

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 3719 S.H ss.4 (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years'** (proposed development) (**Plans 1 to 3**).
- 1.2 The application intends to facilitate the relocation of affected business premises, which will be affected by the government development projects. Approval of the current application can facilitate the relocation of the affected warehouse business prior to land resumption, thereby minimize the impact on the implementation programme of government development projects.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Other Specified Uses" annotated "Comprehensive Development to Include Wetland Restoration Area" ("OU(CDWRA)") on the Draft Nam Sang Wai Outline Zoning Plan (OZP) No.: S/YL-NSW/9 (**Plan 2**). According to the Notes of the OZP, the applied use is neither a column one nor two use within the "OU(CDWRA)" zone, which requires planning permission from the Board.
- 2.2 The applied use is considered not incompatible with surrounding area dominated by clusters of brownfield operations e.g. warehouse, logistics centre, open storage etc. Although the Site falls within "OU(CDWRA)" zone, the Site is currently vacant with no known long-term planned development. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted land and would not jeopardize the long-term planning intention of the "OU (CDWRA)" zone.
- 2.3 Despite the fact that the proposed development is not in line with the planning intention of the "OU(CDWRA)" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "OU(CDWRA)" zone. Upon approval of the planning application, the applicant will make effort in complying with approval conditions in relation to drainage and fire services aspects, in order to minimize any potential adverse impact arising

from the proposed development.

3) Development Proposal

- 3.1 The Site occupied an area of 1,769 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 holidays. Two structures are proposed at the Site for warehouse (excluding D.G.G.), site office, washroom and rain shelter for loading/unloading (L/UL) activities with total GFA of 2,236 m² (about) (**Plan 4**). The ancillary site 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 4 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	1,769 m ² (about)
Covered Area	1,138 m ² (about)
Uncovered Area	631 m ² (about)
Plot Ratio	
	1.3 (about)
Site Coverage	
	64% (about)
Number of Structure	
	2
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,236 m ² (about)
Building Height	
	7m - 11 m (about)
No. of Storey	
	1 - 2

- 3.2 The entire Site has already been covered with existing hard-paving of not more than 0.2 m in depth. The application serves to regularise the existing hard-paving, where the existing level is approximately +4.4 mPD (**Plan 5**). The filling of land is to facilitate a flat surface for manoeuvring of vehicle and site formation for the erection of structures. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development.

- 3.3 According to the aerial photo and survey map prepared by the Survey and Mapping Office,

Lands Department, the pond within the Site had been filled in the early-1990s (**Plan 5**). The application intends to reflect the current state by regularising the filling of pond at the Site. No further filling of pond is required after obtaining planning permission from the Board.

- 3.4 The Site is accessible from Fairview Park Boulevard via a local access (**Plan 1**). A total of 4 parking and L/UL spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and Loading/Unloading Provisions

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

- 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 – Estimated Trip Generation and Attraction

Time Period	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	0	1	1	2
Traffic trip per hour (average) (10:00 – 17:00)	0	0	1	1	2

- 3.6 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. The applicant will follow the 'Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs)' for

sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of fire service installations and drainage 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 and Associated Filling of Land and Pond for a Period of 3 Years**'.

Tai Wai Development Consultants Limited

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