

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 141 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui, New Territories* (the Site) for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 5 Years**' (proposed development) (Plan 1).
- 1.2 In view of the increasing demand for indoor storage space in recent years arising from land resumption for various New Development Areas, the applicant would like to use the Site to alleviate the pressing demand for the applied use, as well as to support the local warehousing and logistics industries, which are affected and forced to relocate to new locations in order to continue their operations.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Other Specified Uses" Annotated "Port Back-Up Uses" ("OU(PBUU)") on the Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18. According to the Notes of the OZP, the applied use is a column two use within the "OU(PBUU)" zone, which requires planning permission from the Board (Plan 2).
- 2.2 The Site is surrounded by area occupied by temporary structures for workshop and warehouse and various port back-up uses premises, the proposed development is considered not incompatible with the surrounding area. Furthermore, the application site of the similar S.16 planning application (No. A/NE-FTA/231) for the same use is located at approximately 40 m southwest of the Site. As the current application is in similar nature, approval of the current application is in line with the Board's previous decision and would not set undesirable precedent within the "OU(PBUU)" zone.

3) Development Proposal

- 3.1 The Site occupied an area of 1,561 m² (about) of private land (Plan 3). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. Two structures are proposed at the Site for warehouses (excluding dangerous goods godown), site office, washroom, fire service installations water tank and pump room and rain shelter for loading/unloading (L/UL) activities with total GFA of 1,810 m² (about) (Plan 4).

Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	1,561 m ² (about)
Covered Area	927 m ² (about)
Uncovered Area	634 m ² (about)
Plot Ratio	1.2 (about)
Site Coverage	59 % (about)
Number of Structure	2
Total GFA	1,810 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,810 m ² (about)
Building Height	5 m – 13 m (about)
No. of Storey	1 – 2

3.2 The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, etc). No dangerous goods will be stored at the Site at any time during the planning approval period. The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 5 nos. of staff. As the Site is intended for 'warehouse' use with no shopfront, no visitor is anticipated at the Site.

3.3 The Site is accessible from Man Kam To Road via a local access (**Plan 1**). A total of 4 parking and L/UL spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and Loading/Unloading Provisions

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

3.4 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 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. Staff will be deployed by the applicant to direct vehicle ingressing/egressing to/from the Site to ensure pedestrian safety.

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	2	0	1	0	1	0	4
Trips at PM peak per hour (18:00 – 19:00)	0	2	0	1	0	1	4
Traffic trip per hour (average) (10:00 – 18:00)	0	0	1	1	1	1	4

3.5 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 (EPD) 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. 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 areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by 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 5 Years’.

R-riches Property Consultants Limited

November 2024

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	Swept Path Analysis

