

Development Parameters

10. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1-2	Warehouse with ancillary office	223 each	223 each	9	1
3	Warehouse with ancillary office	156	156		
4	Warehouse with ancillary office	153	153		
5-6	Warehouse with ancillary office	225 each	225 each		
Total		<u>1,205</u>	<u>1,205</u>		
		Plot Ratio	Site Coverage		
		0.36	36%		

11. The Proposed Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored in the warehouses.
12. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
13. The Site is accessible by vehicles from Kong Po Road via a local access leading to the ingress to its north. The swept path analysis has demonstrated the smooth manoeuvring of vehicles to/from Kong Po Road, along the local access and within the Site (**Plan 4**).

Similar Applications

14. There are 25 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTN/692	Renewal of Planning Approval for Temporary Storage of Logistics Products and Goods with Ancillary Office for a Period of 3 Years	17.1.2020
A/YL-KTN/709	Renewal of Planning Approval for Temporary Warehouse for Musical Instruments, Posters, Documents and Ancillary Caretaker's Office for a Period of 3 Years	12.6.2020
A/YL-KTN/786	Proposed Temporary Warehouse for Storage of Tail Lift for a Period of 3 Years	15.10.2021
A/YL-KTN/824	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	6.5.2022
A/YL-KTN/852	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	23.9.2022
A/YL-KTN/872	Renewal of Planning Approval for Temporary Storage of Logistics Products and Goods with Ancillary Office for a Period of 3 Years	13.1.2023

21. The Proposed Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 9 a.m. to 7 p.m. from Mondays to Saturdays. No workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

Traffic

22. The trip attraction and generation rates are expected as follows:

	Mondays to Saturdays	
	Attractions	Generations
09:00 – 10:00	0	1
10:00 – 11:00	0	1
11:00 – 12:00	1	0
12:00 – 13:00	1	0
13:00 – 14:00	0	1
14:00 – 15:00	0	1
15:00 – 16:00	1	0
16:00 – 17:00	1	0
17:00 – 18:00	0	0
18:00 – 19:00	0	0
Total Trips	<u>4</u>	<u>4</u>

23. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
24. 2 no. of parking space for medium goods vehicles are proposed at the Site for daily operation of the Proposed Development. The swept path analysis has demonstrated the smooth manoeuvring of vehicles to/from Kong Po Road, along the local access and within the Site (**Plan 4**).
25. The Proposed Development is for warehouse only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. Staff is expected to access the Site by public transport, which is available at a distance of about 220 m from the Site (**Plan 5**).

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