

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1338 S.A (Part), 1338 S.B (Part), 1338 S.C (Part) and 1338 S.D (Part) in D.D. 117, Tai Tong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 Due to the increasing demand for warehouse floorspace in recent years, the applicant would like to use the Site for warehouse in order to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Draft Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20. According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Despite the fact that no application for 'warehouse' was approved by the Board within the same "AGR" zone, the Site is only approximately 80 m south of the "Open Storage" ("OS") zone of the same OZP, where the proposed use is always permitted. In addition, there is no active agricultural use on the Site, and it is surrounded by temporary structures for workshops and warehouses, vacant land, and open storage yards, hence, the proposed development is considered not incompatible with the surrounding area.
- 2.3 Therefore, approval of the current application on a temporary basis of 3 years would not jeopardize the long-term planning intention of the "AGR" zone and would better utilize deserted agricultural land in the New Territories.

3) Development Proposal

- 3.1 The Site occupied an area of 1,835 m² (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday. One structure is proposed at the Site for warehouses (excluding dangerous goods godown), site

office, washroom, FS water tank and pump room with total GFA of 3,078 m² (about) (**Plan 4**). The ancillary 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 8 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	1,835 m ² (about)
Covered Area	1,539 m ² (about)
Uncovered Area	296 m ² (about)
Plot Ratio	
	1.7 (about)
Site Coverage	
	84% (about)
Number of Structure	
	1
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	3,078 m ² (about)
Building Height	
	13 m (about)
No. of Storey	
	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 The Site is proposed to be filled wholly with concrete of not more than 0.2m (about) in depth for site formation of structure and circulation area (**Plan 5**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. In support of the application, a drainage proposal is submitted to mitigate potential adverse drainage impact arisen from the proposed development (**Appendix I**).
- 3.4 The Site is accessible from Tai Tong Road via local access (**Plan 1**). A total of 4 parking and L/UL spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and Loading/Unloading Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff* - 2.5 m (W) x 5 m (L)	2
L/UL Space for Medium Goods Vehicle (MGV)* - 3.5 m (W) x 11 m (L)	1

*Minimum of 6m headroom is provided for parking and L/UL spaces

- 3.5 Private car parking spaces are provided for staff to commute to the Site. MGV is deployed for transportation of goods to be stored at the Site, hence, L/UL spaces for the aforesaid vehicles are provided (**Plan 4**). Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff is also deployed at the ingress/ egress of the Site to direct vehicle entering/exiting the Site to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the nearby road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction of the Proposed Development

Time Period	PC		MGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	0	1	0	3
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	0	1	3
Traffic trip per hour (average) (10:00 – 17:00)	0	0	0.5	0.5	4

- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. 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 any time during the planning approval period. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site.

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

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 and Associated Filling of Land**'.

R-riches Property Consultants Limited

April 2024

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	Plan Showing the Filling of Land Area of the Application Site
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	Drainage Proposal
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