Supplementary Statement

1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1922 (Part), 1923, 1924 (Part), 1929, 1930, 1931 and 1932 (Part) in D.D. 118, Tai Tong, 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) (**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 (include but not limited to packaged food, apparel, footwear, electronic goods, etc.) 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 low-rise structures 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 east of the Site.

3) Development Proposal

3.1 The site area is 3,844 m^2 (about) (**Plan 3**). Two structures are proposed at the Site for warehouse (excluding D.G.G.), site office and washroom uses with a total gross floor area (GFA) of 2,708 m^2 (about) (**Plan 4**). The Site is designated for storage of miscellaneous goods (include but not limited to packaged food, apparel, footwear, electronic goods, etc.). Ancillary facilities, including site office and washroom are intended to support the daily operation of the Site. 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. The Site is anticipated to accommodate 5 nos. of staff. 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	3,844 m^2 (about)
Covered Area	2,612 m^2 (about)
Uncovered Area	1,232 m^2 (about)
Plot Ratio	0.7 (about)
Site Coverage	68 % (about)
Number of Structure	2
Total GFA - *Domestic GFA* - *Non-Domestic GFA*	2,708 m^2 (about) *Not applicable* *2,708 m^2 (about)*
Building Height	9 m - 13 m (about)
No. of Storey	1 - 2

3.2 The entire Site is proposed to be filled with concrete of not more than 0.5 m in depth to a proposed level of +16.8 mPD (about) (**Plan 5**). The proposed filling of land is intended to facilitate a flat surface for site formation of structure, parking and loading/unloading (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 development.

3.3 The Site is accessible from Tai Shu Ha Road East via a local access (**Plan 1**). 4 parking and L/UL spaces will be provided within the Site, details are as shown below at **Table 2**:

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)*	2
L/UL Space for Light Goods Vehicle (LGV) - *3.5 m (W) x 7 m (L)*	2

3.4 LGVs will be deployed for transportation of goods to / out of the Site during off-peak hours (i.e. 10:00 to 17:00). 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**				
	PC		**LGV**		**2-way total**
	In	**Out**	**In**	**Out**	
Trips at AM peak per hour (09:00 – 10:00)	2	0	0	0	2
Trips at PM peak per hour (18:00 – 19:00)	0	2	0	0	2
Average trip per hour (Beyond AM and PM Peaks)	0	0	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 proposed 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

August 2026

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