

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 3719 S.C RP (Part), Pok Wai, 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) (**Plans 1 to 3**).
- 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 "Other Specified Uses" Annotated "Comprehensive Development to Include Wetland Restoration Area" ("OU(CDTIWRA)") and "Residential (Group D)" ("R(D)") on the Approved Nam Sang Wai Outline Zoning Plan No.: S/YL-NSW/8 (**Plan 2**). According to the Notes of the OZP, 'warehouse' use is not a column one nor a column two use within the both zones, which requires planning permission from the Board.
- 2.2 Although the proposed development is not in line with the aforesaid zones, majority of the Site is currently zoned as "OU(CDTIWRA)", the Site has been occupied by brownfield development (i.e. open storage (OS) use) since the 1990s (**Plan 4**). As OS would likely create significant dust and noise nuisance to the surrounding environment, the applicant intends to alleviate these adverse environmental impacts by erecting of boundary fencing and enclosed structures for storage use, so that adverse environmental impacts by the proposed development to the surrounding area would be minimal. As the current application is intended to minimize nuisance of the existing OS use, approval of the current application on a temporary basis would not frustrate the long-term planning intentions of the aforesaid zones.
- 2.3 The Site is also surrounded by sites occupied by open storage yards, low-rise structures for warehouse and logistics centre, the proposed development is considered not incompatible with the surrounding area. Furthermore, similar applications (No. A/YL-NSW/121 and 178) for 'warehouse' use were approved by the Board previously, approval of the current application is considered in line with the Board's previous decisions.

3) Development Proposal

3.1 The Site occupies an area of 7,736 m² (about) (**Plan 3**). The operation hours are Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday. Two low-rise structures are proposed at the Site for warehouse (excluding dangerous goods godown), site office, washroom and rain shelter for loading/unloading (L/UL) activities with total GFA of 10,931 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 10 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	7,736 m ² (about)
Covered Area	5,538 m ² (about)
Uncovered Area	2,198 m ² (about)
Plot Ratio	
	1.4 (about)
Site Coverage	
	72% (about)
Number of Structure	
	2
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	10,931 m ² (about)
Building Height	
	7 m - 13 m (about)
No. of Storey	
	1 - 2

3.2 The proposed warehouse is intended for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods, furniture, construction materials, machineries 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 0.2 m in depth for site formation of structures, parking and L/UL spaces and circulation area (**Plan 6**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore,

land filling area is considered necessary and the extent of filling has been kept to minimal. The applicant will reinstate the Site to an amenity area after the planning approval period.

- 3.4 The Site is accessible from Kam Pok Road East via Kam Pok Road (**Plan 1**). 7 parking and L/UL spaces are provided at the Site, details are shown at **Table 3** 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)	4
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	2
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 3.5 Private car parking spaces are provided for staff to commute to the Site. MGV and CV are deployed for transportation of goods to be stored at the Site, hence, L/UL spaces for the aforesaid vehicles are provided (**Plan 5**). Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto Kam Pok Road (**Plan 7**). 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		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (07:00 – 08:00)	3	0	1	1	1	1	7
Trips at <u>PM peak</u> per hour (15:00 – 16:00)	1	1	2	1	1	1	7
Traffic trip per hour (average) (10:00 – 17:00)	1	1	1	1	0.5	0.5	5

- 3.6 3 m buffer area is proposed at the northern boundary of the Site to separate the proposed development and the nearby dwellings (**Plan 5**). 2.5 m solid metal fencing wall will also be

erected along the site boundary to minimize nuisance to the surrounding area. The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and 'Professional Persons Environmental Consultative Committee Practice Note' issued by Environmental Protection Department 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.

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**'.

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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	Plan Showing the Site Condition in 1990
Plan 5	Layout Plan
Plan 6	Plan Showing the Filling of land Area of the Application Site
Plan 7	Swept Path Analysis