

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 118 and Adjoining Government Land (GL), 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 indoor storage space in recent years, the applicant would like to construct three single-storey structures at the Site for warehouses 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 Approved 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**). Filling of land within the "AGR" zone also required planning permission from the Board.
- 2.2 Despite the fact that no previous application for 'warehouse' was approved by the Board, portion of the Site is the subject of 3 previous applications for 'vehicle repair workshop', 'open storage' and 'animal boarding establishment' uses, which were approved by the Board between 2022 to 2023, within which the latest planning application (No. A/YL-TT/584) was approved by the board on a temporary basis for 3 years in 2023. Since the current application is of similar scale, operation mode and nature, approval of the current application is considered in line with the Board's previous decisions.
- 2.3 In addition, there is no active agricultural use on the Site, and it is surrounded by temporary structures for workshops, open storage yards and animal boarding establishments, so the proposed development is considered not incompatible with the surrounding area. 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 3,923 m², including 1,579m² of GL (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. Four structures are proposed at the Site for warehouses (excluding dangerous goods godown), site office and washroom with total GFA of 810 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 4 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	3,923 m ² (about)
Covered Area	810 m ² (about)
Uncovered Area	3,113 m ² (about)
Plot Ratio	
	0.21 (about)
Site Coverage	
	21% (about)
Number of Structure	
	4
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	810 m ² (about)
Building Height	
	7 m (about)
No. of Storey	
	1

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 with the proposed site level of +22.4mPD 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. The applicant will reinstate the Site to an amenity area after the planning approval period.

- 3.4 The Site is accessible from Tai Shu Ha Road West (**Plan 1**). A total of 3 parking and 2 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)	3
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	1

- 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 vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff are 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		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	0	1	0	4
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	0	1	0	1	4
Traffic trip per hour (average) (10:00 – 17:00)	0	0	1	1	0.5	0.5	3

- 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

February 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