

Supplementary Statement

1) Background

- 1.1 The applicant seeks renewal of planning permission from the Town Planning Board (the Board) to use *Lot 777 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, New Territories* (the Site) for **‘Temporary Warehouse for Storage of Construction Material 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 construction materials (i.e. cement, bricks, metal wares and related tools etc.) to support the construction industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “undetermined” (“U”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No.: S/YL-TYST/14 (**Plan 2**). According to the Notes of the OZP, most uses (including ‘warehouse’) within the “U” zone require planning permission from the Board.
- 2.2 The development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses and open storage yards. As the Site is zoned as “U”, there is no recent development programme 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 “U” 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 “U” zone, which the latest application (No. A/YL-TYST/1303) was approved by the Board on a temporary basis for 3 years in 2025. Therefore, approval of the current application would not set an undesirable precedent within the same “U” zone.
- 2.4 The Site is the subject of six previous S.16 planning applications, whilst the latest application (No. A/YL-TYST/1183) is for ‘warehouse’ use (i.e. submitted by the same applicant with the

same use as the current application), which was approved by the Board in 2022. Therefore, approval of the current application is in line with the Board's previous decision. Comparing with the latest application (No. A/YL-TYST/1183), all development parameters (including but not limited to site area, gross floor area (GFA), layout, operation mode etc.) remain the same. The applicant has made effort to comply with approval conditions of the latest application; details are shown at **Table 1** below:

Table 1 - Details of Compliance with Approval Conditions of the Latest Application

Approval Conditions of Application No. A/YL-TYST/1183		Date of Compliance
(b)	The submission of a condition record of the existing drainage facilities	10.01.2023
(c)	The implementation of the accepted fire service installations (FSIs) proposal	25.09.2023

2.5 The applicant has complied with all time-limited approval conditions of the latest application. In support of the application, the applicant has submitted an as-built drainage plan, the previously accepted photographic record of existing drainage facilities within the Site and a FSIs proposal 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 III**). For information, the same FSIs proposal and the same as-built drainage plan have been submitted at the submission stage of the latest application (No. A/YL-TYST/1183), whilst both proposals have been approved by the Director of Fire Services (D of FS) and the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) respectively. All drainage facilities and FSIs within the Site will be well-maintained by the applicant during the approval period of the current application.

3) Development Proposal

3.1 The site area is 658 m² (about) (**Plan 3**). Two 1-storey structures are provided at the Site for warehouse for storage of construction material use with total GFA of 448 m² (about) (**Plan 4**). The Site is designated for storage of construction materials (i.e. cement, bricks, metal wares and related tools etc.). It is estimated that the development would be able to accommodate 2 nos. of staff. The operation hours of the Site are Mondays to Saturdays from 07:00 to 23:00. There will be no operation on Sundays and public holidays. As the Site is for 'warehouse' use 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	658 m ² (about)
Covered Area	448 m ² (about)
Uncovered Area	210 m ² (about)
Plot Ratio	0.68 (about)
Site Coverage	68% (about)
Number of Structure	2
Total GFA	448 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	448 m ² (about)
Building Height	Not exceeding 8 m
No. of Storey	1

- 3.2 The Site is accessible from Kung Um Road via a local access (**Plan 1**). A total of 1 loading/unloading (L/UL) space will be provided within the Site, details are as shown below at

Table 3:

Table 3 - L/UL provision

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

- 3.3 No medium or heavy goods vehicles which exceed 5.5 tonnes, including container tractors/trailers, are not allowed to be parked/stored or enter/exit the Site at any time during the planning approval period. 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**). 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 development should not be anticipated.

Table 4 - 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)	0	0	0
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	0	0
Average trip per hour (07:00 - 09:00 and 19:00 - 23:00)	1	1	2

- 3.4 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.
- 3.5 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 are provided by the applicant, i.e. the submission of an as-built drainage plan, the previously accepted photographic record of existing drainage facilities within the Site and a FSIs proposal to mitigate any adverse impact arising from the development (**Appendices I to III**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject renewal application for '**Temporary Warehouse for Storage of Construction Material for a**

Period of 3 Years’.

R-riches Planning Limited

June 2025

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

APPENDICES

Appendix I	As-built Drainage Plan
Appendix II	Accepted Photographic Record of Existing Drainage Facilities within the Site under the current application No. A/YL-TYST/1183
Appendix III	Fire Service Installations Proposal