

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to continue to use *Lot 2611 S.A (Part) in D.D. 124 and adjoining Government Land (GL), Tan Kwai Tsuen, New Territories* (the Site) for '**Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years**' (the development) (**Plan 1**).

- 1.2 The applicant is a business operator affected by the Yuen Long South New Development Area (YLS NDA) development. The affected business premises have been used as a warehouse since the early 1990s. However, as the original premises has already been resumed by the Government, the applicant has submitted a S.16 planning application for the same use at the current Site, and the application (No. A/YL-TYST/1242) was approved by the Board in 2024. Since then, the applicant has been operating the applied use at the Site.

- 1.3 The applicant intends to continue operating the Site as a warehouse for storage of miscellaneous goods, (i.e. from construction material to miscellaneous goods (including packaged food, apparel, footwear, electronic goods and furniture, etc.)). The applied use could support the local warehousing and storage industry within the local area and nearby workshops and open storage sites. In view of the above, the applicant would like to operate the applied use to support the local warehousing industry and the economy of Hong Kong.

2) Planning Context

- 2.1 The Site currently falls within areas zoned as “Residential (Group D)” (“R(D)”), “Residential (Group B)1” (“R(B)1”) and “Government, Institution or Community” (“G/IC”) 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, ‘warehouse’ is neither a column one nor a column two use within “R(D)”, “R(B)1” and “G/IC” zones, which requires planning permission from the Board.

- 2.2 Although the Site falls within “R(D)”, “R(B)1” and “G/IC” zones, there is no known long term development at the Site. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “R(D)”, “R(B)1” and “G/IC” zones and would better utilise precious land resources in the New Territories.

2.3 The Site is surrounded by sites occupied by construction works, scattered temporary structures, open storage yards, residential structures, etc., hence, the development with one low-rise temporary structure is considered not incompatible with the surroundings.

2.4 The Site is the subject of four previous S.16 planning applications, whilst the latest application (No. A/YL-TYST/1242) is for '*warehouse (excluding D.G.G.)*' use (i.e. submitted by a different applicant with the same use 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 decision. Comparing with the previous application (No. A/YL-TYST/1242), all development parameters (e.g. plot ratio, gross floor area, site coverage, etc.) remained the same.

2.5 The previous applicant has made effort to comply with approval conditions of the previous application (No. A/YL-TYST/1242), details are shown at **Table 2** below:

Table 2 - Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-TYST/1242		Date of Compliance
(e)	The provision of boundary fence	Not complied with
(f)	The submission of a run-in/out proposal	09.01.2025
(g)	The implementation of the run-in/out proposal	Not complied with
(h)	The submission of a drainage proposal	04.12.2024
(i)	The implementation of the drainage proposal	Not complied with
(k)	The submission of a fire service installations (FSIs) proposal	Not complied with
(l)	The implementation of the FSIs proposal	Not complied with

2.6 During the approval period of the previous application (No. A/YL-TYST/1242), the applicant has made efforts in complying with approval conditions in regard to drainage and traffic aspects. The applicant made submission for compliance with condition (f) on 20.06.2024 and the submission was considered acceptable by the Chief Highway Engineer/New Territories West, Highways Department and the Commissioner of Transport on 09.01.2025.

2.7 The applicant made submission for compliance with condition (h) on 20.06.2024 and the submission was considered acceptable by the Chief Engineer/Mainland North, Drainage Services Department on 04.12.2024. The applicant had been sourcing contractors to

implement the accepted drainage and run-in/out proposal. However, no suitable contractor was selected at the end, which led to the revocation of the previous application on 11.11.2025.

2.8 To support the application, the applicant has submitted the previously accepted drainage and run-in/out proposal and a FSIS proposal for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to III**).

3) Development Proposal

3.1 The Site occupies an area of 1,450 m² (about), including 327 m² (about) of GL (**Plans 1 and 3**). 1 structure is provided at the Site for warehouse (excluding D.G.G.), site office, rain shelter, washroom, fire service (FS) control and pump room, FS water tank and covered loading/unloading (L/UL) area with the total GFA of 1,084 m² (**Plan 4**). Other parts of the Site are proposed for circulation space. Ancillary facilities, including site office, rain shelter, washroom and FS provisions are intended to support the daily operation of the Site, and to ensure fire safety within the Site. It is estimated that the site would accommodate 8 nos. of staff. As the Site is for warehouse use with no storefront, no visitor is anticipated at the Site.

Details of development parameters are shown at **Table 3** below:

Table 3 - Major Development Parameters

Application Site Area	1,450 m ² (about), including 327 m ² of GL (about)
Covered Area	1,084 m ² (about)
Uncovered Area	366 m ² (about)
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Plot Ratio	0.75 (about)
Site Coverage	75 % (about)
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Number of Structure(s)	1
Total GFA	1,084 m ² (about)
- <i>Domestic GFA</i>	<i>Not applicable</i>
- <i>Non-Domestic GFA</i>	<i>1,084 m² (about)</i>
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Building Height	Not exceeding 7.5 m
No. of Storey	1

3.2 The Site is accessible from Tan Kwai Tsuen Road via Shui Fu Road (**Plan 1**). The operation hours of the development are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. A total of 3 parking and loading/unloading (L/UL)

spaces will be provided at the Site, details of parking and L/UL spaces provision are shown at **Table 4** below:

Table 4 - Parking Provision

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	2
Light Goods Vehicle (LGV) Parking Space - 3.5 m (W) x 7 m (L)	1

3.4 No vehicles other than PCs and LGVs are allowed to enter/exit the site during the planning approval period. No queuing and/or waiting for motor vehicles from the Site onto Tan Kwai Tsuen Road via Shui Fu Road; and no motor vehicles will be permitted to reverse into and out of the Site onto Tan Kwai Tsuen Road via Shui Fu Road. 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 proposed development is expected to be minimal (as shown at **Table 5** below), adverse traffic impacts arising from the development should not be anticipated.

Table 5 - Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (07:00 - 08:00)	2	0	1	0	3
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	2	0	1	3
Traffic trip per hour (average)	0	0	1	1	2

3.5 No dangerous goods will be stored within the Site. All items would be stored within the fully enclosed structure. No open storage and workshop activities (including dismantling, maintenance, repairing, cleansing, paint spraying) will be carried out at the Site at any time during the planning approval period. PCs and LGVs would only be parked within the designated parking and L/UL spaces during the planning approval period.

3.6 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly 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 planning approval period.

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of previously accepted drainage and run-in/out proposals and a FSIs proposal, to mitigate any adverse impact arising from the development after the planning application approved by the Board (**Appendices I to III**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**'.

R-riches Planning Limited

November 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	Accepted Drainage Proposal under the previous application No. A/YL-TYST/1242
Appendix II	Accepted Run-in/out Proposal under the previous application No. A/YL-TYST/1242
Appendix III	Fire Service Installations Proposal