
SECTION 16 PLANNING APPLICATION

**TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS IN
“VILLAGE TYPE DEVELOPMENT” AND “OPEN SPACE” ZONES,

VARIOUS LOTS IN D.D. 124 AND ADJOINING GOVERNMENT LAND,
HA TSUEN, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Easy Growth Development (HK) Co., Limited

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

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EXECUTIVE SUMMARY

- The applicant seeks to apply for planning permission under Section 16 of the Town Planning Ordinance (Cap. 131) to use various lots in D.D. 124 and adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories (the Site) for 'Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years'.
- The Site consists of an area of 9,293 m² (about), including 22 m² (about) of Government Land. The Site falls within an area zoned as "Village Type Development" and "Open Space" on the Approved Hung Shui Kiu and Ha Tsuen (HSK/HT) Outline Zoning Plan (OZP) No. S/HSK/2. 5 structures are proposed at the Site for warehouse (excluding dangerous goods godown), rain shelter for loading/unloading (L/UL), site office, caretaker office, washroom and pump room with total gross floor area (GFA) of 10,156 m² (about), the remaining area is reserved for parking, L/UL and circulation spaces.
- The Site is accessible from Tin Ha Road via a local access. The proposed development will operate on Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday.
- Justifications for the proposed development are as follows:
 - The Site had been occupied by brownfield development since late-1980s. The applicant intends to mitigate adverse impacts generated by the brownfield activities through the implementation of the proposed development*
 - The proposed development is not incompatible with surrounding land use and no adverse impact is anticipated to the surrounding area*
 - The proposed development is only on a temporary basis, it will not frustrate the long-term planning intentions of the "V" and "O" zones*
 - Previous Application for the Same Use was Approved by the Board*
- Details of development parameters are as follows:

Application Site Area	9,293 m ² (about) (including 22 m ² (about) of GL)
Covered Area	7,615 m ² (about)
Uncovered Area	1,678 m ² (about)
Plot Ratio	1.1 (about)
Site Coverage	82% (about)
Number of Structure	5
Total GFA	10,156 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	10,156 m ² (about)
Building Height	5 m – 11 m (about)
No. of Storey	1 - 2

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗厦村丈量約份第 124 約多個地段及毗鄰政府土地之規劃申請，於上述地盤作「臨時貨倉(危險品倉庫除外)連附屬設施(為期 3 年)」。
- 申請地盤面積為 9,293 平方米(約)，當中包括 22 平方米(約)的政府土地。申請地點所在的地區在《洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2》上劃為「鄉村式發展」及「休憩用地」用途地帶。申請地點設有 5 座構築物作貨倉(危險品倉庫除外)、為上/落貨而設的避雨上蓋、場地辦公室、管理員辦公室、洗手間及泵房，構築物的總樓面面積合共為 10,156 平方米(約)，其餘地方將預留作停車位、上/落貨位及流轉空間。
- 申請地點可從田厦路經一條地區道路前往。擬議發展的作業時間為星期一至六上午 9 時至下午 6 時。星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 棕地作業已早於 80 年代後期在申請地點營運，申請人望透過落實擬議發展，以緩解棕地作業對周邊地區所產生的負面影響
 - 擬議發展與周邊的用途並非不協調及不會對周邊地區帶來負面影響
 - 擬議發展只屬臨時性質，則不會影響「鄉村式發展」及「休憩用地」用途地帶的長遠規劃意向
 - 相同用途的申請先前已獲城規會批准
- 擬議發展的詳情發展參數如下：

申請地盤面積：	9,293 平方米(約) (包括 22 平方米(約)的政府土地)
上蓋總面積：	7,615 平方米(約)
露天地方面積：	1,678 平方米(約)
地積比率：	1.1 (約)
上蓋覆蓋率：	82% (約)
樓宇數目：	5 座
總樓面面積	10,156 平方米(約)
住用總樓面面積：	不適用
非住用總樓面面積：	10,156 平方米(約)
構築物高度：	5 米 - 11 米(約)
構築物層數：	1 - 2 層

1. INTRODUCTION

Background

- 1.1 R-riches Property Consultants Limited has been commissioned by *Easy Growth Development (HK) Co., Limited* (the applicant) to submit this planning application under the Section (S.) 16 of the *Town Planning Ordinance (Cap. 131)*(the Ordinance) to the Town Planning Board (the Board) on its behalf in respect to Lots 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29, 30, 31, 32 (Part), 33 (Part), 34 (Part), 36 (Part), 70 (Part), 76 (Part), 77 (Part), 78 S.A (Part), 80 (Part) and 82 (Part) in D.D. 124 and adjoining GL, Ha Tsuen, Yuen Long, New Territories (the Site)(**Plans 1 to 3**).
- 1.2 The applicant seeks to use the Site for '**Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**' (proposed development). The Site falls within an area zoned as "Village Type Development" ("V") and "Open Space" ("O") on the Approved HSK/HT OZP No. S/HSK/2 (**Plan 2**). In order to use the Site for the proposed development, prior permission have to be obtained from the Board, hence, submission of planning application under S.16 of the Ordinance is required.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 9**). Set of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government departments and members of the Board.

2. JUSTIFICATIONS

The Application Site Had Been Occupied by Brownfield Development Since the Late-1980s

- 2.1 The Site had been occupied by brownfield development (i.e. open storage use) since the late-1980s (**Plan 4**). As 'open storage' 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.
- 2.2 Despite the fact that majority of the Site falls within area zoned as "V", there is no New Territories Exempted House – Small House (NTEH – SH) application being processed by LandsD according to the applicant.

The Development Schedule of Hung Shui Kiu and Ha Tsuen New Development Area

- 2.3 The Site currently falls within area zoned as "V" and "O" on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2. According to the development schedule of HSK/HT New Development Area (NDA), minor portion of the Site (i.e. the "O" zone portion) falls within site under the Second Phase development (**Plan 5**).
- 2.4 Although the Second Phase of Development's exact implementation programme is still being formulated, the applicant is willing to surrender the concerned portion of the Site unconditionally to facilitate the implementation of the HSK/HT upon Government's request in the future even during the planning approval period. As the planning intentions of the subject "O" zone have not yet been implemented, approval of the subject application on a temporary basis would not jeopardize the long-term development of the area and affect the implementation of HSK/HT NDA, and more importantly would better utilize precious land resources.

Not Incompatible with Surrounding Land Use

- 2.5 The applied use has been established prior the publication in the Gazette of the notice of the Draft HSK/HT OZP No. S/HSK/1, i.e. 26/5/2017 (**Plan 6**). The applied use involves of enclosed structure for warehouse with ancillary facilities i.e. site office and loading/unloading (L/UL) spaces to support the daily operation of the Site. The proposed development is considered not incompatible with the surrounding land use, which is mainly surrounded by open storage, temporary structures for vehicle repair workshop, warehouse, logistics centre and vacant land.

No Adverse Impact is Anticipated on The Surrounding Area

- 2.6 No adverse impact to the surrounding area is anticipated from the proposed

development. 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 to minimize all possible environmental impacts to the nearby sensitive receivers.

- 2.7 Boundary fencing will be erected along the Site boundary to minimize nuisance to the surrounding area. Other mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals to mitigate possible impacts arising from the proposed development after planning permission has been obtained from the Board.

Previous Application for the Same Use was Approved by the Board

- 2.8 The Site is the subject of a previous S.16 planning application (No. A/HSK/424) for the same use that was submitted by the applicant, which was approved by the Board on a temporary basis of 3 years on 13/1/2023. When compared with the previous application, all the development parameters and the operation mode are the same for the current application.

- 2.9 However, the applicant could not comply with all the planning approval conditions within the designated time period, which will lead to the revocation of the application on 13/10/2024. During the planning approval period of the previous application (No. A/HSK/424), the applicant has spent effort in compliance with planning approval conditions, details are shown at **Table 1**:

Table 1: Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/HSK/424		Date of Compliance
(a)	<i>The submission of a drainage proposal</i>	29/5/2024
(b)	<i>The implementation of the drainage proposal</i>	Not complied
(d)	<i>The submission of a fire service installations (FSIs) proposal</i>	26/4/2024
(e)	<i>The implementation of the FSIs proposal</i>	Not complied

- 2.10 Regarding approval condition (a) of the previous application, the applicant made several submissions (on 15/5/2023, 28/2/2024, 15/3/2024 and 3/5/2024) for compliance with this approval condition, the latest submission was accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 29/5/2024 (**Appendix I**). However, the accepted drainage proposal could not be implemented due to technical issues according the applicant. Therefore, a revised drainage proposal is submitted by the applicant to support the application (**Appendix II**).

- 2.11 Regarding approval conditions (d) of the previous application, the applicant made several submissions (on 28/7/2023, 28/8/2023, 31/1/2024, 4/3/2024 and 15/4/2024)

for compliance with this approval condition, the latest submission was accepted by the Director of Fire Service on 26/4/2024 (**Appendix III**). Due to the changes in the internal layout of structures, a revised FSIs proposal is also submitted with the application (**Appendix IV**).

- 2.12 The applicant will commence the constructions works for the proposed drainage and FSIs works after planning permission has been granted for the current application.

3. SITE CONTEXT

Site Location

3.1 The Site is located at Kau Lee Uk Tsuen, Ha Tsuen, Yuen Long, New Territories (**Plan 1**). It is approximately 150 m west of Tin Ha Road; 1.7km west of Kong Sham Western Highway; 1.9km west of Tin Shui Wai MTR Station; and 3 km northwest of New Territories Circular Road - Yuen Long Highway.

Accessibility

3.2 The Site is accessible from Tin Ha Road via a local access (**Plan 1**).

Existing Site Condition

3.3 The Site is currently fenced off and hard-paved. It is generally flat with site level of +6.5 mPD (about) (**Plan 3**). It is occupied by several temporary structures for warehouse and office (**Plan 6**).

Surrounding Area

- 3.4 The Site is mainly surrounded by open storage, temporary structures for vehicle repair workshop, warehouse, logistics centre, vacant land covered by vegetation and woodland (**Plan 6**).
- 3.5 To its immediate north is the local access connecting the Site to Tin Ha Road. To its further north across the local access are occupied by temporary structures for vehicle repair workshop, warehouse, logistics centre and some NTEHs of San Uk Tsuen (**Plan 1**).
- 3.6 To its immediate east is occupied by temporary structures for vehicle repair workshop. To its further east across Tin Ha Road are occupied by open storage of construction material and container and temporary structures for warehouse (**Plan 1**).
- 3.7 To its immediate south are structures for warehouse and vehicle repair workshop. To its further south are woodland and across the woodland are NTEHs of San Sang Tsuen (**Plan 1**).
- 3.8 To its immediate west is the application site of approved S.16 planning application No. A/HSK/351 for 'Warehouse for Storage of Food Provision and Electronic Goods and Shop and Services (Selling of Food Provisions)'. To its further west are occupied by temporary structures for logistics centre and warehouse, land covered by vegetation and woodland (**Plan 1**).

4. PLANNING CONTEXT

Zoning of the Application Site

- 4.1 The Site falls within an area zoned as "V" and "O" on the Approved HSK/HT OZP No. S/HSK/2 (**Plan 2**). According to the Notes of the OZP, 'warehouse (excluding dangerous goods godown)' is not a column 1 nor column 2 uses within these zones, which requires permission from the Board.

Planning Intentions of "V" and "O" Zones

4.2 "Village Type Development" Zone

This zone is intended to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board. For land designated "Village Type Development (1)", the planning intention is to provide land considered suitable for reprovisioning of village houses affected by Government projects.

4.3 "Open Space" Zone

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Previous Application

- 4.4 The Site is the subject of a previous S.16 planning application (No. A/HSK/424) for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years' that was submitted by the same applicant. The application was approved by the Board on a temporary basis of 3 years on 13/1/2023.

Similar Application

4.5 Warehouse

The application site of the similar S.16 planning applications (Nos. A/HSK/351 and 467) for 'Temporary Warehouse for Storage of Food Provision and Electronic Goods and Shop and Services (Selling of Food Provisions)' is adjoining the western boundary of the Site, which was approved by the Board on a temporary basis on 28/1/2022 and 11/8/2023.

- 4.6 As similar S.16 planning application for 'warehouse' use in close vicinity of the Site was approved by the Board previously, approval of the current application would not set undesirable precedent within the "V" zone.

Town Planning Board Guidelines No. (TPB PG-No.) 13G

- 4.7 The Site involves of storage of goods including the carrying out of bulk breaking and packaging of goods, it is considered as 'warehouse' according to the Definitions of Terms published by the Board. Therefore, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses is not applicable to the applied warehouse use.

Land Status

- 4.8 The Site consist 17 private lots, i.e. Lots 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29, 30, 31, 32 (Part), 33 (Part), 34 (Part), 36 (Part), 70 (Part), 76 (Part), 77 (Part), 78 S.A (Part), 80 (Part) and 82 (Part) in D.D. 124 with total land area of 9,271 m² (about) of Old Schedule Agricultural Lots held under the Block Government Lease (**Plan 3**). The remaining area falls on GL, i.e. 22 m² (about) (**Plan 3**). Majority of the land lots are currently owned by individuals and companies, while the remaining area are owned by Tso Tong. The ownership details are provided at **Table 1** below:

Table 2: Land Ownership of the Application Site

Private Lot in D.D. 124		Ownership
1	25	Individuals
2	26	Individuals
3	27	Individuals
4	28	Individuals
5	29	Tso Tong
6	30	Company
7	31	Individuals
8	32	Tso Tong
9	33	Individuals and Company
10	34	Individuals
11	36	Individuals
12	70	Tso Tong
13	76	Company
14	77	Tso Tong
15	78 S.A	Company
16	80	Individuals
17	82	Company

- 4.9 Since there is the restriction that no structure is allowed to be erected without the prior approval of the Government at the Site. The applicant has previously submitted Short Term Waiver (STW) application and Short Term Tenancy to make way to facilitate the proposed scheme at the Site and the applications were approved in April 2024. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

5.1 The Site consists of an area of 9,293 m² (about), including 22 m² (about) of GL. Details of development parameters are shown at **Table 2** below.

Table 3: Development Parameters of the Proposed Development

Application Site Area	9,293 m ² (about)(incl. 22 m ² (about) of GL)
Covered Area	7,615 m ² (about)
Uncovered Area	1,678 m ² (about)
Plot Ratio	
	1.1 (about)
Site Coverage	
	82% (about)
Number of Structure	
	5
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	10,156 m ² (about)
Building Height	
	5 m – 11 m (about)
No. of Storey	
	1 - 2

5.2 5 structures are proposed at the Site for warehouse (excluding dangerous goods godown), rain shelter for L/UL, site office, caretaker office, washroom and pump room with total GFA of 10,156 m² (about), the remaining area is reserved for parking, L/UL and circulation spaces (**Plan 7**). Details of structures are shown at **Table 3** below:

Table 4: Details of Proposed Structures

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Warehouse (excluding dangerous goods godown)	7,163 m ² (about)	9,570 m ² (about)	11 m (2-storey)
B2	Rain Shelter for L/UL	203 m ² (about)	203 m ² (about)	7 m (1-storey)
B3	Site Office	134 m ² (about)	268 m ² (about)	8 m (2-storey)
B4	Caretaker Office and Washroom	71 m ² (about)	71 m ² (about)	5 m (1-storey)
B5	Pump Room	44 m ² (about)	44 m ² (about)	7 m (1-storey)
Total		7,615 m² (about)	10,156 m² (about)	-

Operation Mode

- 5.3 The operation hours of the Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. Storage of goods (electronic goods) including bulk breaking and packaging of goods will be carried out at structure B1 for warehouse (excluding dangerous goods godown). The site office (structure B3) is to provide indoor space for administrative and accounting staff to support the daily operation of the Site. No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period.
- 5.4 The estimated number of staff working at the Site are 30. As the Site is proposed for warehouse with no direct customer services provided, no visitor is anticipated at the Site.

Minimal Traffic Impact

- 5.5 The Site is accessible from Tin Ha Road via a local access (**Plan 1**). One 10.3 m (about) wide ingress/egress is provided at the northern part of the Site (**Plan 7**).
- 5.6 The Site is located approximately 150 m west of Tin Ha Road, which is well-served with public transport. Staff is recommended to commute to the Site by the frequent franchise bus and minibus services provided at Tin Ha Road then walk to the Site. Details of public transport provided at Tin Ha Road are shown at **Table 4** below:

Table 5: Public Transport Services Serving the Site

Route No.	Termination Points		Frequency
Franchised Bus			
53	Tsuen Wan (Nina Tower)	Yoho Mall (Yuen Long)	25 – 35 minutes
K75A	Tin Shui Wai MTR Station	Hung Shui Kiu	30 minutes

Source: HKeMobility (Transport Department)

- 5.7 Other than public transport services, a total of 8 parking and L/UL spaces are provided at the Site, details of spaces are provided at **Table 5** below:

Table 6: Parking and L/UL Provisions

Type of Parking Space:	Number of Space
Private Car Parking Space for Staff - 2.5 m (W) X 5 m (L)	5
Type of L/UL Space:	Number of Space
L/UL Space for Medium Goods Vehicle - 3.5 m (W) X 11 m (L)	2
L/UL Space for Container Vehicle - 3.5 m (W) X 16 m (L)	1

- 5.8 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto the nearby public road (**Plans 8 and 9**). Staff is deployed to station at the ingress/egress of the Site to direct vehicle entering/exiting the Site to enhance pedestrian safety.
- 5.9 The breakdown of AM and PM peak hours of estimated vehicular trip generated and attracted by the proposed development are provided at **Table 6** below:

Table 7: Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction						
	PC		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trip at AM peak per hour (09:00 – 10:00)	5	0	1	0	1	0	7
Trip at PM peak per hour (17:00 – 18:00)	0	5	0	1	0	1	7
Trip per hour (average)	1	1	1	1	1	1	6

- 5.10 As the number of vehicular trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding roads should not be anticipated.

Minimal Environmental Impact

- 5.11 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.

- 5.12 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes* (ProPECCPNs) PN 1/94 to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.13 During the operation of the proposed development, the major source of wastewater will be sewage from washroom generated by staff. The applicant will implement good practices under *ProPECC* PN 1/23 when designing on-site drainage system with the Site, i.e. the use of soakaway system for sewage treatment. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.
- 5.14 2.5m high solid metal wall will be erected along the site boundary by the applicant. 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. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

- 5.15 No existing tree has been identified at the Site. Therefore, adverse landscape impact should not be anticipated.

Minimal Drainage Impact

- 5.16 The applicant submitted the accepted drainage proposal of the previous application (No. A/HSK/424) and a revised drainage proposal to support the current application (**Appendices I and II**). The applicant will commence the construction works for the implementation of the accepted drainage proposal after planning permission has been granted from the Board.

Fire Safety Aspect

- 5.17 The applicant submitted the accepted FSIs proposal of the previous application (No. A/HSK/424) and a revised FSIs proposal to support the current application (**Appendices III and IV**). The applicant will commence the construction works for the implementation of the accepted FSIs proposal after planning permission has been granted from the Board.

6. CONCLUSION

- 6.1 The applicant seeks the Board's permission to use the Site for '**Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**', with erection of 5 low-rise structures for warehouse, rain shelter for L/UL, site office, washroom, caretaker office and pump room. The proposed development is considered not incompatible with the surrounding land use, which is mainly surrounded by open storage, temporary structures for vehicle repair workshop, warehouse, logistics centre and vacant land.
- 6.2 Although the applied use is not a column one nor column two use within the "V" and "O" zones, the application is only on a temporary basis, it would not frustrate the long-term planning intention of these zones. Furthermore, previous application for the same use (warehouse) approved by the Board in 2023, hence, approval of the current application is in line with the Board's previous decision.
- 6.3 Despite the fact that a minor portion of the Site is zoned as "O", there is no clear implementation program to facilitate the open space and the applicant is willing to surrender the Site unconditionally to facilitate the implementation of the HSK/HT upon Government's request in the future even during the planning approval period. Therefore, approval of the application on a temporary basis would better utilize precious land resources.
- 6.4 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. Adequate mitigation measures are provided, i.e. submission of the accepted drainage and FSIs proposals of the previous application to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**'.

R-riches Property Consultants Limited
September 2024