

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 1477 S.A ss.1 (Part), 1481 (Part), 1483 (Part), 1484 S.B (Part), 1484 S.C, 1484 S.D (Part), 1484 S.E. 1484 S.F, 1484 S.G (Part), 1485 (Part) and 1486 (Part) in D.D. 117 and Adjoining Government Land (GL), Tai Tong, Yuen Long, New Territories (the Site) for **‘Temporary Warehouse (excluding Dangerous Goods Godown (excl. D.G.G.) with Ancillary Facilities for a Period of 3 Years’** (the proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to continue operating a warehouse to support the local warehousing and storage industry. The proposed warehouse is intended for the storage of miscellaneous goods e.g. packaged food, apparel, footwear, electronic goods, furniture etc.

2) Planning Context

- 2.1 Majority of the Site (i.e. 9,083 m², about 88% of the Site) falls within an area zoned as “Open Storage” (“OS”) and the remaining portion (i.e. falls within 1,230m², about 12 % of the Site) falls within “Recreation” (“REC”) zone on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP. ‘warehouse’ is always permitted within the “OS” zone, however, it is neither a Column 1 nor 2 use within the “REC” zone, which requires planning permission from the Board.
- 2.2 The Site is surrounded by open storage yards and occupied by temporary structures for warehouse, workshop and other port back-up uses, hence, the proposed development is considered not incompatible with the surrounding area. In addition, as there is no known implementation programme of the subject “REC” zone, approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intention of the “REC” zone and would better utilize precious land resources in the New Territories.
- 2.3 Furthermore, the Site is the subject of a S.16 planning application (No. A/YL-TT/683) for the same ‘warehouse’ use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis of 3 years in January 2025. Therefore, approval of the current application is in line with the Board’s previous decision.

- 2.4 When compared with the previous application (No. A/YL-TT/683), all major development parameters remain unchanged. 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 Conditions of the Previous Application

Approval Conditions of Application No. A/YL-TT/683		Date of Compliance
(a)	The submission of a revised drainage impact assessment (DIA)	Not complied with
(b)	The implementation of the proposed drainage facilities	Not complied with
(d)	The submission of a revised fire service installations (FSIs) proposal	Not complied with
(e)	The implementation of the revised FSIs proposal	Not complied with

- 2.5 During the approval period of the previous application, the applicant has made effort in complying with approval conditions in regard to drainage and fire safety aspects. Details are as follow:

Drainage aspect

For condition (a), the applicant made several submissions of a revised DIA to comply with this condition on 10.09.2025, 02.12.2025, 08.04.2026, 07.05.2026 and 06.07.2026 respectively. As of July 2026, comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) are yet to be received. Due to the limitation of time, the applicant is therefore failed to comply with this condition within the specified period of time.

Fire safety aspect

For condition (d), the applicant made several submissions of a revised FSIs proposal to comply with condition (c) on 19.11.2025, 30.03.2026 and 02.07.2026. It was considered acceptable by the Director of Fire Services (D of FS) on 31.03.2025. As of July 2026, comments from the Director of Fire Services (D of FS) are yet to be received. Therefore, the applicant failed to comply with this approval condition within the specified period.

- 2.6 In support of the application, the applicant has submitted an updated FSIs proposal and a revised DIA 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 I to II**).

3) Development Proposal

3.1 The Site occupies an area of 10,303 m² (about), including 1,794m² (about) of GL (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on Sunday and public holidays. A total of 8 structures are proposed at the Site for warehouse (excluding D.G.G.), covered loading/unloading (L/UL) area, meter room, guardroom, covered parking spaces, site offices washroom and store room with total GFA of 15,211 m² (about) (**Plan 4**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. The remaining open area will be reserved for vehicle circulation, parking, and loading/unloading (L/UL) spaces. It is estimated that the proposed development would accommodate about 15 nos. of staff. As the Site is solely for 'warehouse' use without any shopfront, no visitor is anticipated at the Site. Details of the development parameters are shown at **Table 1** below.

Table 1 – Development parameters

Site area	10,303 m ² (about), including 1,794m ² (about) of GL
Covered area	7,730 m ² (about)
Uncovered area	2,583 m ² (about)
Plot ratio	1.47 (about)
Site coverage	75% (about)
No. of structure	8
Total GFA	15,211 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	15,211 m ² (about)
Building height	3 m – 13 m (about)
No. of storey	1 - 2

3.2 The Site has already been hard-paved for site formation of structures and circulation area. The proposed warehouse is intended for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods, furniture etc.). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.

3.3 The Site is accessible from Tai Tong Shan Road via a local access (**Plan 1**). A total of 11 parking

and L/UL spaces are provided at the Site. Details of spaces are shown at **Table 2** below:

Table 2 – Parking and L/UL provisions

Type of space	No. of space
Parking space for private car (PC) - 2.5 m (W) x 5 m (L)	4
L/UL space for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	3
L/UL space for medium goods vehicle (MGV) - 3.5 m (W) x 11 m (L)	3
L/UL space for container vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 3.4 LGV, MGV and CV will be deployed for the transportation of materials into/out of the Site. 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 5**). Staff will be deployed to station at the vehicular ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety and road safety. As the Site will be used for 'warehouse' use only, infrequent trips will be anticipated. The adverse traffic impact arising from the proposed development is therefore not envisaged. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 - Trip Generation and Attraction of the Proposed Development

Time Period	PC		LGV		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	4	0	2	0	3	0	1	0	10
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	4	0	2	0	3	0	1	10
Traffic trip per hour (average)	0	0	2	2	2	2	0	0	8

- 3.5 No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* will be allowed to be parked/stored at the Site at any time during the approval period of the planning permission. No open storage, dismantling, maintenance, repairing, cleansing, paint spraying 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.

- 3.6 The applicant will comply with 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 areas. The applicant will also 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.
- 3.7 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational.
- 3.8 The applicant will also implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Besides, the applicant proposes to provide the septic tank and soakaway system to collect sewage generated by staff at the Site. The design and construction of the system will strictly follow the requirements stipulated in *ProPECC PN 1/23*.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures, e.g. an updated FSIs proposal and a revised DIA have been provided by the applicant to mitigate any adverse impact that would have arisen from the proposed development (**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 (excl. D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

July 2026

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Swept path analysis

LIST OF APPENDICES

Appendix I	Updated Fire Service Installations Proposal
Appendix II	Revised Drainage Impact Assessment