

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 408 S.A RP (Part), 408 S.B RP (Part), 409, 410, 411, 412, 413, 414, 416, 417 RP, 418 S.A, 418 S.B, 423, 424, 425 RP and 436 (Part) in D.D. 89 and Adjoining Government Land (GL), Fu Tei Au, Sheung Shui, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to use the Site for warehouse to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR"), "Government, Institution or Community" ("GIC"), "Open Storage" ("OS") and area shown as 'Road' on the Draft Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/17 (**Plan 2**). According to the Notes of the OZP, 'warehouse' use is always permitted within the "OS" zone, however, it is not a column one nor column two use within the "AGR" and "GIC" zones. Therefore, planning permission is required for the proposed development.
- 2.2 Although majority of the Site falls within area zoned as "AGR", there is no active agricultural activity within and the vicinity of the Site. The Site is also surrounded by open storage yards, container vehicle park, area occupied by temporary structures for warehouse, workshop and other port back-up uses, hence, the proposed development is considered not incompatible with the surrounding area. In addition, as there is no known implementation programme of the subject "GIC" zone, approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intentions of the "GIC" and "AGR" zones and would better utilize precious land resources in the New Territories.
- 2.3 Furthermore, portion of the Site is the subject of several approved S.16 planning applications, in which the latest application (No. A/NE-FTA/199) for '*Temporary Cargo Handling and Forwarding Facility (Logistics Centre) for a Period of 3 Years*' was approved by the Board in 2021. Since the applied use and the previous applications are in similar nature, approval of

the current application is in line with the Board's previous decisions and would not set undesirable precedent within the "AGR" zone.

3) Development Proposal

3.1 The Site area is 15,724 m² (about), including 374 m² (about) of GL (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. A total of three 2-storey structures are proposed at the Site for warehouse (excluding dangerous goods godown), fire service installations (FSIs), site offices and washrooms with total GFA of 17,248 m² (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 25 staff. As the Site is proposed for 'warehouse' use without 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	15,724 m ² (about), including 374 m ² (about) of GL
Covered Area	8,624 m ² (about)
Uncovered Area	7,100 m ² (about)
Plot Ratio	
	1.1 (about)
Site Coverage	
	55 % (about)
Number of Structure	
	3
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	17,248 m ² (about)
Building Height	
	7 m – 13 m (about)
No. of Storey	
	2

3.2 The proposed warehouse is intended for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.

3.3 Majority of the Site is currently hard-paved. The Site will be further filled with concrete of not more than 0.8 m in depth for site formation of structures and circulation area (**Plan 5**). As the Site is currently slopping from the east to the west, filling of land work is required to

facilitate a flat surface for site formation of structures. The extent of filling has been kept to minimal and the applicant will reinstate the "AGR" portion of the Site to an amenity area after the planning approval period.

- 3.4 The Site is accessible from Man Kam To Road via and a local access (**Plan 1**). A total of 9 parking and L/UL spaces are provided at the Site, details of spaces are shown at **Table 2** below:

Table 2 – Parking and L/UL Provision

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	5
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	2
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	2

- 3.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As traffic generated and attracted by the proposed development as shown at **Table 3** below is minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Trip Generation and Attraction of the Site

Time Period	PC		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at AM peak per hour (08:00 – 09:00)	5	0	2	0	2	0	9
Trips at PM peak per hour (18:00 – 19:00)	0	5	0	2	0	2	9
Traffic trip per hour (average)	1	1	1	1	1	1	6

- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) 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) in order to mitigate any adverse impact arising from the proposed development after planning approval has been obtained from the Board.

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 and Associated Filling of Land**'.

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LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Plan Showing the Filling of land Area of the Application Site
Plan 6	Swept Path Analysis