# Supplementary Statement

## 1. Background

1.1. The Applicant seeks to apply for planning permission under Section 16 of the Town Planning Ordinance (Cap. 131) to use Lot 330 in D.D. 87, Hung Lung Hang, New Territories (the Site) for "Proposed Temporary Open Storage and Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years" (Proposed development). Although the proposed use is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject "AGR" zone. However, according to the Notes of the OZP, the TPB may grant planning permission for temporary use or development of any land or building not exceeding a period of three years within "AGR" zone.

1.2. The site is situated in a Category 2 area under TPG Guidelines No. 13G on Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance

1.3. The Application Site is located at Hung Lung Hang in the North District, New Territories.

1.4. The Site is accessible from Kong Nga Po Road via a local access

## 2. Proposed Development

2.1. The Application site consists of an area of 1,457$m^2$ (about). 2 Temporary structures are provided at the site as Temporary Warehouse. Details of development parameters are shown in Table 1 below:

Table 1: Development Parameters

| Table 1: Development Parameters of the Proposed Development Application Site Area | 1,457$m^2$ (about) |
|---|---|
| Covered Area | 450$m^2$ (about) |
| Uncovered Area | 1,007$m^2$ (about) |
| | |
| Plot Ratio | 0.31 |
| Site Coverage | About 30.9% |
| | |
| Number of Structure | 2 |
| Building Height | Not more than 7m |
| Total GFA<br>Domestic GFA<br>Non-Domestic GFA | 450$m^2$ (about)<br>Not Applicable<br>450$m^2$ (about) |

Table 2: Building Parameters

| Structure | Use | Covered Area | GFA | Building Height |
|---|---|---|---|---|
| B1 | Temporary Warehouse | 225 $m^2$ | 225 $m^2$ | 7m (about)(1-Storey) |
| B2 | Temporary Warehouse | 225 $m^2$ | 225 $m^2$ | 7m (about)(1-Storey) |

## 3. Planning Justification

3.1. Category 2 Classification under TPG Guidelines No. 13G

3.1.1. The site is situated in a Category 2 area under TPG Guidelines No. 13G on Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance. Category 2 areas are areas mostly without clear planning intention or fixed development

programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/ temporary uses.

**3.2. No Adverse Traffic Impacts**

3.2.1. The proposed development is open storage and warehouse for storage of primarily construction materials and equipment.

3.2.2. The operation hours are from 9 a.m. to 6p.m., from Mondays to Saturdays only. There will be no operation on Sundays and public holidays. As the Site is for 'open storage and warehouse' use with no storefront, no visitors are anticipated at the Site.

3.2.3. The Site is accessible from Kong Nga Po Road via local access.

3.2.4. Sufficient space is provided for vehicle to smoothly manoeuvre to and from Kong Nga Po Road via local access and within the Site (**Plan 3**). No vehicles will be allowed to queue back to or reverse onto/from the Site to the public road. The applicant will install "TS460" and "5KM/H" signs at the site access to alert drivers to slow down and be aware of pedestrians. The trip generation and attraction of the proposed development is as shown in Table 3 below; adverse traffic impact to the surrounding road network should not be anticipated.

3.2.5. As traffic generated and attracted by the proposed development is minimal (as shown below), adverse traffic impact should not be anticipated.

Table 3: Trip Generation and Attraction

| Time Period | Trip Generation and Attraction | | | | |
|---|---|---|---|---|---|
| | PC | | MGV | | 2- Way Total |
| | In | Out | In | Out | |
| Trips at AM peak per hour (08:00-10:00) | 1 | 0 | 1 | 0 | 2 |
| Trips at PM peak per hour (17:00-19:00) | 0 | 1 | 0 | 1 | 2 |
| Traffic trip per hour (average) (10:00-17:00) | 0.25 | 0.25 | 1 | 1 | 2.5 |

3.2.6. Minimal traffic impact is anticipated from the estimated average traffic generation and attraction rate at peak hours.

3.2.7. 1 space for private vehicles are provided for staff and 1 Loading/Unloading spaces are provided; details of parking and L/UL spaces are shown at Table 4 below:

Table 4: Parking and L/UL Provisions

| Type of Parking Space: | |
|---|---|
| Private Car Parking Space for Staff<br>- 2.5m (W) x 5m (L) | 1 |
| Type of L/UL Space | |
| L/UL Space for Medium Goods Vehicle<br>- 3.5m (W) x 11m (L) | 1 |

3.3. **No Adverse Drainage Impacts**

3.3.1. There is no existing drainage system within the Site. The Applicant submitted a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development. The Applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/ the Board

3.4. **No Undesirable Precedent**

3.4.1. Similar applications within the same zoning have already been approved for similar use, Proposed Temporary Warehouse, and thus will not set an undesirable precedent.