

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 138 (Part) in D.D. 52, Fu Tei Au, Sheung Shui, New Territories* (the Site) for **'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 5 Years'** (the proposed development) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand for indoor storage space in New Territories in recent years, the applicant would like to continue to use the Site to operate a warehouse for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods etc.) to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Other Specified Uses" annotated "Port Back-up Uses" ("OU (PBU)") on the Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No.: S/NE-FTA/18 (**Plan 2**). According to the Notes of the OZP, *'warehouse (excluding D.G.G.)'* is a column 2 use within the "OU (PBU)" zone, which requires planning permission from the Board.
- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses and open storage yards. As the Site is zoned as "OU (PBU)", *'warehouse (excluding D.G.G.)'* use could help to accommodate the rising of storage need from cross-boundary traffic with its' proximity to a number of border control points. Approval of the planning application on a temporary basis of 5 years would not frustrate the long-term planning intention of the "OU (PBU)" zone and would better utilise the precious land resources in the New Territories.
- 2.3 Furthermore, various similar S.16 planning applications for *'warehouse (excluding D.G.G.)'* use were also approved by the Board within the same "OU (PBU)" zone, which the latest application (No. A/NE-FTA/203) was approved by the Board on a temporary basis for 3 years in 2021. Therefore, approval of the current application would not set an undesirable precedent within the same "OU (PBU)" zone.

2.4 The Site is the subject of one previous S.16 planning application (No. A/NE-FTA/231) is for 'warehouse (excluding D.G.G.)' use (submitted by the same applicant with the same 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/NE-FTA/231), development parameters (including but not limited to site area, gross floor area (GFA), plot ratio (PR) etc.) are amended; whilst other development parameters (i.e. building height, no. of storeys etc.) remain the same. This is to meet the applicant's current operational need. 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-FTA/231		Date of Compliance
(c)	The submission of a drainage proposal	Not complied with
(d)	The provision of drainage facilities	Not complied with
(f)	The submission of a fire service installations (FSIs) proposal	14.03.2024
(g)	The implementation of the FSIs proposal	Not complied with

2.5 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. The applicant had been actively liaising with his drainage consultant. However, the applicant did not have sufficient time to submit a drainage proposal within the planning approval period.

2.6 The applicant submitted a FSIs proposal to comply with condition (f) on 04.03.2024 and the submission was considered acceptable by Director of Fire Services on 14.03.2024. Since prior approval of Short Term Waiver (STW) is required for erection of structure at the Site before implementing the FSIs proposal, the applicant submitted STW application to the District Lands Officer/North, Lands Department (DLO/N, LandsD) in June 2024. The applicant is still pending reply from DLO/N, LandsD currently.

2.7 The applicant wishes to continue the submission and implementation works during the planning approval period of the current application. In support of the application, the applicant has submitted a FSIs proposal (which is the same FSIs proposal submitted and approved by D of FS under the previous application (No. A/NE-FTA/231)), a drainage proposal

and a response-to-comments (R-to-C) table to the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) together with a revised Geotechnical Planning Review Report (GPRR) 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 area is 2,151 m² (about) (**Plan 3**). A 2-storey structure and a 1-storey structure are provided at the Site for warehouse (excluding D.G.G.), site office, washroom, FS water tank and pump room; as well as rain shelter for loading/unloading (L/UL) activities uses respectively with total GFA of 2,212 m² (about) (**Plan 4**). The Site is designated for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, etc.). Ancillary facilities (i.e. site office, washroom, FS water tank, pump room and rain shelter for L/UL activities) are for administrative staff to support the daily operation, as well as operational needs of the Site. It is estimated that the proposed development would be able to accommodate 8 nos. of staff. The operation hours of the Site are Mondays to Saturdays from 08:00 to 20:00. There will be no operation on Sundays and public holidays. As the Site is for 'warehouse (excluding D.G.G.)' use with no shopfront, no visitor is anticipated at the Site. The applicant has previously liaised with relevant Government departments and has suggested a 11 m (about) setback as 'no building area' ('NBA') as proposed in the submitted GPRR in **Appendix III** and **Plan 4**. No erection of structures or any activities are allowed within the NBA (**Plan 4**). Details of development parameters are shown at **Table 2** below:

Table 2 - Major Development Parameters

Application Site Area	2,151 m ² (about)
Covered Area	1,146 m ² (about)
Uncovered Area	1,005 m ² (about)
Plot Ratio	1.0 (about)
Site Coverage	53 % (about)
Number of Structure	2
Total GFA	2,212 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,212 m ² (about)

Building Height	7 m - 15 m (about)
No. of Storey	1 - 2

- 3.2 The Site is accessible from Man Kam To Road via a local access (**Plan 1**). A total of 5 parking and L/UL spaces will be provided within the Site, details are as shown below at **Table 3**:

Table 3 - Parking and L/UL provisions

Types of Space	No. of Spaces
Parking Space for Private Cars (PC) - 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)	2
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	1

- 3.3 Only PCs, LGVs and MGVs are allowed to enter/exit the Site, whilst other vehicles (including heavy goods vehicles, container tractors/trailers, etc.) are not allowed to be parked/stored or enter/exit the Site at any time during the planning approval period. 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 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 Trips Generation/Attraction

Time Period	Estimated Trips Generation/Attraction						
	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	0	2	0	1	0	5
Trips at <u>PM peak</u> per hour (19:00 – 20:00)	0	2	0	2	0	1	5
Average trip per hour (09:00 – 19:00)	0	0	1	1	1	1	4

- 3.4 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities will be carried out at the Site at any time during the planning approval period. No open storage activities will be carried out at the Site at any time during the planning approval period.
- 3.5 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development will not create nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of FSIs and drainage proposals, as well as a R-to-C table and a revised GPRR 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 D.G.G.) with Ancillary Facilities for a Period of 5 Years**'.

R-riches Planning Limited

June 2026

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Drainage Proposal
Appendix III	Response-to-comments table and a revised Geotechnical Planning Review Report