

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1436, 1438, 1441 (Part), 1442, 1443 S.A, 1443 S.B and 1450 S.B in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) and Vehicle Repair Workshop with Ancillary Facilities 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 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 (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.) to support the local warehousing and storage industry. Furthermore, the applicant would also like to operate a vehicle repair workshop at the Site for essential maintenance of private cars and light goods vehicles to support the daily operation of the Site.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, '*warehouse (excluding D.G.G.)*' and '*vehicle repair workshop*' are neither a Column 1 nor a Column 2 use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 The proposed development with a few low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, vehicle repair workshops and open storage yards. In addition, there is no active agricultural activities within the Site. Approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilise the precious land resources in the New Territories.
- 2.3 Furthermore, various similar S.16 planning applications for '*warehouse*' and '*vehicle repair workshop*' uses were also approved by the Board within the same "AGR" zone, which the latest application for '*warehouse*' use (No. A/YL-TT/741) and '*vehicle repair workshop*' use (No. A/YL-TT/695) were both approved by the Board on a temporary basis for 3 years in 2025.

Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the same "AGR" zone.

- 2.4 The Site is the subject of several previous S.16 planning applications involving 'open storage', 'animal boarding establishment', 'vehicle repair workshop' and 'warehouse (excluding D.G.G.)' uses, whilst the latest approved application (No. A/YL-TT/648) is submitted by the same applicant for the same use (i.e. 'warehouse' as the current application, which was approved by the Board in 2024). Therefore, approval of the current application is in line with the Board's previous decisions.
- 2.5 Comparing with the previous application (No. A/YL-TT/648), there are slight changes in development parameters of the Site, including a larger site area, layout, plot ratio (PR), gross floor area (GFA), no. of structures, etc. Such changes are intended to reflect the applicant's future operation to include an additional use (i.e. *vehicle repair workshop*). Details of the differences between the previous application (No. A/YL-TT/648) and the current application are shown at **Appendix I**.
- 2.6 The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 - Details of Compliance with Approval Condition of the Previous Application

Approval Conditions of Application No. A/YL-TT/648		Date of Compliance
(a)	The submission of a drainage proposal	Not complied with
(b)	The implementation of the drainage proposal	Not complied with
(d)	The submission of a fire service installations (FSIs) proposal	19.07.2024
(e)	The implementation of the FSIs proposal	Not complied with

- 2.7 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. The applicant submitted multiple drainage proposals to comply with condition (a) on 18.07.2024, 24.01.2025 and 03.06.2025, and all submissions were considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 10.12.2024, 20.03.2025 and 05.09.2025.

- 2.8 The applicant submitted a FSIs proposal to comply with condition (d) on 09.07.2024 and the submission was considered acceptable by the Director of Fire Services on 19.07.2024. The applicant has been liaising with one's FS contractors and preparing essential works upon implementation of the FSIs within the Site. However, the applicant did not manage to successfully implement the FSIs proposal within the time limit of the previous application, which led to the revocation of the previous application on 08.12.2025.
- 2.9 The applicant wishes to continue to implement the proposals within the Site during the planning approval period of the current application. In support of the application, the applicant has submitted an updated FSIs proposal and a drainage proposal at the Site to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices II and III**).

3) Development Proposal

- 3.1 The site area is 2,901 m² (about) (**Plan 3**). Four 1-storey structure are proposed at the Site for warehouse (excluding D.G.G.), vehicle repair workshop, site office and washroom uses with a total GFA of 822 m² (about) (**Plan 4**). Warehouses within the Site are designated for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.). No dangerous goods would be stored within the Site. Ancillary facilities (i.e. site office and washroom) are for administrative staff to support the daily operation of the Site. It is estimated that the proposed development would be able to accommodate 6 nos. of staff. 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. As the Site is for 'warehouse (excluding D.G.G.)' and 'vehicle repair workshop' uses with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below:

Table 2 - Major Development Parameters

Application Site Area	2,901 m ² (about), including 779 m ² (about) of G.L.
Covered Area	822 m ² (about)
Uncovered Area	2,079 m ² (about)
Plot Ratio	0.28 (about)
Site Coverage	28 % (about)
Number of Structure	4
Total GFA	822 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	822 m ² (about)
Building Height	8.5 m (about)
No. of Storey	1

3.2 The entire Site is proposed to be filled with concrete of not more than 0.2 m in depth, from the existing level ranging from +22.2 mPD (about) to +22.4 mPD (about), to a proposed level of +22.4 mPD (about) (**Plan 5**). The filling of land is to facilitate a flat surface for site formation of structures, parking and L/UL spaces and circulation area uses. Such land filling is considered necessary and has been kept to minimal to meet the operational needs of the proposed development. No further filling of land will be carried out by the applicant during the planning approval period.

3.3 The Site is accessible from Tai Shu Ha Road West via a local access (**Plan 1**). A total of 5 parking and L/UL spaces will be provided within the Site, details are as shown below at **Table 3**:

Table 3 - 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 Vehicles (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Medium Goods Vehicles (MGV) - 3.5 m (W) x 11 m (L)	1

3.4 Only PCs, LGVs and MGVs are allowed to enter/exit the Site at any time during the planning approval period. No heavy goods vehicles and container tractors/trailers are allowed to enter/exit the Site. The applicant will ensure no queuing and/or waiting of motor vehicles from the Site onto Tai Shu Ha Road West via the local access and no motor vehicles will be permitted to reverse into and out of the Site onto Tai Shu Ha Road West via the local access. 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 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						2-Way Total
	PC		LGV		MGV		
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	3	0	1	0	0	0	4
Trips at <u>PM peak</u> per hour (17:00 - 18:00)	0	3	0	1	0	0	4
Average trip per hour (10:00 - 17:00)	0	0	1	1	1	1	4

3.5 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. All vehicle repairing activities will be carried out within the respective enclosed structures within the Site; and no open storage activities will be carried out at the Site at any time 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. the submission of an updated FSIs proposal and a drainage proposal) has 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.) and Vehicle Repair Workshop 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

APPENDICES

Appendix I	Comparison Table Between the Previous Application (No. A/YL-TT/648) and the Current Application
Appendix II	Fire Service Installations Proposal
Appendix III	Drainage Proposal