

Supplementary Statement

1) Background

- 1.1 The applicant seeks permission from the Town Planning Board (the Board) to use *Lot 8 (Part) in D.D. 135, Pak Nai, 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 The applicant intended to develop the Site as warehouse for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods, furniture etc).

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Sheung Pak Nei and Ha Pak Nai Outline Zoning Plan (OZP) No.: S/YL-PN/9, according to the Notes of the OZP, 'warehouse' use is not a column one nor a column two use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the applied use is not in line with the planning intention of "AGR" zone, there is no active agricultural use within the Site, approval of the application would better utilize precious land resources, as well as to create new employment opportunities in Yuen Long. Therefore, approval of the application on a temporary basis will not jeopardize the long term planning intentions of the "AGR" zone.

3) Development Proposal

- 3.1 The Site occupied an area of 4,904 m² (about)(**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. 1 structure is proposed at the Site for warehouse (excl. D.G.G.), site office, fire service (FS) water pump room, FS water tank and meter room with total GFA of 6,980 m² (about) (**Plan 4**).
- 3.2 The ancillary site office is 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 8 staff. As the Site is for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Detailed development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	4,904 m ² (about)
Covered Area	3,490 m ² (about)
Uncovered Area	1,414 m ² (about)
Plot Ratio	
	1.4 (about)
Site Coverage	
	71 % (about)
Number of Structure	
	1
Total GFA	
- Domestic GFA	6,980 m ² (about)
- Non-Domestic GFA	Not applicable
	6,980 m ² (about)
Building Height	
	13 m (about)
No. of Storey	
	2

3.3 The Site will be filled wholly with concrete of not more than 0.2m in depth (**Plan 5**). As the Site is of soiled ground, the proposed filling of land is to facilitate a flat and hard-paved ground surface for manoeuvring of vehicle and site formation of structure. Therefore, the associated filling of land area is required and the scale has been kept to minimal for the operation of the proposed development.

3.4 The Site is accessible from Nim Wan Road via a local access (**Plan 1**). A total of 5 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle - 3.5 m (W) x 7 m (L)	3

3.5 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 6**). As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	2	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	2	4
Traffic trip per hour (average)	0	0	1	1	2

3.6 No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. 2.5m high solid metal wall will be erected along the site boundary by the applicant to minimize nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.

3.7 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 all times 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**'.

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	Land Filling Area of the Application Site
Plan 6	Swept Path Analysis