

### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 424 RP (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 Facilities and Associated Filling of Land for a Period of 3 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 use the Site to operate a warehouse for storage of miscellaneous goods to support the local warehousing and storage industry.

#### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kwu Tung South Outline Zoning Plan (OZP) No.: S/NE-KTS/22 (**Plan 2**). According to the Notes of the OZP, 'warehouse (excluding D.G.G.)' is neither a column 1 nor 2 use within the "AGR" zone, which requires planning permission from the Board.
- 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 current application 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, open storage yards and vacant lands etc.
- 2.2 In addition, the application site of a similar planning application (No. A/NE-KTS/548) is located at the immediate south of the Site, which was approved by the Board on a temporary basis of 3 years in 2025. As the current application is of similar nature and scale, approval of the current application would not set an undesirable precedent within the same "AGR" zone.

#### **3) Development Proposal**

- 3.1 The site area is 853 m<sup>2</sup> (about) (**Plan 3**). Two single- storey structures are proposed at the Site for warehouses (excluding D.G.G.), site office and washroom with total GFA of 457 m<sup>2</sup>

(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 proposed development would be able to accommodate 4 nos. of staff. The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00. 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. Details of development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	853 m <sup>2</sup> (about)
<b>Covered Area</b>	457 m <sup>2</sup> (about)
<b>Uncovered Area</b>	396 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.54 (about)
<b>Site Coverage</b>	54% (about)
<b>Number of Structure</b>	2
<b>Total GFA</b>	457 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	457 m <sup>2</sup> (about)
<b>Building Height</b>	13 m (about)
<b>No. of Storey</b>	1

- 3.2 The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods 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 0.1m (about) for site formation of structures, parking, loading/unloading (L/UL) 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 L/UL spaces will be provided within the Site, details are as shown below at **Table 2**:

**Table 2** – Parking and L/UL provisions

Types of Space	No. of Spaces
Parking Space for Private Car (PC) - 2.5 m (W) x 5 m (L)	1
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

- 3.5 Only PCs and LGVs are allowed to enter/exit the Site, whilst other vehicles (including medium, 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 6**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 3** below), adverse traffic impacts arising from the proposed development should not be anticipated.

**Table 3** – Estimated Trips Generation/Attraction

Time Period	Estimated Trips Generation/Attraction				
	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 (18:00 – 19:00)	0	1	0	1	2
Average trip per hour (10:00 – 18:00)	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 Facilities and Associated Filling of Land for a Period of 3 Years**'.

**R-riches Planning Limited**

**August 2025**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Zoning Plan
<b>Plan 3</b>	Land Status Plan
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Filling of Land
<b>Plan 6</b>	Swept Path Analysis