

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 2092 and 2093 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Office 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 to accommodate the rising needs of supply chain networks in New Territories in recent years - especially places in proximity to border control points, the applicant would like to continue to use the Site to operate a warehouse for storage of miscellaneous goods including packaged foods, apparel, footwear, electronic goods and furniture.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Recreation" ("REC") on the Approved Lau Fau Shan Outline Zoning Plan (OZP) No.: S/YL-LFS/11 (**Plan 2**). According to the Notes of the OZP, 'warehouse (excluding D.G.G.)' is neither a column 1 nor column 2 use within the "REC" 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 open storage yards, warehouses, public vehicle parks, etc.. Although the Site is zoned as "REC", there is no planned recreational development in the area. Approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "REC" 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 "REC" zone, which the latest application (No. A/YL-LFS/538) was approved by the Board on a temporary basis for 3 years in 2024. Therefore, approval of the current application would not set an undesirable precedent within the same "REC" zone.
- 2.4 The Site is the subject of seven previous S.16 planning application, whilst the latest approved application (No. A/YL-LFS/490) for 'warehouse' use (i.e. 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/YL-LFS/490), different development parameters are adopted (including larger site area and gross floor area (GFA), different layout and number of structures, etc.). 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/YL-LFS/490		Date of Compliance
(b)	The submission of a drainage proposal	Not complied with
(c)	The implementation of the drainage proposal	Not complied with
(e)	The submission of a fire service installations (FSIs) proposal	Not complied with
(f)	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 submitted a drainage proposal for compliance with condition (b) on 11.07.2024; whilst the submission was considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 20.08.2024.
- 2.6 The applicant submitted a FSIs proposal to comply with condition (e) on 24.04.2024; and the submission was considered not acceptable by the Director of Fire Services on 17.05.2024. The application was subsequently revoked due to non-compliance of approval conditions.
- 2.7 The applicant wishes to continue complying with the related approval conditions during the planning approval period of the current application. In support of the application, the applicant has submitted both drainage and FSIs proposals 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 II**).

3) Development Proposal

- 3.1 The site area is 2,234 m² (about) (**Plan 3**). Three 1-storey structures are provided at the Site for warehouse (excluding D.G.G.), office, washroom and meter room uses with total gross floor area (GFA) of 999 m² (about) (**Plan 4**). The Site is designated for warehouse (excluding D.G.G.)

use for storage of miscellaneous goods including packaged foods, apparel, footwear, electronic goods and furniture. Ancillary office, meter room and washroom are for essential facilities for administrative staff to support the daily operation, operational needs and conveniences for all staff. It is estimated that the proposed development would be able to accommodate 6 nos. of staff. The operation hours of the Site are Mondays to Saturdays from 08:00 to 19:00. There will be no operation on Sundays and public holidays. As the Site is for 'warehouse (excluding D.G.G.)' with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	2,234 m ² (about)
Covered Area	999 m ² (about)
Uncovered Area	1,235 m ² (about)
Plot Ratio	0.45 (about)
Site Coverage	45% (about)
Number of Structure	3
Total GFA	999 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	999 m ² (about)
Building Height	3.5 - 13 m (about)
No. of Storey	1

- 3.2 The Site is accessible from Deep Bay Road via a local access (**Plan 1**). A total of 4 parking and loading/unloading (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

- 3.3 Only PCs and LGVs are allowed to enter/exit the Site, whilst other vehicles are not allowed to 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 Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	0	2	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	2	4
Average trip per hour (10:00 – 18:00)	0	0	1	1	2

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.

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 development will not create nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of drainage and FSIs proposals to mitigate any adverse impact arising from the development (**Appendices I and II**).

- 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 Office of for a Period of 3 Years**'.

R-riches Property Consultants Limited

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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	Swept Path Analysis

APPENDICES

Appendix I	Drainage Proposal
Appendix II	Fire Service Installations Proposal