

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 2061, 2062 (Part), 2063 RP (Part) and 2064 (Part) in D.D. 124 and adjoining Government Land (GL), Hung Shui Kiu, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 In view of the increasing demand for indoor storage space, the applicant would like to utilize the Site for warehouse use in order to support the local warehousing and storage industry.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2 (**Plan 2**). According to the Notes of the OZP, 'warehouse' is not column 1 nor 2 use within the "V" zone, which requires permission from the Board.
- 2.2 The applied use is considered not incompatible with surrounding storage and workshop uses. Although the Site falls within the "V" zone which is to designate both existing recognized villages and areas of land considered suitable for village expansion, the temporary basis of the proposed development would not frustrate the long-term planning intention of the "V" zone and can better utilize precious land resources in the New Territories. The building height of the proposed structures is lower than that of nearby village houses in its surrounding within the "V" zone (i.e. maximum building height of 3 storeys (8.23 m)), therefore, it is considered not incompatible with the surrounding environment.
- 2.3 The Site is subject of a previous planning application (No. A/HSK/376) for different applied use. Several similar applications for 'warehouse' use (Nos. A/HSK/156, 351, 242 and 467) were previously approved by the Board within or straddling the "V" zone on the same OZP from 2021 to 2023. Therefore, approval of the current application would not set an undesirable precedent within the "V" zone.

### 3) Development Proposal

3.1 The Site occupies an area of 3,624 m<sup>2</sup> (about), including 152 m<sup>2</sup> (about) of GL (**Plan 3**). A total of 3 structures are proposed at the Site for warehouse (excluding D.G.G.), fire service installations (FSIs), fire service water tank, site office and washroom with total GFA of 2,672 m<sup>2</sup> (about) (**Plan 4**). Operation hours of the Site are Monday to Saturday from 09:00 to 19:00, no operation on Sunday and public holidays. The site office is intended to provide indoor workspace for administrative staff in support of the daily operation of the proposed development. The estimated number of staff working at the Site is 6. No visitor is anticipated as no shopfront will be provided at the Site. Details of development parameters are shown at **Table 1** below:

**Table 1** – Major Development Parameters

<b>Site Area</b>	3,624 m <sup>2</sup> (about), including GL of 152 m <sup>2</sup> (about)
<b>Covered Area</b>	2,572 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,052 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.74 (about)
<b>Site Coverage</b>	71% (about)
<b>Number of Structure</b>	3
<b>Total GFA</b>	2,672 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,672 m <sup>2</sup> (about)
<b>Building Height</b>	5 m - 8 m (about)
<b>No. of Storey</b>	1 - 2

3.4 The Site is accessible from Tin Ha Road via a local access (**Plan 1**). A total of 6 parking and loading/unloading (L/UL) spaces are proposed at the Site, details of parking and L/UL provisions are shown at **Table 2** below:

**Table 2** – Details of Parking and L/UL Provisions

Type of Space	No. of Space
Parking Space for Private Car (for staff) - 5 m (L) x 2.5 m (W)	3
L/UL Space for Light Goods Vehicle - 7 m (L) x 3.5 m (W)	2
L/UL Space for Medium Goods Vehicle - 11 m (L) x 3.5 m (W)	1

- 3.5 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 traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

**Table 3 – Details of Estimated Trip Generation and Attraction**

Time Period	Trip Generation and Attraction						
	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	2	0	1	0	6
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	2	0	1	6
Traffic trip per hour (average) (10:00 – 18:00)	1	1	1	1	1	1	6

- 3.6 No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. 2.5 m high solid metal wall with thickness of 5 mm will be erected along the site boundary to minimize the potential nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment, to ensure that there is no gap or slit on boundary wall.
- 3.7 The applicant will follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will also implement good practices under *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* for sewage treatment at the Site.

#### 4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and FSIs proposals after planning permission has been granted from 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 Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**'.

**R-riches Property Consultants Limited**

**August 2024**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Site
<b>Plan 3</b>	Plan Showing the Land Status of the Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis