

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1002 (Part), 1005 RP (Part), 1006 (Part), 1007 (Part), 1008 (Part), 1013, 1014, 1015, 1016, 1017, 1018, 1020, 1021, 1022, 1023, 1024 (Part), 1025 S.A, 1026 (Part) , 1072 S.A (Part), 1073 (Part), 1074, 1075, 1076, 1077, 1078 S.A, 1078 S.B RP (Part), 1079 S.A, 1079 S.B, 1080 (Part), 1081 (Part), 1082 (Part) , 1083 S.A (Part) , 1083 RP (Part), 1084 (Part), 1111, 1112, 1121, 1122, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133 (Part), 1135 S.A (Part), 1136 (Part) and 1137 (Part) in D.D.106 and Adjoining Government Land (GL), Shek Kong, Yuen Long, New Territories (the Site) for ‘**Proposed Temporary Open Storage and Warehouse (excluding Dangerous Goods Godown (excl. D.G.G.)) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years**’ (the proposed development) (Plans 1 to 3).*
- 1.2 In view of the pressing demand of open storage and indoor storage spaces in the New Territories, the applicant intends to use the Site for warehouse and open storage in order to support the local open storage and warehousing industry.

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, ‘*Open Storage*’ is neither a Column 1 nor 2 use within the “AGR” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Despite falling within the “AGR” zone, the Site is currently vacant without active agricultural activities. The majority of the Site also falls within Category 2 areas 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 better utilise precious land resources and would not frustrate the long-term planning intention of the “AGR” zone.
- 2.3 The Site is surrounded by some vacant/unused land, open storage yards and sites occupied by temporary structures for warehouses. Furthermore, the Site is located at the immediate east of the existing “Industrial (Group D)” zone on the same OZP. Hence, the proposed development is considered not incompatible with the surrounding land uses.

- 2.4 Several similar planning applications for ‘Open Storage’ and ‘Warehouse (excl. D.G.G.)’ were approved by the Board, among which the latest application (No. A/YL-SK/426) for ‘Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land’ was approved by the Board with conditions on a temporary basis of 3 years in January 2026. As the proposed development of the current application is of similar nature, approval of the current application would not set undesirable precedent within the “AGR” zone.
- 2.5 The majority of the Site was subject of a previous S.16 planning application (No. A/YL-SK/371) for ‘Open Storage’ submitted by a different applicant, which was approved by the Board with conditions on a temporary basis of 3 years in January 2025. Comparing with the previous application No. A/YL-SK/371, the Site involves a larger site area and addition of structures for the proposed ‘Warehouse’ use to meet the operational needs of the proposed development. Under the previous application No. A/YL-SK/371, the previous applicant has made efforts in complying the planning conditions. Details are shown at **Table 1** below.

Table 1 – Planning conditions under previous application No. A/YL-SK/371

Planning conditions		Compliance status
(a)	The submission of a revised drainage impact assessment (DIA)	25.8.2025
(b)	The implementation of the revised DIA	Not yet complied with
(d)	The provision of fire extinguisher(s) with a valid fire certificate	25.2.2025
(e)	The submission of a fire service installations (FSIs) proposal	27.4.2026
(f)	The implementation of the FSIs proposal	Not yet complied with
(g)	The submission of an archaeological review report and the implementation of the mitigation measures identified therein before commencement of works	24.3.2025

3) Development Proposal

- 3.1 The Site occupied an area of 89,327 m² (about), including 1,595 m² (about) of GL (**Plans 1 and 3**). 11 single-storey structures are proposed at the Site for warehouses (excluding D.G.G.), fire service pump room and electricity meter room, which are fully enclosed, with total GFA of 13,551 m² (about) (**Plan 5**). A major portion of the Site (i.e. about 57,598 m²; 64%) will be used

for open storage (including but not limited to construction materials, machinery, auto parts, vehicles etc.). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. It is estimated that the Site would accommodate 30 staff. As the Site is for 'Open Storage' and 'Warehouse' uses without any shopfront, no visitor is anticipated at the Site. The ancillary facilities (e.g. fire service installation, site office and washroom) are intended to support the daily operation of the Site. Details of the development parameters are shown at **Table 2** below.

Table 2 – Major development parameters

Site area	89,327 m ² (about), including 1,595 m ² (about) of GL
Covered area	13,551 m ² (about)
Uncovered area	75,776 m ² (about)
Plot ratio	0.15 (about)
Site coverage	15% (about)
No. of structure	11
Total GFA	13,551 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	13,551 m ² (about)
Building height	3 m to 9 m (about)
No. of storey	1

- 3.2 The existing site levels of the Site are ranging between +12.8 mPD to +16.8 mPD with existing filled land and pond (i.e. about 83,346 m²). The applicant proposes to carry out Filling of land of about 5,981 m² (i.e. about 6.7% of the Site) with soil, concrete and asphalt of not more than 2.2 m in depth up to a level at +15.0 mPD (i.e. portion of Lot 1024 in D.D. 106) and + 14.9 mPD (i.e. portion of Lot 1078 S.B RP in D.D. 106). Besides, the applicant intends to regularise the existing filling of land of about 83,346 m² (i.e. about 93% of the Site) with soil, concrete and asphalt of not more than 2.2 m in depth up to the levels between +14.6 mPD to +16.8 mPD (**Plan 6**). The pre-existed ponds have already been filled with soil of not more than 0.5 m in order to facilitate a flat ground surface to the surrounding site levels. The filling of land and pond are considered necessary to meet the operational need and the extent of filling has been kept to a minimum. The applicant will reinstate the Site to an amenity area after the approval period of the planning permission.

- 3.3 The Site is accessible from Shek Kong Airfield Road and a local access (**Plan 1**). A 9 m-wide (about) vehicular ingress/egress is provided at the Site. A total of 36 parking and L/UL spaces are provided at the Site. Details are shown at **Table 3** below.

Table 3 – Parking and L/UL provisions

Type of Space	No. of space
Private car parking space (for staff) - 2.5 m (W) x 5 m (L)	18
Type of Space	No. of space
L/UL space for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	12
L/UL space for medium/heavy goods vehicle (M/HGV) - 3.5 m (W) x 11 m (L)	6

- 3.4 HGV, MGW and LGV will be deployed for the transportation of construction materials, machineries and autos parts into/out of the Site. Noting that there is a length restriction (overall vehicle length not longer than 7 m) on the vehicular bridge connecting Shek Kong Airfield Road and the local access, the applicant will apply for permit for overlength vehicles in advance. Sufficient space is provided for goods vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**).
- 3.5 As the Site will be used for 'Open Storage' and 'Warehouse' uses only, infrequent trips will be anticipated. Given that the trips generated/attracted by the proposed development is expected to be minimal, i.e. ≤15 trips per hour, the adverse traffic impact arising from the proposed development is not anticipated. The applicant proposes to deploy staff to station at the ingress/egress to direct incoming/outgoing vehicles to ensure pedestrian and road safety, as well as to ensure that no vehicle will queue back onto the local access. Details of the estimated trips generated/attracted by the proposed development are shown at **Table 4** below.

Table 4 – Estimated trip generation/attribution

Time period	Estimated trip generation/attribution						
	PC		LGV		MGV/HGV		2-way total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	8	1	2	0	2	1	15
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	9	0	3	0	2	14
Average trip per hour (10:00 – 18:00)	2	2	3	3	2	2	14

- 3.6 No dismantling, maintenance, repairing, cleansing, paint spraying, materials of dusty nature or other workshop activities, and storage of dangerous goods will be carried out at the Site at any time during the approval period of the planning permission. Comparing to the previous application No. A/YL-SK/371, newly-proposed 'Warehouse' use is proposed such that some operational procedures and storage use would be conducted within the fully enclosed structures. Hence, it is expected that the nuisance to the surrounding areas in terms of noise and air pollution etc. would be minimised.
- 3.7 2.5 m high solid metal wall will be erected along the site boundary to alleviate the potential environmental nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.
- 3.8 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 approval period of the planning permission. 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 Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.
- 3.9 The applicant submitted a fire service installations (FSIs) proposal with a view to enhancing the fire safety of the proposed development (**Appendix I**). Upon acceptance of the proposal by the Director of Fire Services (D of FS), the applicant will carry out the FSIs installation and provide FS251 certificates for the consideration of D of FS.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Upon obtaining relevant planning permission, adequate mitigation measures will be provided by the applicant to mitigate any potential adverse impact that would have arisen 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 and Warehouse (excl. D.G.G.) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 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	TPB-PG No.13G
Plan 5	Layout Plan
Plan 6	Filling of land and pond at the Site
Plan 7	Swept path analysis

LIST OF APPENDICES

Appendix I	Fire service installations proposal
-------------------	-------------------------------------