

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1940 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) and Associated Filling of Land for a Period of 3 Years'** (the proposed 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 use the Site to operate a warehouse for storage of miscellaneous goods to support the local warehousing and storage industry.

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.)' is 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 low-rise structure is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, workshops, the Construction Machinery Technical Training Centre and open storage yards. 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' use were also approved by the Board within the same "AGR" zone, which the latest application submitted by a different applicant for the same use (No. A/YL-TT/737) was approved by the Board on a temporary basis for 3 years in 2026. Therefore, approval of the current application would not set an undesirable precedent within the same "AGR" zone. For information, the latest approved application (No. A/YL-TT/737) is located at the immediate west of the Site.

3) Development Proposal

3.1 The site area is 357 m² (about) (**Plan 3**). A 1-storey structure is proposed at the Site for warehouse (excluding D.G.G.) use with a total GFA of 220 m² (about) (**Plan 4**). The Site is designated for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, etc.). No staff will be stationed at the Site; instead, 2 staff will be arriving the Site by light goods vehicle (LGV) and conduct L/UL activities within the Site. After completing L/UL activities, the same staff will leave the Site by the LGV. 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.)' use with no 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	357 m ² (about)
Covered Area	220 m ² (about)
Uncovered Area	137 m ² (about)
Plot Ratio	0.62 (about)
Site Coverage	62 % (about)
Number of Structure	1
Total GFA	220 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	220 m ² (about)
Building Height	13 m (about)
No. of Storey	1

3.2 The entire Site has already been covered with hard-paving. This application serves to regularise the existing hard-paving of concrete of not more than 0.2 m, where the existing level is +18.2 mPD (about) (**Plan 5**). The filling of land is to facilitate a flat surface for site formation of structure and circulation area uses. Such land filling is considered necessary and has been kept to minimal to meet the operational needs of the 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 East via a local access (**Plan 1**). 1 loading/unloading (L/UL) space will be provided within the Site, details are as shown below at **Table 2**:

Table 2 - L/UL provision

Type of Space	No. of Space
L/UL Space for LGV - 3.5 m (W) x 7 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 3** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 3 - Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction		
	LGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	1	0	1
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	1	1
Average trip per hour (10:00 - 18:00)	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 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 drainage and fire service installations proposals) will be provided by the applicant after the planning application is approved by the Board 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