

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 111* (the Site) for ‘**Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**’ (the applied use) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand for indoor storage space in New Territories in recent years, the applicant would like to continue to use the Site to operate a warehouse for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods etc.) to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the “R(D)” zone, which requires planning permission is required for the applied use.
- 2.2 Despite the fact that the applied use is not in line with the planning intention of the “R(D)” zone, the Site is also surrounded by area occupied by temporary structures for warehouses, open storage yards and other port back-up uses, within which the application of the similar S.16 planning application (No. A/YL-PH/1077) for the same applied use is located approximately 60 m south of the Site within the same “R(D)” zone, which was approved by the Board on a temporary basis of 3 years in February 2026. Therefore, the applied use is considered not incompatible with the surrounding area and approval of the current application would not set an undesirable precedent within the “R(D)” zone.
- 2.3 The Site is the subject of one previous planning application (No. A/YL-PH/967) for the same applied uses submitted by the same applicant as the current applications, which was approved by the Board for a period of 3 years in 2023. Hence, approval of the current application is in line with the Board’s previous decision. Since the Site is surrounded by residential use, the applied use is considered not incompatible with the surrounding land uses and would benefit nearby residents.

- 2.4 Compared with the previous application, the site area, number of structures and parking and loading/unloading (L/UL) spaces remains unchanged whilst the gross floor area (GFA) (i.e. from 880 m² to 810 m²) and building height (i.e. from 8.23 m² to 8 m²) are slightly adjusted to meet the applicant's operational needs, hence, a fresh application is required to facilitate the development. The applicant has shown effort to comply with approval conditions of the previous application. Details are shown at **Table 1**.

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-PH/967		Date of Compliance
(e)	Submission of a drainage proposal	31.12.2024
(f)	Implementation of the drainage proposal	Not complied with
(h)	Submission of a fire service installations (FSIs) proposal	17.05.2024
(i)	Implementation of the revised FSIs proposal	Not complied with

- 2.5 Regarding approval conditions (f) and (i) in relation to drainage and fire safety matters, the applicant intended to commence all the construction work (i.e. implementation of drainage and FSIs proposal) within the same timeframe to maximum the efficiency of the project delivery. In addition, prior approval of Short Term Waiver (STW) from the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) is required for the erection of structures, within which the proposed FSIs will be installed therein. The applicant submitted a STW application to the Lands Department in 2025 to rectify the proposed structures. As of June 2026, the application is still under consideration by the DLO/YL, LandsD.
- 2.6 In support of the application, the applicant has submitted the accepted drainage proposal under the previous application No. A/YL-PH/967 and a revised FSIs proposal to support the current application (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site area is 3,510 m² (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 08:00 to 19:00. No operation on Sunday and public holiday. A total of 4 single-storey structures are proposed at the Site for warehouses (excluding D.G.G.), site offices and washrooms with total GFA of 810 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 8 staff. As the Site

is proposed for 'warehouse' use without 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	3,510 m ² (about)
Covered Area	810 m ² (about)
Uncovered Area	2,700 m ² (about)
Plot Ratio	0.23 (about)
Site Coverage	23 % (about)
Number of Structure	4
Total GFA	810 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	810 m ² (about)
Building Height	8 m (about)
No. of Storey	1

3.2 Majority of the Site (i.e. 3,460m²) has already been filled with concrete of not more than 0.2 m (about) in depth to +40.8 mPD for site formation of structures and circulation spaces (**Plan 5**). The remaining area will be reserved for Waterworks Reserve area. No structure and no storage activities will be erected/carried out over the Waterworks Reserve area. As heavy loading of vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operational meet and that has been kept to minimal for the operation of the applied use. No further filling of land will be carried out during the planning approval period. The applicant will reinstate the Site to an amenity area after the planning approval period.

3.3 The Site is accessible from Fan Kam Road via a local access (**Plan 1**). A total of 6 parking and loading/unloading (L/UL) spaces will be provided within the Site, details are as shown below at **Table 2**:

Table 2 – Parking and L/UL provisions

Types of Space	No. of Spaces
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	3
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	2
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	1

- 3.4 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 6**). As traffic generated and attracted by the applied use as shown at **Table 3** below is minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Estimated Trips Generation/Attraction

Time Period	Estimated Trips Generation/Attraction						
	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	0	1	0	0	0	3
Trips at <u>PM peak</u> per hour (19:00 – 20:00)	0	2	0	1	0	0	3
Average trip per hour (09:00 – 19:00)	0	0	0	0	1	1	2

- 3.5 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities will be carried out at the Site at any time during the planning approval period. No open storage activities will be carried out at the Site at any time during the planning approval period.
- 3.6 The applicant will implement good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPN)* 1/24 to when designing on-site sewage system within the Site. 2.5 m high (about) solid metal fencing will be erected along the Site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that

there is no gap or slit on the boundary wall. In addition, maintenance will be conducted on a regular basis.

- 3.7 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 are provided by the applicant, i.e. the submission of the accepted drainage proposal under the previous application No. A/YL-PH/967 and a revised FSIs proposal to mitigate any adverse impact arising from the applied use (**Appendices I to II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

June 2026

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Filling of Land
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	Accepted Drainage Proposal Under the Previous Application No. A/YL-PH/967
Appendix II	Fire Services Installations Proposal

Our Ref. : [REDACTED]
Your Ref. : TPB/A/YL-PH/1126

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

6 July 2026

Dear Sir,

Supplementary Information

**Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone,
Various Lots in D.D. 111, Pat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-PH/1126)

We are writing to submit supplementary information for the subject application, details are as follows:

- The applicant provides a revised fire service installations proposal and swept path analysis to support the current application. (**Annex I & Plan 6**).
- No heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, are allowed to be parked/stored on or enter/exit the application site at any time during the planning approval period.
- With reference to the submitted drainage proposal, although the layout within the site boundary has been revised, these changes do not affect the drainage calculation. The submitted drainage proposal remains valid.



Should you require more information regarding the application, please contact our [REDACTED]
[REDACTED] or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

[REDACTED]

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