

Supplementary Statement

1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 2238 S.A RP (Part) in D.D. 124 and Adjoining Government Land (GL), Hung Shui Kiu, Yuen Long, New Territories* (the Site) for '**Temporary Warehouse for a Period of 3 Years**' (proposed development) (**Plan 1**). The applicant would like to continue to use the Site for the applied use.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Residential (Group B)3" ("R(B)3") on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No.: S/HSK/2, according to the Notes of the OZP, 'warehouse' use is not a column one nor a column two use within the "R(B)3" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The applied use is considered not incompatible with surrounding land use which is dominated by warehouse, storage and workshops uses. Although the applied use is not entirely in line with the planning intention of "R(B)3" zone, the applied use is only on a temporary basis, which approval of the application will not jeopardize the long-term planning intention of the "R(B)3" zone.
- 2.3 The Site is also the subject of two previous S.16 planning applications (Nos. A/HSK/128 and 336) for the same use submitted by the same applicant, which was approved by the Board in 2019 and 2021 respectively. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the same "R(B)3" zone.
- 2.4 When compared with the previous application (No.A/HSK/336), all development parameters, i.e. site area, GFA, plot ratio, number of structures and parking spaces are the same as the current application. The applicant has shown effort to comply with approval condition of the previous application, details are shown at **Table 1** below:

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Condition of Application No. A/HSK/336		Date of Compliance
(f)	The submission of a condition record of the existing drainage facilities	6/6/2023
(g)	The submission of a fire service installations (FSIs) proposal	9/8/2022
(h)	The implementation of the FSIs proposal	Not complied with

2.5 Regarding approval condition (h) of the previously approved application No. A/HSK/336, i.e. the implementation of the FISs proposal, the construction works for FSIs have been completed by the applicant. However, in order to gain full functionality of the FSIs, connection of secondary water supplies to town mains are required. Relevant applications have been submitted to the Water Supplies Department (WSD). As the application is currently awaiting comments from WSD on the application, the applicant therefore could not comply with this approval condition within the designated period of time.

2.6 In support of the current application, the applicant submitted the accepted drainage record and the accepted FSIs proposal of the previous application (**Appendices I and II**).

3) Development Proposal

3.1 The Site occupies an area of 752 m² (about), including 61 m² (about) of GL (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. One existing single storey structure is provided at the Site for warehouse with total GFA of 752 m² (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 3 staff. As the Site is for 'warehouse' 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

Application Site Area	752 m ² (about), including 61 m ² of GL
Covered Area	752 m ² (about)
Uncovered Area	NA
Plot Ratio	1 (about)
Site Coverage	100% (about)
Number of Structure	1
Total GFA	752 m ² (about)
- Domestic GFA	Not applicable

- Non-Domestic GFA	752 m ² (about)
Building Height	7.5 m (about)
No. of Storey	1

3.2 As the proposed development only involves warehouse for storage of miscellaneous goods (i.e. package food, apparel, footwear, electronic goods, furniture etc). No storage of dangerous goods and no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period.

3.3 The Site is accessible from Tin Ha Road via a local access (**Plan 1**). A total of 1 loading/unloading (L/UL) space is provided at the Site, details are shown at **Table 2** below:

Table 2 –L/UL Provision

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

3.4 LGV will be deployed for transportation of goods. No medium or heavy goods vehicles, including container tractors/trailers, as defined in the *Road Traffic Ordinance* are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. Sufficient space is provided for LGV to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction		
	LGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	1
Traffic trip per hour (average)	0.5	0.5	1

3.5 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 Environmental Protection Department to minimise 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. submission of an as-built drainage plan and a certificate of fire service installations and equipment to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Temporary Warehouse for a Period of 3 Years**’.

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

APPENDICES

Appendix I	Accepted Drainage Record of Previous Application No. A/HSK/336
Appendix II	Accepted FSIs Proposal of Previous Application No. A/HSK/336

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屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓

**By Fax (2323 3662) & Post****Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

6 June 2023

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/336
電話號碼 Tel. No. : 2158 6333
傳真機號碼 Fax No. : 2489 9711

Appendix I

R-riches Property Consultants Ltd.
208F, Kat Hing Wai, Kam Tin,
New Territories
(Attn: Mr. Orpheus LEE)

Dear Sir/Madam,

**Compliance with Approval Condition (f)
Planning Application No. A/HSK/336**

I refer to your submission dated 19.5.2023 regarding the submission of a condition record of the existing drainage facilities for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with. Detailed departmental comments are at **Appendix I**.

Should you have any queries on the departmental comments, please contact Ms. Vicky SY at 2300 1347 of the Drainage Services Department direct.

Yours faithfully,

(Ms. Carmen CHEUNG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c

CE/MN, DSD (Attn: Ms. Vicky SY)

Internal

CTP/TPB2

Our Ref.: DD124lots2238SARP(Pt)&VL
Your ref.: TPB/A/HSK/336

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

19 May 2023

Dear Sir,

Compliance with Approval Condition (f)

**Proposed Temporary Warehouse for a Period of 3 Years In “Residential (Group B) 3” Zone, Lot 2238 S.A RP
(Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories**

(Application No. A/HSK/336)

We are writing to submit a photographic records of implemented drainage facilities (**Appendix I**) for compliance with approval condition (f) of the subject application, i.e. the submission of a condition record of the existing drainage facilities. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

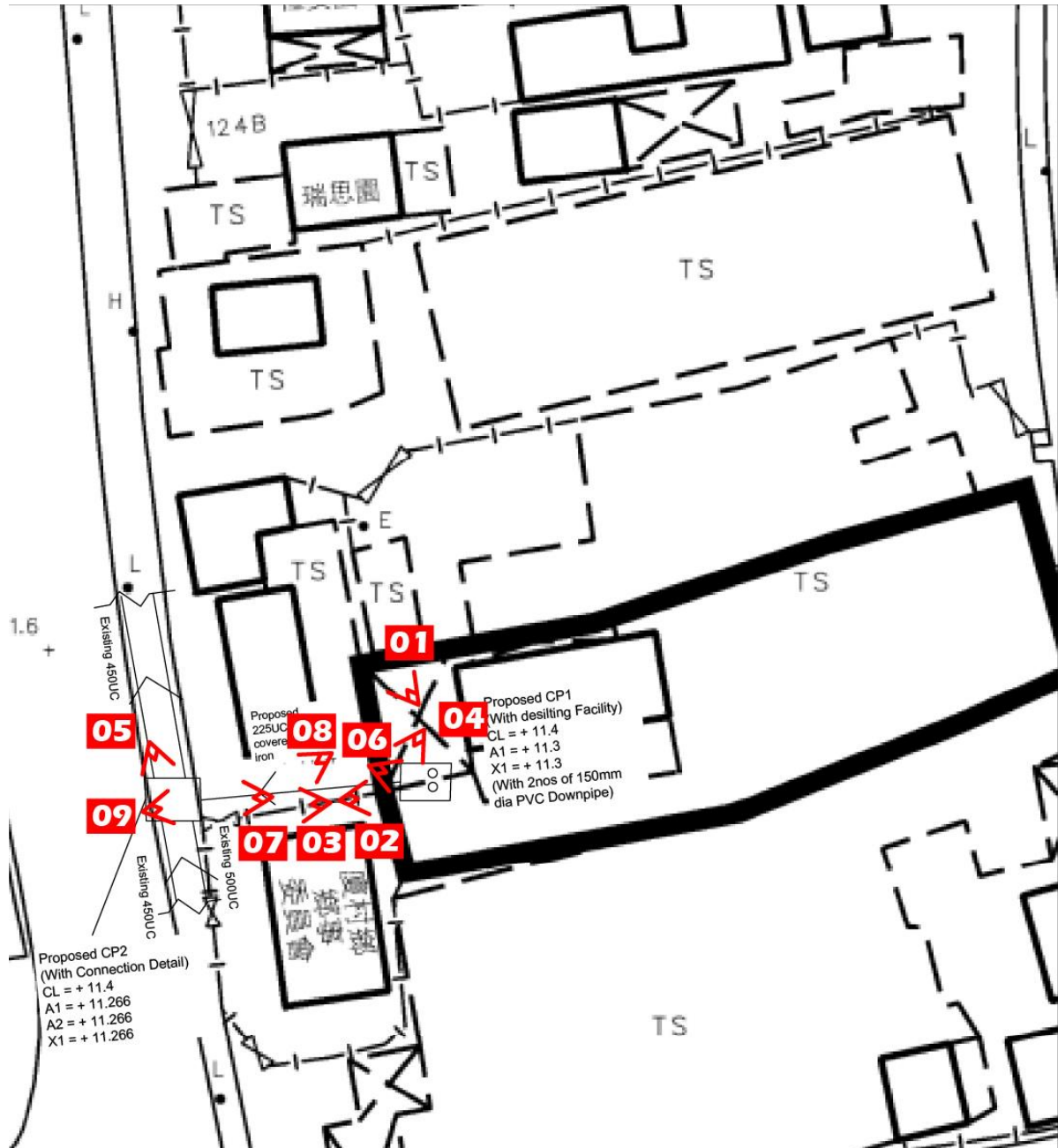



Orpheus LEE
Planning and Development Consultant

Photographic records of the implemented drainage facilities

Proposed Temporary Warehouse for a Period of 3 Years In "Residential (Group B) 3" Zone, Lot 2238 S.A RP
(Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories

(Application No. A/HSK/336)



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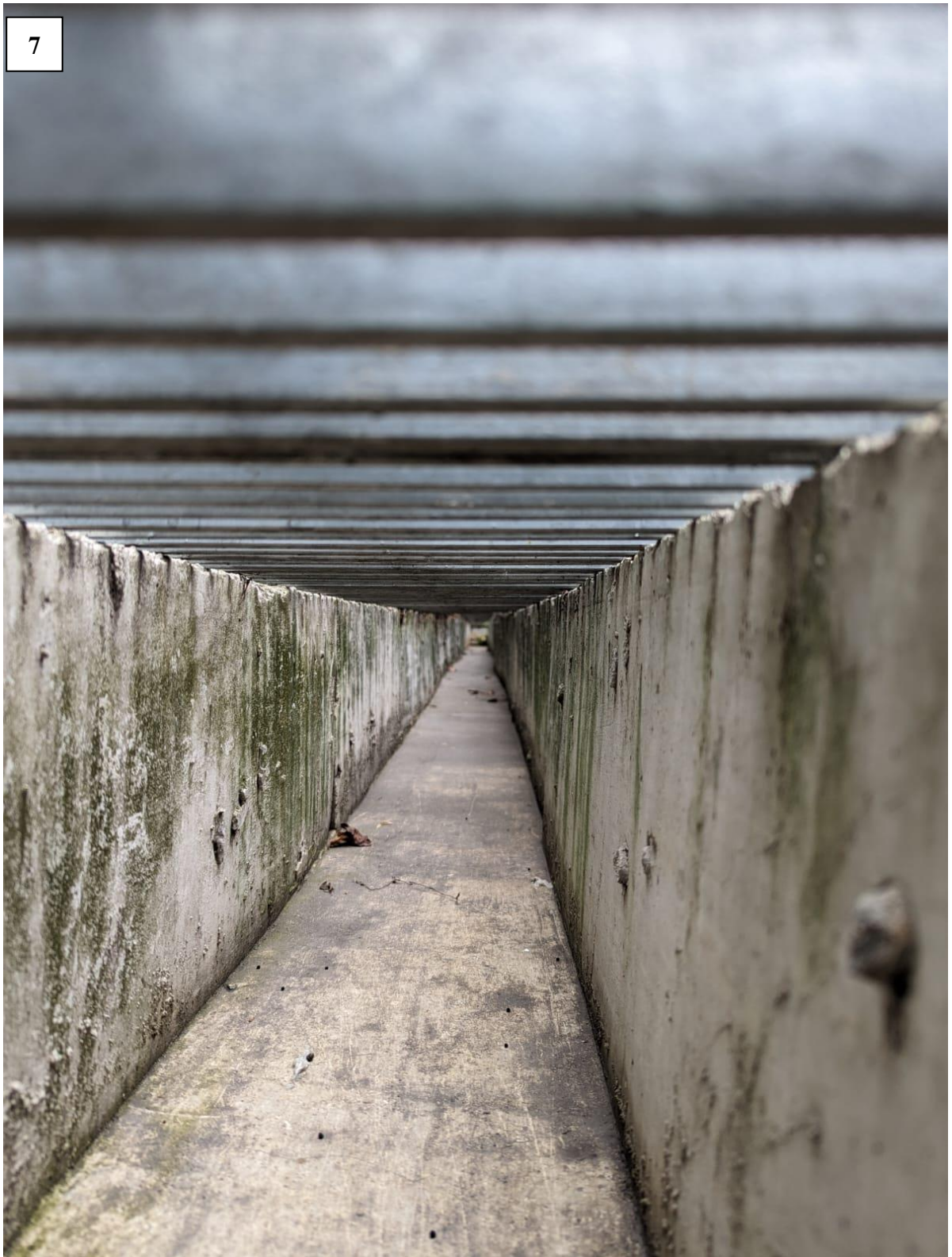






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香港新界沙田上禾輦路1號
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**By Fax (2323 3662) & Post****Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
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1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

9 August 2022

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/336
電話號碼 Tel. No.: 2158 6294
傳真機號碼 Fax No.: 2489 9711

Appendix II

R-riches Property Consultants Ltd.
Block D, The Richfield,
236, Kat Hing Wai, Kam Tin,
New Territories
(Attn: Mr. Orpheus LEE)

Dear Sir/Madam,

Compliance with Approval Condition (g)
Planning Application No. A/HSK/336

I refer to your submission dated 27.7.2022 regarding the submission of a fire service installations proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with. Detailed departmental comments are at **Appendix I**.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. LI Leong-kiu at 2733 7781 of the Fire Services Department direct.

Yours faithfully,

(Ms. Natalie CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

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D of FS (Attn: Mr. WONG Ho-yin)

Internal

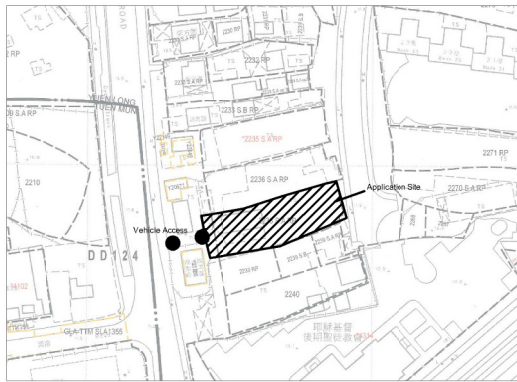
CTP/TPB2

Appendix I

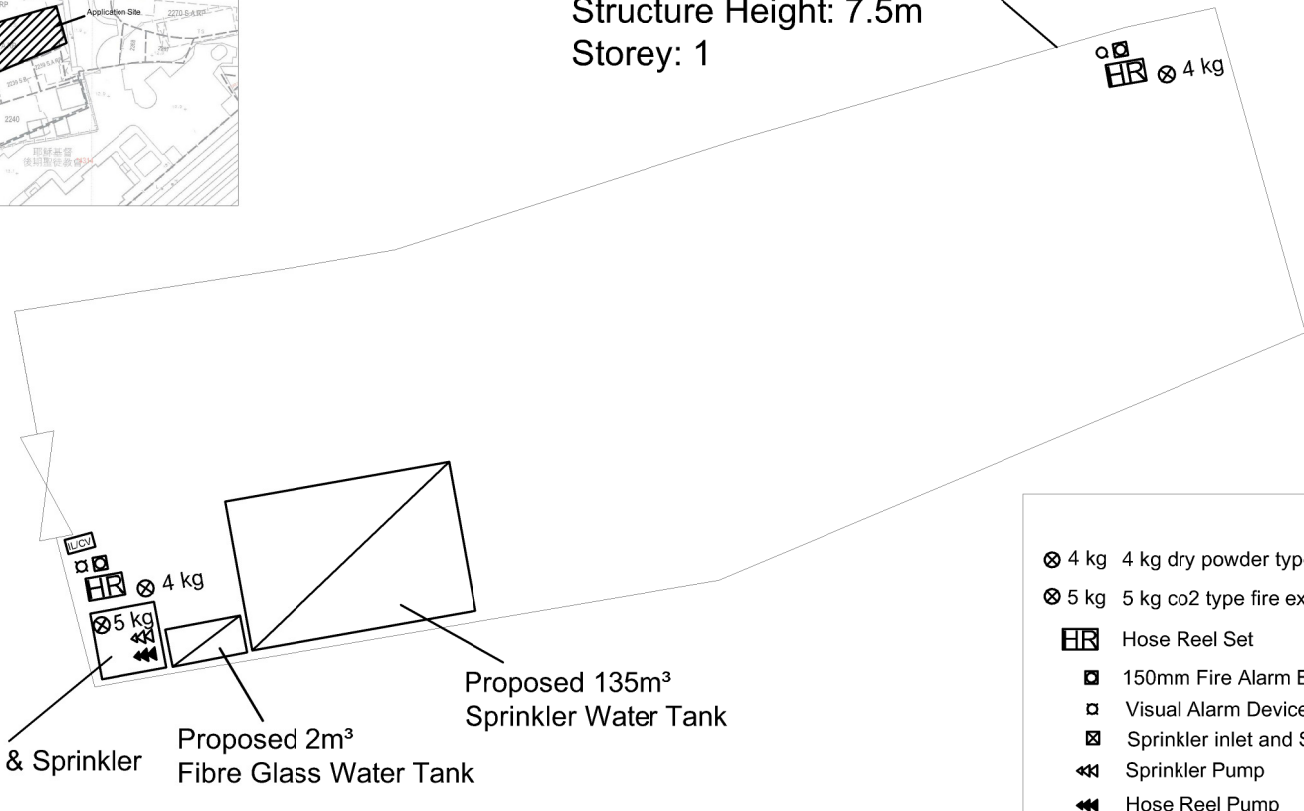
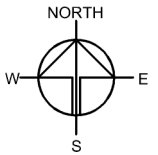
A/HSK/336 - Compliance with Approval Condition (g)

Comments from the Fire Services Department:

- (a) The applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services..



Structure A
 Use: Warehouse(Furniture Storage)
 Covered Area: 752m²
 Structure Height: 7.5m
 Storey: 1



⊗ 4 kg	4 kg dry powder type fire extinguisher
⊗ 5 kg	5 kg co2 type fire extinguisher
HR	Hose Reel Set
□	150mm Fire Alarm Bell
□	Visual Alarm Device
⊠	Sprinkler inlet and Sprinkler Control Valve Group
⚡	Sprinkler Pump
⚡	Hose Reel Pump
ILUCV	Inlet + Control Valve

FS Notes:

- Sufficient emergency lighting shall be provided throughout the entire building in accordance with Bs5266: Part 1 and BS EN 1838
- Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
- Sufficient portable hand-operated approved appliance as required by occupancy and as marked on plans.
- An Automatic Sprinkler System Supplied by 135 m³ Sprinkler Water Tank and Hazard Class OH 3 shall be provided to all Structure in accordance with BS EN 12845:2003 and FSD Circular Letter No. 3/2006
 The Sprinkler Water Tank, Sprinkler Pump Room, Sprinkler Inlet and Sprinkler Control Valve Group shall be clearly marked on plans.
- An hose reel system should be supplied by a 2.0m³ F.S Water tank.
 There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
- Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1: 2002 + A2 :2008 and FSD Circular Letter No.1/2009 & 3/2010.
 One actuation point and one audio warning device to be located at each hose reel point.
 The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- One No.5.0 kg C02 F.E shall be provided for F.S Pump Room & Sprinkler Pump Room.
- Sprinkler Tank Water Supply Pipe should be connected to Town Main.
- Sprinkler pump(SP1,SP2,JP) & Hose Reel pump (HR-1,HR-2,JP) shall be provided at F.S pump Room.
- A Secondary power supply shall be provided to electrical fire services installations.
- The storage limitation follows the LPC Rules incorporating BS EN 12845:2003. Category I: Free standing storage (ST1) of furniture of not higher than 4m.

Pump Schedule

Designation	Flow Rate (Litre/min)	Discharge Head (Kpa)	Motor Rating (Kw)
SP1 , SP2	2250/1350/1100	140/290/320	19.5
SP-JP	60	450	2.2
HR-1,HR-2	100	600	2.2
HR-JP	60	400	2.2

Drawing No. P02	Ver. 02
Project PROPOSED TEMPORARY WAREHOUSE (FURNITURE STORAGE) FOR A PERIOD OF 3 YEARS	
LOT 2238 S.A RP (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND	
Drawing Title FSIs Proposal	
Scale of A4 1 : 300	
Drawn	Date 16.1.2020
Revised	Date

Our Ref.: DD124lots2238SARP(Pt)&VL

Your ref.: TPB/A/HSK/336

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

19 May 2023

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Compliance with Approval Condition (f)

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(Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories**

(Application No. A/HSK/336)

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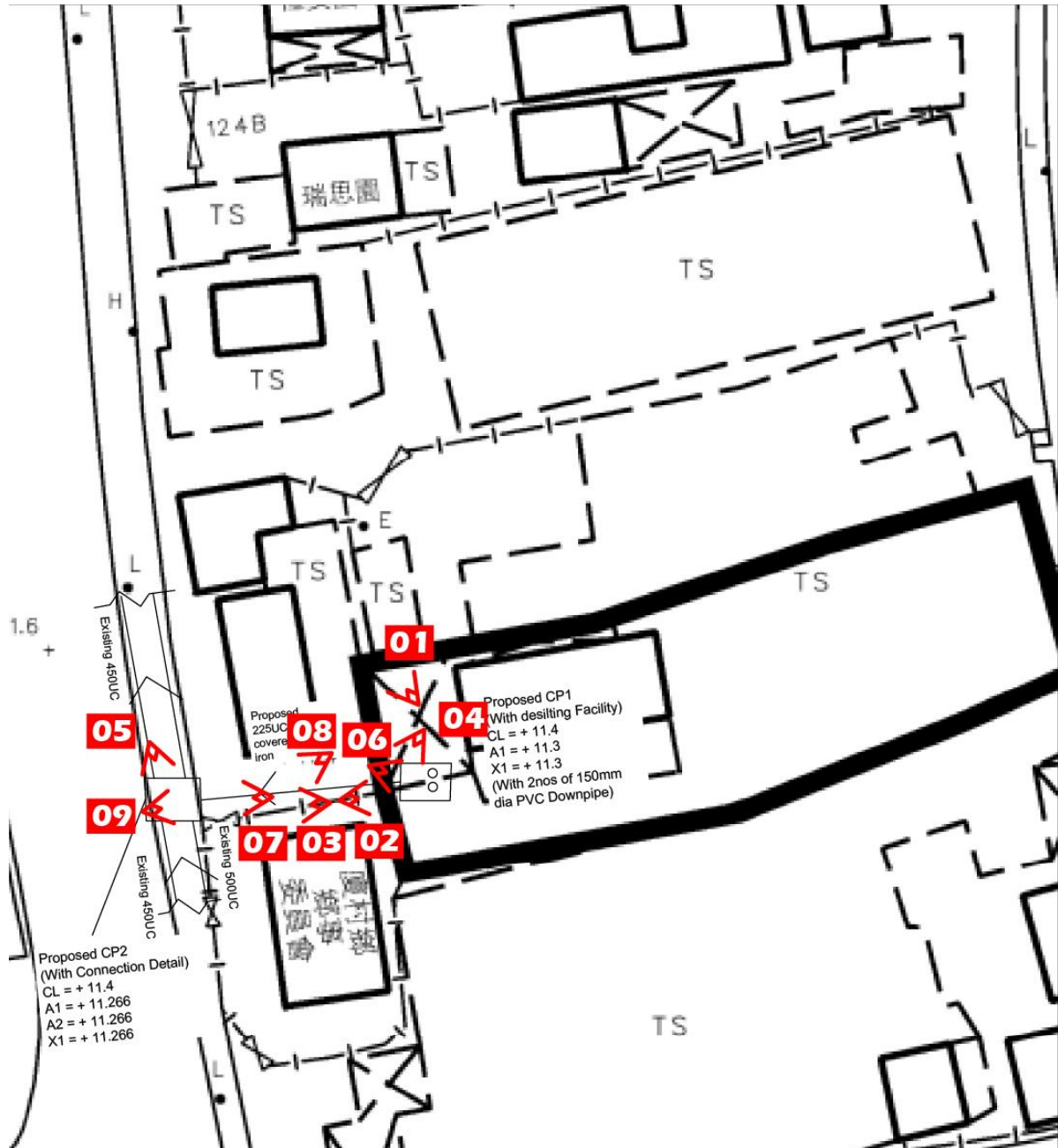



Orpheus LEE
Planning and Development Consultant

Photographic records of the implemented drainage facilities

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(Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories

(Application No. A/HSK/336)



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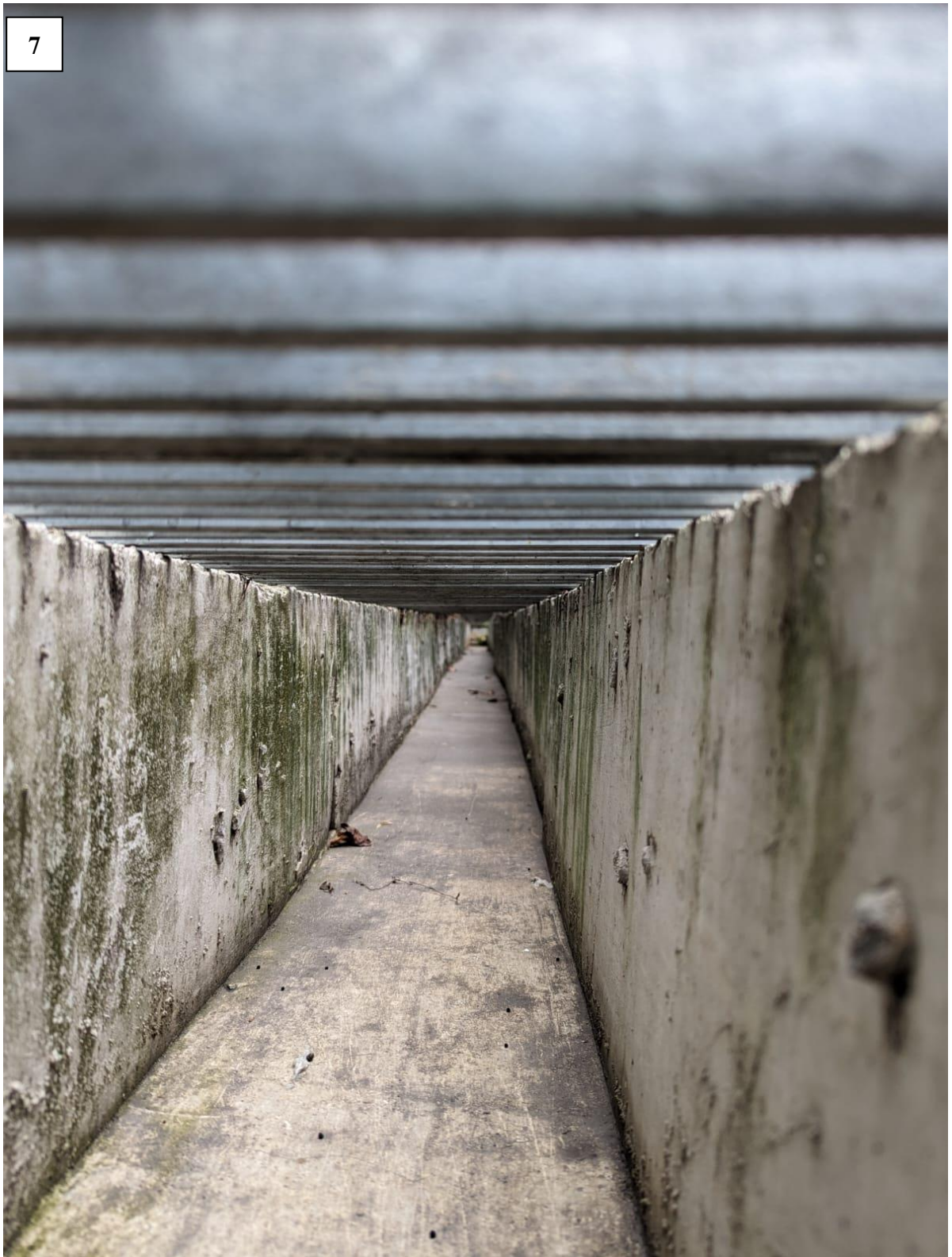






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