

## Justifications

### 1. The Proposed Use

The proposed use is “Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office” for a Period of 3 Years and Filling of Land.

### 2. Location

The application site is on Lot 1376 R.P. in D.D. 109, Yuen Long, New Territories.

### 3. Site Area

The site area is about 2,394m<sup>2</sup>. No Government Land is involved.

### 4. Town Planning Zoning

The site falls within “Agriculture” zone on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11.

The proposed development is temporary in nature. It will not jeopardize the long term planning intention of the zoning.

### 5. Development Parameters

#### (a) Operation Hours

The operation hours will be from 9:00 a.m. to 7:00 p.m. Mondays to Saturdays (excluding Sundays and public holidays).

#### (b) Structures

1 no. of structure is proposed on site. The details of the structure are as follows:

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	Storeys
1	Warehouse with Ancillary Office	<u>2,394m<sup>2</sup></u>	<u>2,394m<sup>2</sup></u>	9m	1
	<b>Total:</b>	<b><u>2,394m<sup>2</sup></u></b>	<b><u>2,394m<sup>2</sup></u></b>		

#### (c) Scale of Service

1 no. of warehouse with ancillary office is proposed on site to fulfil the strong demand of warehouses in Yuen Long. Construction materials will be stored in the warehouse.

**(d) Parking Spaces**

The goods are heavy and bulky. 1 parking space for heavy goods vehicles will be provided to support the daily operation of the warehouse use.

**6. Similar Applications Approved**

Three similar applications for warehouse use were approved within the same “AGR” zone in vicinity. The proposed development is in line with the decision of the Town Planning Board. The details of the approved applications are as follows:

<b>Application No.</b>	<b>Applied Use</b>	<b>Approved Date</b>
A/YL-KTN/925	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	11.8.2023
A/YL-KTN/928	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	11.8.2023
A/YL-KTN/959	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and Filling of Land	10.11.2023

**7. No Adverse Impact to the Environment****(a) Noise and Visual**

The proposed development is for warehouse use. There are no nuisance workshop activities within the site. Operation hours are from 9 a.m. to 7 p.m. Mondays to Saturdays excluding Sundays and Public Holidays. It is expected that the traffic induced by the development is low. Fencing is provided for the whole site. The structures are enclosed on all sides. It is anticipated that the noise and visual impacts on the sensitive receivers nearby are insignificant.

**(b) Traffic**

The application site has sufficient space for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are needed.

The proposed development are for warehouse use. The goods will stay at the site for a long time. Vehicles will not often come to the site. It is expected that the trip generation and attraction rates are low. The estimation is as follows:

<b>Periods</b>	<b>Trip Attraction</b>	<b>Trip Generation</b>
09:00 - 10:00	1	0
10:00 - 11:00	0	1

Periods	Trip Attraction	Trip Generation
11:00 - 12:00	1	0
12:00 - 13:00	0	1
13:00 - 14:00	1	0
14:00 - 15:00	0	1
15:00 - 16:00	1	0
16:00 - 17:00	0	1
17:00 - 18:00	1	0
18:00 - 19:00	<u>0</u>	<u>1</u>
Total:	<u>5</u>	<u>5</u>

Given the low level of trip generation and attraction rate, no significant adverse traffic impact is anticipated to the Kong Po Road.

**(c) Drainage**

The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the application site once the drainage proposal is accepted by the Drainage Services Department.

- End -