

(Appendices I and II).

3) Development Proposal

3.1 The Site occupies an area of 1,624 m² (about) (**Plan 3**). The Site is separated for two pieces of land, which will be rented to two business operators to provide services for 'warehouse' use. The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. Five structures (1 to 2-storey) are proposed at the Site for warehouse (excluding dangerous goods godown) and site office with total GFA of 662 m² (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 Site would be able to accommodate 5 staff. As the Site is proposed 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	1,624 m ² (about)
Covered Area	626 m ² (about)
Uncovered Area	998 m ² (about)
Plot Ratio	
	0.41 (about)
Site Coverage	
	39% (about)
Number of Structure	
	5
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	662 m ² (about)
Building Height	
	3m to 8.23m (about)
No. of Storey	
	1 to 2

3.2 The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.

3.3 Portion of the Site has already been hard-paved for circulation and site formation of existing structure. The Site is proposed to be mostly filled with concrete of not more than 0.1m (about) in depth for site formation of structures and circulation space (**Plan 5**). As heavy