

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. 124 and Adjoining Government Land (GL), Hung Shui Kiu, Yuen Long, New Territories* (the Site) for '**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 believed that the Site is suitable for warehouse use which, situated at a convenient location well served by highways as well as its proximity to border control points. In view of the increasing demand for indoor storage space in recent years arising from land resumption for the Hung Shui Kiu/Ha Tsuen New Development Area (HSK NDA), 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 "Government, Institution or Community" ("G/IC") on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2 (**Plan 2**). According to the Notes of the OZP, 'warehouse' use is neither column one nor two uses within the "G/IC" zone, which requires planning permission from the Board.
- 2.2 Although the Site falls within the "G/IC" zone, and the Remaining Phase of the HSK NDA for uses including hospital/specialist clinic/polyclinic which resumption will be carried out in the future, there is no specific implementation programme at the moment. Hence, approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "G/IC" zone and would better utilise precious land resources in the New Territories.
- 2.3 The Site is the subject of a previous S.16 planning application (No. A/HSK/436) for 'logistics centre' use (i.e. submitted by the same applicant with a similar use as the current application), which was approved by the Board in 2023. Therefore, approval of the current application is in line with the Board's previous decision. Comparing with the previous application (No. A/HSK/436), a different layout is adopted by the applicant which includes additional structures

and parking spaces are provided at the site, thus a larger gross floor area (GFA) and higher plot ratio. 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/HSK/436		Date of Compliance
(c)	The submission of a drainage proposal	26.10.2023
(d)	The implementation of the drainage proposal	24.01.2025
(f)	The submission of a fire service installations (FSIs) proposal	22.07.2024
(g)	The implementation of the FSIs proposal	Not complied with

2.4 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regards to drainage and fire safety aspects. All drainage related conditions have been complied with; whilst regarding fire service related conditions, the applicant submitted a FSIs proposal for compliance with condition (f) on 03.07.2024 and was considered acceptable by the Director of Fire Services (D of FS) on 22.07.2024. However, the applicant did not have sufficient time to complete the implementation of the accepted FSIs proposal by the designated time period, which led to revocation of the application on 22.01.2025.

2.5 In support of the application, the applicant has submitted the previously accepted drainage proposal, accepted photographic records of existing drainage facilities and an updated FSIs proposal to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to III**).

3) Development Proposal

3.1 The Site occupies an area of 5,362 m² (about), including 153 m² (about) of GL (**Plan 3**). Nine 1 to 2-storey structures are provided at the Site for warehouse (excluding D.G.G.), site office, FS water tank, FS pump room, meter room and washroom uses with total gross floor area (GFA) of 2,512 m² (about) (**Plan 4**). The operation hours of the Site are Mondays to Sundays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. Ancillary facilities, including site office, FS water tank, FS pump room, meter room and washroom uses

are intended for operation needs, water supplies for emergency uses, conveniences and office for administrative staff to support the daily operation of the Site. The number of staff working at the Site is 10. As there is no shopfront at the Site, no visitor will be anticipated. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	5,362 m ² (about), including 153 m ² of GL
Covered Area	2,152 m ² (about)
Uncovered Area	3,210 m ² (about)
Plot Ratio	0.47 (about)
Site Coverage	40% (about)
Number of Structure	9
Total GFA	2,512 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,512 m ² (about)
Building Height	3 m to 7 m (about)
No. of Storey	1 to 2

- 3.2 The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities (including car washing, dismantling, painting, etc.) will be stored/conducted at the Site at any time during the planning approval period.
- 3.3 The Site is accessible from Hung Chi Road via a local access (**Plan 1**). A total of 11 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at **Table 3** below:

Table 3 – Parking and L/UL Provisions

Type of Space	No. of Space
Parking Space for Private Car (PC) - 2.5 m (W) x 5 m (L)	5
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	2
L/UL Space for Heavy Goods Vehicle (HGV) - 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 vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back or reverse onto from the Site to the local access (**Plan 5**). Staff will be deployed to station at the ingress/egresses of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 4** below), adverse traffic impact should not be anticipated.

Table 4 – Estimated Trip Generation and Attraction

Time Period	PC		LGV		HGV		CV		2-Way Total
	In	Out	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	5	0	1	0	1	0	1	0	8
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	5	0	1	0	1	0	1	8
Traffic trip per hour (10:00 – 18:00)	0	0	1	1	1	1	1	1	6

- 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 are provided, i.e. submission of FSIs and the previously accepted drainage proposals and photographic records of existing drainage facilities to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board (**Appendices I to III**).

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**’.

R-riches Property Consultants Limited

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APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Accepted Drainage Proposal under previous application No. A/HSK/436
Appendix III	Accepted Photographic Records of Existing Drainage Facilities of the Site under previous application No. A/HSK/436

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