

Appendix A

Replacement pages (p.5, 10 and 11) of the
Supplementary Planning Statement

2. SITE CONTEXT

2.1 The Application Site

The Application Site is located at Lot Nos. 979, 980, 981, 1037 and adjoining Government Land in D.D.123, Ping Shan, Yuen Long, New Territories with a site area of about 2,252m². The Site is hard-paved and accessible from Fuk Hi Street to its east via a local track. It consists of four temporary structures for workshop uses.

According to an aerial photo taken on 28.4.1992 retrieved from the Lands Department's record (see **Figure 3**), the Application Site appears to have been used for brownfield operation immediately before the first publication in the Gazette of the notice of the draft Ping Shan Development Permission Area (DPA) Plan No. DPA/YL-PS/1 on 18 June 1993.

The Application Site falls within the Site Formation and Infrastructural Works for Remaining Phases of Public Housing Developments at Wang Chau, Yuen Long. The Government has completed the town planning process in 2022 to rezone the sites to "R(A)5" zone and plans to acquire the relevant sites progressively to facilitate public housing developments.

2.2 Surrounding Areas

The surrounding areas are intermixed with warehouses, open storages/storage yards, vehicle parks, grassland and rural temporary structures. The Site is accessible from Fuk Hi Street to its east via a local track, paved and fenced off and currently occupied by the applied uses.

2.3 Land Status

The Application Site comprises private lands of Lot Nos. 979, 980, 981 and 1037 in D.D.123. The Applicant is a tenant and not a "current land owner" but has fully complied with the Town Planning Board Guidelines on Satisfying the Owner's Consent/Notification Requirements under Sections 12A and 16 of the Town Planning Ordinance by obtaining consent letters from the current land owners. The private lots are old schedule agricultural lot held under Block Government Lease. The Application Site is covered by Short Term Waivers granted by the Lands Department (LandsD) nos. 2641-2643 permitting non-agricultural building purposes (vehicle repair workshop excluding paint spraying).

The Application Site comprises Government Lands with a total area of 126 m² covered by a valid Short Term Tenancy (STT) (ref. no. STT1810) granted by LandsD in 2002 for vehicle repair uses for a term of 1 year and renewed thereafter quarterly.

4. THE PROPOSAL SCHEME

4.1 The Applied Uses

The applied uses involve temporary structures of one existing 2-storey structure for proposed temporary Warehouse (for storage of timber materials) and Rural Workshop (Structure no. 1); one 1-storey structure for the proposed temporary Vehicle Repair Workshop (Structure no. 2), two ancillary structures (Structure no. 3 and 4) and existing E&M structures. A layout plan is in Figure 5.

At G/F of structure no. 1, the Applicant will apply to the Fire Services Department for a Timber Store License for the proposed storage of timber in bulk. The proposed Rural Workshop is for recycling of felled trees and manufacturing of wood products. It comprises a kiln drying area and other machineries for treatment of timber materials; tools storage rooms; makers rooms for wood handicrafts with an R&D area for testing out new recycled timber products; carpenters' rooms and a visitors' room. At 1/F of the structure, an ancillary exhibition room, an ancillary showroom and an ancillary education workshop are provided for the promotion of local sustainable timber industry to visitors. An ancillary staff room is provided for management purposes.

Structure no. 2 is for the temporary Vehicle Repair Workshop permitted under the STW. Structure no. 3 is ancillary to the timber workshop with a makers room for timber products on G/F and an ancillary staff canteen on 1/F. Structure no.4 is a shelter for the weather protection of sawmill equipment. Structure no.5 are existing E&M structures.

At the outdoor area, a sorting and sawmill works area, and a loading/unloading (tree reception), parking and vehicle manoeuvring area are provided. 2 private car parking space (5m x 2.5m) and 1 loading/unloading space for Medium / Heavy Goods Vehicles (M/HGV) (11m x 3.5m) will be provided. The key development parameters of the applied uses are presented in Table 4.1 below.

Table 4.1 Proposed Development Parameters

Parameters	Proposal
Site Area	About 2,252 m ² , including about 2,126 m ² (94%) of private land and 126 m ² (6%) of government land
No. of Structures	5 (including 1 E&M structure not accountable for GFA)
Total Floor Area	1,500m ²
Site Coverage	About 50%
Temporary Timber Storage and Workshop for a period of 3 years	
No. of Structures	3
Floor Area*	About 1,160 m ²
No. of storeys	1 - 2
Height of Structures	Structure no. 1: About 7.4m Structure no. 3: About 5.5m Structure no. 4: About 6.0m
Temporary Vehicle Repair Workshop for a period of 3 years	
No. of Structures	1
Floor Area	About 340 m ²
No. of storeys	1
Height of Structure	About 6.4m
Provision of Internal Transport Facilities	
No. of Parking Spaces	2
No. of Loading/ Unloading Spaces (M/HGV)	1

Note*: Including structures comprising a timber storage area; a kiln drying area and other machineries for treatment of timber materials; tools storage rooms; makers rooms for wood handicrafts with an R&D area for testing out new recycled timber products; carpenters' rooms; a visitors' room; an ancillary exhibition room, an ancillary showroom and an ancillary education workshop and for the promotion of local sustainable timber industry to visitors; an ancillary staff room and a shelter for equipment. Excluding the outdoor area of the sorting and sawmill works area.