

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 87 RP (Part) in D.D. 82, Lin Ma Hang, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 In view of the increasing demand for indoor storage space, the applicant would like to utilize the Site, which is in close proximity to various New Development Areas and cross-boundary facilities, for warehouse use in order to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Recreation" ("REC") on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No.: S/NE-TKLN/2. According to the Notes of the OZP, '*Warehouse (Excluding D.G.G.)*' is not a column 1 nor a column 2 use within the "REC" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the "REC" zone, the Site has been left vacant without any known programme for long-term recreational development. The Site is mainly surrounded by vacant land, land covered with vegetation and some residential dwellings, the proposed development is therefore considered not incompatible with surrounding areas. Approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "REC" zone and would better utilize precious land resources in the New Territories.
- 2.3 Similar applications (Nos. A/NE-TKLN/77, 85 and 86) for '*Warehouse*' have been approved by the Board within the same "REC" zone in the vicinity of the Site. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "REC" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 1,126 m² (about) (**Plan 3**). A 2-storey structure is proposed at the Site for warehouse (excluding D.G.G.), site office and washroom with total gross floor area (GFA) of 1,422 m² (about) (**Plan 4**). No dangerous goods will be stored at the Site at any time

during the planning approval period. The operation hours of the Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holidays. The proposed warehouse is intended for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods, furniture, construction materials, machineries etc.). The proposed site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that 2 nos. of staff members will station to work at the Site. As the Site is for warehouse use with no shopfront, no visitor is anticipated at the Site. Details of the development parameters are provided at **Table 1** below.

Table 1 – Major Development Parameters

Site Area	1,126 m ² (about)
Covered Area	711 m ² (about)
Uncovered Area	415 m ² (about)
Plot Ratio	
	1.3 (about)
Site Coverage	
	63% (about)
No. of Structure	
	1
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,422 m ² (about)
Building Height	
	13 m (about)
No. of Storey	
	2

- 3.2 The Site is accessible from Lin Ma Hang Road via a local access (**Plan 1**). A total of 3 parking and loading and unloading (L/UL) spaces are provided at the Site. Details of the parking and L/UL provision are shown at **Table 2** below.

Table 2 – Provision of Parking and L/UL Spaces

Type of Space	No. of Space
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)	2

- 3.4 LGVs will be deployed for the transportation of materials into/out of the Site during non-peak hours (i.e. between 10:00 and 17:00). Sufficient space is provided for vehicle to manoeuvre

smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 5**). In order to ensure pedestrian safety and avoid road safety hazard, staff will be deployed at the site ingress/egress to enhance pedestrian safety during transportation. It is expected that the adverse impact on the local traffic and pedestrian safety will be minimal.

- 3.4 As the Site will be used for warehouse only, infrequent trips will be anticipated. Hence, the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 3** below).

Table 3 – 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> (09:00 – 10:00)	1	1	1	0	2
Trips at <u>PM peak</u> (17:00 – 18:00)	1	1	0	1	2
Average Trips per hour (10:00 – 17:00)	0	0	1	1	6

- 3.6 Fencing will be erected along the site boundary to minimize noise and visual nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.
- 3.7 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 the Environmental Protection Department to minimize 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 will be provided by the applicant, i.e. submission of drainage

and fire service installations proposals after planning permission has been granted from the Board to mitigate any adverse impact arising from the proposed development.

- 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 for a Period of 3 Years**'.

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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