

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1415 in D.D. 114, Shek Kong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development) (**Plan 1**).
- 1.2 The applicant intends to operate the Site as a warehouse for storage of construction materials and machineries (e.g. metal racks, metal scaffolding platforms, excavators, electricity generators, etc.). The applied use could support the local warehousing and storage industry within the local area and nearby workshops and open storage sites; and could also alleviate the pressing demand for indoor storage spaces within the rural part of New Territories.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/11. According to the Notes of the OZP, 'warehouse' is neither a column 1 nor a column 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The applied use is considered not incompatible with surrounding area which is mostly surrounded by vacant land, temporary structures and workshop uses. Although the applied use is not entirely in line with the planning intention of "AGR" zone, there is no active agricultural activity at the Site. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise precious land resources in the New Territories.
- 2.3 The Site is the subject of several previously approved S.16 planning applications involving similar uses, of which the latest application (No. A/YL-SK/390) for '*public vehicle park*' use was approved by the Board on a temporary basis of 3 years in 2024.

3) Development Proposal

- 3.1 The Site occupied an area of 2,519 m² (about) (**Plan 3**). 6 structures are proposed at the Site for warehouse (excl. D.G.G.) and site office uses with total GFA of 1,005 m² (about) (**Plan 4**). Ancillary facilities (i.e. site office) are intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that the proposed development would be able to accommodate 3 nos. of staff. The operation hours of Site are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. As the Site is for 'warehouse' with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below.

Table 2 - Development Parameters

Site Area	2,519 m ² (about)
Covered Area	1,005 m ² (about)
Uncovered Area	1,514 m ² (about)
Plot Ratio	0.40 (about)
Site Coverage	40 % (about)
No. of Structure	6
Total GFA	1,005 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,005 m ² (about)
Building Height	3 m - 6 m (about)
No. of Storey	1

- 3.2 The Site had been entirely filled with concrete of not more than 0.2 m in depth to the existing site level of +36.5 mPD (about) for site formation of structures and circulation space (**Plan 5**). Therefore, the filling of land is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out at the Site during the planning approval period.
- 3.3 The Site is accessible from Kam Sheung Road via Shek Sheung Road and a local access (**Plan 1**). There will be 3 parking spaces and 2 loading/unloading (L/UL) spaces provided within the Site. Details of parking and L/UL provision are shown at **Table 3** below.

Table 3 - Parking and L/UL provision

Types of Space	Nos. of Space
Parking Space for Private Car (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)	1
L/UL Space for Heavy Goods Vehicle (HGV) - 3.5 m (W) x 11 m (L)	1

- 3.4 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 traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 4** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 4 - Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction						
	PC		LGV		HGV		2-Way Total
	In	Out	In	Out	In	Out	
Trip(s) at <u>AM peak</u> per hour (08:00 - 09:00)	3	0	1	0	1	0	5
Trip(s) at <u>PM peak</u> per hour (18:00 - 19:00)	0	3	0	1	0	1	5
Average trip(s) per hour (09:00 - 18:00)	0	0	1	1	1	1	4

- 3.5 As the proposed development only involves warehouse for storage of miscellaneous goods, no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period. No open storage and storage of dangerous goods will be allowed at the Site at any time during the planning approval period. 2.5 m high solid metal wall had been erected along the site boundary to minimise the potential nuisance to the surroundings.
- 3.6 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 (i.e. submission of drainage and fire service installations proposals) will be provided by the applicant 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 Warehouse (Excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land 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	Land Filling Plan
Plan 6	Swept Path Analysis (Heavy Goods Vehicle)