

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kwu Tung South, Sheung Shui, New Territories (the Site)* for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 The applicant, a construction and engineering company, intends to use the Site to continue operating the 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 "Recreation" ("REC") on the Draft Kwu Tung South Outline 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 "REC" 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 "REC" zone, there is no existing or planned recreational development 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.
- 2.3 Portion of the Site has been occupied by open storage of construction materials before the first publication in the Gazette of the notice of the Kwu Tung South Interim Development Permission Area Plan No. IDPA/NE-KTS/1, hence, such operation is existing use. Since potential environmental nuisance (i.e. dust, air and noise impacts) may be arisen from the existing open storage use, the proposed structures would provide enclosed floor space for the applied use to minimize nuisance to the nearby environment.

2.4 The Site is the subject of a previously approved application (No. A/NE-KTS/517) for the same use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis of 3 years in March 2023. Approval of the current application is in line with the Board's previous decision. When compared with the previous application, although the applied use, site area/boundary, number of structure and building height remain unchanged while the gross floor area (GFA), covered area and parking and loading/unloading (L/UL) spaces are slightly adjusted, within which the GFA of the warehouse (Structure B1) is increased from 17,208m² to 17,228m² (about) (i.e. +0.1%), whilst the number of parking spaces of private cars is reduce from 5 to 4 while the number of L/UL spaces is increased from 4 to 6. Such changes are intended to meet the operational needs.

2.5 The applicant has made effort to comply with the approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/NE-KTS/517		Date of Compliance
(e)	The design and provision of vehicular access, parking and loading/unloading spaces and pedestrian facilities	Partially complied with on 27.12.2023
(f)	The submission of a fire service installations (FSIs) proposal	6.9.2023
(g)	The implementation of the FSIs proposal	Not complied with
(h)	The submission of a drainage proposal	18.9.2023
(i)	The implementation of the drainage proposal	Not complied with

2.6 The applicant made submission of a revised run-in/out proposal to comply with approval condition (e) on 17.11.2023, which was considered partially acceptable by the Commissioner for Transport, 27.12.2023. As requested by Highways Department (HyD), a further proposal for relocation works of lamppost and a corresponding lighting improvement scheme are required to submit for his consideration. The applicant is currently seeking quotations from traffic contractors for the lighting improvement works. Upon obtaining planning permission from the Board, the applicant will proceed to submit the required proposal for HyD's approval, as well as to commence the implementation works for the accepted run-in/out proposal.

2.7 The applicant made submission of a FSIs proposal to comply with approval condition (f) on 02.08.2023, which was accepted by the Director of Fire Services on 06.09.2023. However, prior approval of Short Term Waiver (STW) is required for the erection of structures on Old Schedule Lots under Block Government Lease, on which the proposed FSIs will be installed. A

STW application was previously submitted to the District Lands Officer/North, Lands Department (LandsD) in April 2023 while the STW approval was granted by LandsD in May 2024. As such, the applicant did not have sufficient time to commence the implementation for FSIs to fulfill the compliance requirement, which led to the revocation of the planning permission in December 2024.

2.8 The applicant made submission of a drainage proposal to comply with approval condition (h) on 01.06.2023, which was accepted by the Chief Engineer/Mainland North, Drainage Services Department on 18.09.2023. Upon planning approval has been granted by the Board, the applicant will commence the implementation of the accepted drainage proposal.

2.9 In support of the application, the applicant has submitted the accepted drainage and run-in/out proposals under the previous application to minimize the potential adverse impact to the surrounding area, as well as an updated FSIs proposal to enhance fire safety of the proposed development (**Appendices I to III**). Upon obtaining planning permission from the Board, the applicant will continue to proceed with the implementation works of the accepted proposals.

3) Development Proposal

3.1 The Site occupies an area of 12,156 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 structure is proposed at the Site for warehouse (excluding D.G.G.), site office and washroom with total gross floor area (GFA) of 17,228 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 10 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	12,156 m ² (about)
Covered Area	8,614 m ² (about)
Uncovered Area	3,542 m ² (about)
Plot Ratio	1.4 (about)
Site Coverage	71% (about)

Number of Structure	1
Total GFA	17,228 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	17,228 m ² (about)
Building Height	15 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 for site formation of structures, parking, loading/unloading area and circulation space. 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.

3.4 The Site is accessible from Kam Tsin Road via a local access (**Plan 1**). A total of 10 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
Private Car Parking Space - 2.5 m (W) x 5 m (L)	4
L/UL Space for Container Vehicle - 3.5 m (W) x 16 m (L)	6

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**), adverse traffic impact should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	4	0	2	0	6
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	2	6
Traffic trip per hour (10:00 – 18:00)	0	0	1	1	2

- 3.6 2.5m high solid metal wall will be erected along the site boundary to minimize potential nuisance to nearby sensitive receivers. The boundary wall will be installed properly by licensed contractor and maintenance will be conducted regularly to prevent misalignment of walls and to ensure that there is no gap or slit on boundary wall. In addition, 28 nos. of trees will be planted along the northern boundary of the Site as landscape buffer to minimize adverse visual impact to the adjoining residential development – Casas Domingo.
- 3.7 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 are provided, i.e. submission of the accepted drainage and run-in/out proposals and a fire service installations proposal, to mitigate any adverse impact arising from the proposed development (**Appendices I to III**).
- 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

January 2025

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

APPENDICES

Appendix I	Accepted Drainage Proposal of Application No. A/NE-KTS/517
Appendix II	Accepted Run-in/out Proposal of Application No. A/NE-KTS/517
Appendix III	Fire Service Installations Proposal