

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 424 S.A (Part) in D.D. 94, Kwu Tung South, Sheung Shui, New Territories (the Site)* for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Office for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 The applicant, a construction and engineering company, intends to use the Site to construct a warehouse for the storage of the company's construction materials in order to support the growing demand in the construction industry and the development of various New Development Areas across the New Territories.

2) Planning Context

- 2.1 The Site falls within an area zoned "Agriculture" ("AGR") on the Draft Kwu Tung South Out line Zoning Plan (OZP) No. S/NE-KTS/21. According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the applied use is not in line with the planning intention of "AGR" zone, there is no active agricultural use within the Site. Therefore, approval of the application on a temporary basis of 3 years would better utilize precious land resources, as well as to create new employment opportunities in Sheung Shui. Furthermore, the proposed development with low-rise structure is considered not incompatible with surrounding areas, which is dominated by temporary structures for warehouses, vehicle repair workshops, open storage and animal boarding establishments etc.

3) Development Proposal

- 3.1 The Site occupies an area of 789 m² (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. One 2-storey structure is proposed at the Site for warehouse (excluding D.G.G.) and site office with total gross floor area (GFA) of 1,326 m² (about) (**Plan 4**). The ancillary 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 staff. As the Site is proposed

for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1**.

Table 1 – Major Development Parameters

Application Site Area	789 m ² (about)
Covered Area	663 m ² (about)
Uncovered Area	126 m ² (about)
Plot Ratio	
	1.7 (about)
Site Coverage	
	84% (about)
Number of Structure	
	1
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,326 m ² (about)
Building Height	
	13 m (about)
No. of Storey	
	2

- 3.2 The proposed warehouse is intended for storage of the company's construction materials (i.e. (e.g., bricks, tiles, glass etc.). No storage of dangerous goods, workshop, recycling, cleansing, dismantling and other workshop activities will be carried out at the Site during the planning approval period.
- 3.3 The Site has already been filled wholly with concrete of not more than 0.1 m (about) for site formation of structures, parking, loading/unloading area and circulation space (**Plan 5**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.4 The Site is accessible from Hang Tau Road via a local access (**Plan 1**). A total of 2 parking and loading/unloading (L/UL) spaces are provided at the Site (**Plan 4**). Details are shown at **Table 2**.

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
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Private Car Parking Space - 2.5 m (W) x 5 m (L)	1
L/UL Space for Light Goods Vehicle - 3.5 m (W) x 7 m (L)	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 6**). As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3**), adverse traffic impact should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1	0	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	0	1	2
Traffic trip per hour (10:00 – 17:00)	0	0	1	1	2

- 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 the Environmental Protection Department to minimize 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 Office 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 of the Application Site
Plan 6	Swept Path Analysis