

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use various lots in D.D. 38 and adjoining Government Land (GL), Sha Tau Kok, New Territories (the Site) for ‘**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**’ (the proposed development) (**Plan 1**).
- 1.2 The applicant intends to develop the Site as a warehouse for storage of miscellaneous goods, e.g. kitchenware, toiletries, furniture, consumer electronics, etc. The majority of the private land portion of the Site is owned by the applicant, who has no intention to develop the Site for long-term residential use. Furthermore, a portion of the Site is currently owned by Tso Tong, whilst it is difficult to develop the Site for long-term residential use, the applied use would better utilize precious land resources, as well as create new job opportunities in the New Territories.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Residential (Group D)” (“R(D)”) and “Agriculture” (“AGR”) on the Approved Man Uk Pin Outline Zoning Plan (OZP) No.: S/NE-MUP/11. According to the Notes of the OZP, ‘Warehouse’ is not a column 1 nor a column 2 use within the “R(D)”) and “AGR” zones, which requires planning permission from the Board (**Plan 2**).
- 2.2 The applied use is considered not incompatible with surrounding area which is dominated by storage and workshops uses. Although the applied use is not entirely in line with the planning intention of “R(D)”) and “AGR” zones, there is no active agricultural activity nor known residential developments at the Site. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intentions of the “R(D)”) and “AGR” zones and would better utilize precious land resources in the New Territories.
- 2.3 The Site is subject of a previously approved application (No. A/NE-MUP/185) for the same applied use submitted by the same applicant, which was approved by the Board on a temporary basis of 3 years in May 2023. Compared with the previous application, although the applied use, site area/boundary and the nos. of structure, parking and loading/unloading

(L/UL) space remain unchanged, the total gross floor area (GFA) of the proposed development has been slightly reduced. The GFA of the warehouse (Structure B1) is decreased from 14,720 m² to 11,396 m² (about) (i.e. -23%), whilst that of the rain shelter (Structure B2) is decreased from 124 m² to 119 m² (about) (i.e. -4%). Upon obtaining planning permission for the current application from the Board, the applicant will not proceed to implement the development scheme of the previous application.

- 2.4 The applicant has made effort to comply with 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-MUP/185		Date of Compliance
(c)	The submission of a drainage impact assessment (DIA)	01.11.2024
(d)	The implementation of the mitigation measures identified in the DIA	Not complied with
(f)	The submission of proposals for fire service installations (FSIs) and water supplies for firefighting	26.06.2024
(g)	The implementation of the proposals for FSIs and water supplies for firefighting	Not complied with
(h)	The provision of 2.5 m high solid metal wall with thickness of 5 mm along the site boundary	Not complied with

- 2.5 The applicant made submission of a DIA to comply with approval condition (c) on 30.10.2024, which was accepted by the Chief Engineer/Mainland North, Drainage Services Department on 01.11.2024. The applicant is currently seeking quotations from drainage contractors for the implementation of the drainage facilities and erection of periphery metal wall at the Site. Upon obtaining planning permission from the Board, the applicant will proceed to carry out the implementation of drainage works and erection of metal wall at the Site.
- 2.6 The applicant made submission of a FSIs proposal to comply with approval condition (f) on 16.05.2024, which was accepted by the Director of Fire Services on 26.06.2024. 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 October 2023. The applicant is still waiting for LandsD to advise the current situation of the STW application. As such, the applicant has not been able to commence the implementation for FSIs to fulfill the compliance requirement.

- 2.7 Apart from the previous application, a similar application (No. A/NE-MUP/194) for the same applied use was also approved by the Board within the “AGR” zone in the vicinity of the Site in February 2024. Therefore, approval of the application is in line with the Board’s previous decisions and would not set an undesirable precedent within the “R(D)” and “AGR” zones.
- 2.8 In support of the application, the applicant has submitted the accepted DIA 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 and II**). Upon obtaining planning permission from the Board, the applicant will continue to proceed the implementation works of the accepted proposals.

3) Development Proposal

- 3.1 The Site occupied an area of 11,698 m² (about), including 2,822 m² (about) of GL (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays. A total of 6 structures are proposed at the Site for warehouse (excl. D.G.G.), rain shelter for L/UL spaces, site office, utilities/meter room, washroom and caretaker office with total GFA of 11,776 m² (about) (**Plan 4**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that the proposed development would be able to accommodate 10 nos. of staff. As the Site is for ‘warehouse’ with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below.

Table 2 – Development Parameters

Site Area	11,698 m ² (about), including 2,822 m ² (about) of GL
Covered Area	5,970 m ² (about)
Uncovered Area	5,728 m ² (about)
Plot Ratio	1.01 (about)
Site Coverage	51% (about)
No. of Structure	6
Total GFA	11,776 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	11,776 m ² (about)
Building Height	3.5 m to 13 m (about)
No. of Storey	1 to 2

- 3.2 The Site will be entirely filled with concrete of not more than 0.2 m in depth, including 190 m² (i.e. 1.6% of the Site) within the “AGR” zone, which requires planning permission from the Board. The remaining area of 11,508 m² (i.e. 98.4% of the Site) falls within the “R(D)” zone, within which filling of land does not require planning permission from the Board (**Plan 5**). The proposed filling of land is to facilitate a flat surface for manoeuvring of vehicle and site formation of structures. Therefore, the filling of land is considered necessary and has been kept to minimal for the operation of the proposed development.
- 3.3 The Site is accessible from Sha Tau Kok Road - Wo Hang via a local access (**Plan 1**). A total of 8 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL provisions are shown at **Table 3** below.

Table 3 – Parking and L/UL provisions

Type of Space	No. of Space
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	4
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

- 3.4 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 6**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 4** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 4 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction						
	PC		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	4	0	1	0	1	0	6
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	1	0	1	6
Average trip per hour (10:00 – 18:00)	0.5	0.5	1	1	1	1	5

- 3.5 No open storage/workshop activities and storage of dangerous goods will be allowed 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 surroundings. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.

- 3.6 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 also 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 the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. the accepted DIA under the previous application and an updated FSIs proposal to mitigate any adverse impact arising from the proposed development (**Appendices I and II**). The applicant will proceed to implement the accepted proposals upon obtaining planning permission 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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January 2025

LIST OF APPENDICES

Appendix I	Accepted DIA under the precious application
Appendix II	FSIs proposal

LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Layout plan
Plan 5	Plan showing the filling of land at the Site
Plan 6	Swept path analysis