², 53% of the site area¹); whilst the remaining area is reserved for parking, loading/unloading (L/UL) spaces and circulation space (**Plan 5**). As the Site is proposed for open storage use with no shopfront, no visitor is anticipated at the Site. Details of development are provided at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	2,710 m ² (about)
Covered Area	18 m ² (about)
Uncovered Area	2,692 m ² (about)
Plot Ratio	0.01 (about)
Site Coverage	1% (about)
Number of Structure	1
Total GFA	18 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	18 m ² (about)
Building Height	3 m (about)
No. of Storey	1
Open Storage Area	1,431 m ² (about)
Stacking Height	Not more than 3 m

3.2 The Site is accessible from Lau Fau Shan Road via a local access (**Plan 1**). A total of 4 parking and L/UL spaces will be provided within the Site, details are as shown at **Table 2** below:

¹ The construction materials and machinery are openly stored at the designated area with stacking height of not more than 3 m.

Table 2 - Parking and L/UL Provisions

Type of Space	No. of Space
Parking Space for Private Cars (PC) - 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)	2

- 3.3 Only PCs and LGVs are allowed to enter/exit the Site, whilst other vehicles are not allowed to enter/exit the Site at any time during the planning approval period. 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 6**). As the Site will be for open storage use only, infrequent trips will be anticipated, hence, traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below).

Table 3 - Estimated Trip Generation/Attraction

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

- 3.4 No vehicle dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities; and no storage of dangerous goods will be carried out at the Site at any time during the planning approval period. Construction materials and machinery would only be stored within the designated storage areas with stacking height of not more than 3 m during the planning approval period.
- 3.5 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 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 minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals after planning permission has been granted from the Board to mitigate any adverse impact arising 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 and Machinery 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	Plan Showing the Site under TPB PG-No. 13G
Plan 5	Layout Plan
Plan 6	Swept Path Analysis