

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1477 S.A ss.1 (Part), 1481 (Part), 1483 (Part), 1484 S.B (Part), 1484 S.C, 1484 S.D (Part), 1484 S.E, 1484 S.F, 1484 S.G (Part), 1485 (Part), 1486 (Part) in D.D. 117 and Adjoining Government Land, 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**' (proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to use the Site for warehouse to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Open Storage" ("OS") and "Recreation" ("REC") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, 'warehouse' use is always permitted within the "OS" zone, however, it is not a column one nor column two use within the "REC" zone. Therefore, planning permission is required for the proposed development.
- 2.2 The Site is surrounded by open storage yards and occupied by temporary structures for warehouse, workshop and other port back-up uses, hence, the proposed development is considered not incompatible with the surrounding area. In addition, as there is no known implementation programme of the subject "REC" zone, approval of the current application on a temporary basis of 3 years 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 Furthermore, majority of the Site is the subject of several S.16 planning applications, in which the latest application (No. A/YL-TT/536) for '*proposed temporary wholesale trade with ancillary office for a period of 3 years*' was approved by the Board in 2022. Since the operation mode of the applied use and the previous applications are similar in nature, approval of the current application is in line with the Board's previous decisions and would not set undesirable precedent within the "OS" and "REC" zones.

3) Development Proposal

3.1 The Site area is 10,313 m² (about), including 1,794 m² (about) of GL (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. A total of 8 structures are proposed at the Site for warehouse (excluding dangerous goods godown), covered loading/unloading (L/UL) area, meter room, guardroom, covered parking spaces, site offices, washroom and store room with total GFA of 15,211 m² (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 15 staff. As the Site is proposed for 'warehouse' use without 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	10,313 m ² (about), including 1,794 m ² (about) of GL
Covered Area	7,730 m ² (about)
Uncovered Area	2,583 m ² (about)
Plot Ratio	
	1.47 (about)
Site Coverage	
	75 % (about)
Number of Structure	
	8
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	15,211 m ² (about)
Building Height	
	3 m – 13 m (about)
No. of Storey	
	1 - 2

3.2 The Site has already been hard-paved for site formation of structures and circulation area. The proposed warehouse is intended for storage of miscellaneous goods (including but not limited to 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 accessible from Tai Tong Shan Road via and a local access (**Plan 1**). A total of 11 parking and L/UL spaces are provided at the Site. Details of spaces are shown at **Table 2** below:

Table 2 – Parking and L/UL Provision

Type of Space	No. of Space
Private Car Parking Space - 2.5 m (W) x 5 m (L)	4
L/UL Space for Light Goods Vehicle - 3.5 m (W) x 7 m (L)	3
L/UL Space for Medium Goods Vehicle - 3.5 m (W) x 11 m (L)	3
L/UL Space for Container Vehicle - 3.5 m (W) x 16 m (L)	1

- 3.4 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 5**). As traffic generated and attracted by the proposed development as shown at **Table 3** below is minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 - Trip Generation and Attraction of the Proposed Development

Time Period	PC		LGV		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	In	Out	
Trips at AM peak per hour (08:00 – 09:00)	4	0	2	0	3	0	1	0	10
Trips at PM peak per hour (17:00 – 18:00)	0	4	0	2	0	3	0	1	10
Traffic trip per hour (average)	0	0	2	2	2	2	0	0	8

- 3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. 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 area. Adequate mitigation measures will be provided by the applicant (i.e. submission of drainage and fire service installations proposals) in order to mitigate any adverse impact arising from the proposed development after planning permission has been granted from 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**'.

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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