

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 3719 S.Q ss.3 & 3719 S.Q RP (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**' (the proposed development) (**Plan 1**).
- 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 minimise the impact on the implementation programme of government development projects.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "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. According to the Notes of the OZP, "Warehouse" is not a column 1 nor a column 2 use within the "OU(CDWRA)" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The proposed development is considered not incompatible with surrounding area which is dominated by open storage yards, warehouses, parking of container vehicles, logistics centres and workshops, etc. Whilst the Site is currently occupied with temporary open storage uses, approval of the current application on a temporary basis would not frustrate 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 to minimise any potential adverse impact arising from the proposed development.

3) Development Proposal

3.1 The Site occupied an area of 16,483 m² (about) (**Plan 3**). The operation hours of Site are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. A total of 2 structures are proposed at the Site for warehouse (excluding D.G.G.), site office, washroom and rain shelter for loading/unloading (L/UL) spaces with total GFA of 25,394 m² (about) (**Plan 4**). The site office and washroom are intended to provide indoor workspace and essential facilities for staff to support the daily operation of the proposed development. It is estimated that the proposed development would be able to accommodate 8 nos. of staff. As the Site is for 'warehouse' with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below.

Table 1 – Development Parameters

Site Area	16,483 m ² (about)
Covered Area	12,758 m ² (about)
Uncovered Area	3,725 m ² (about)
Plot Ratio	
	1.5 (about)
Site Coverage	
	77 % (about)
No. of Structure	
	2
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	25,394 m ² (about)
Building Height	
	7 m to 13 m (about)
No. of Storey	
	1 to 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 levels range from +4.2 mPD to +4.5 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 Kam Pok Road West via a local access (**Plan 1**). A total of 10 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Types of Space	No. of Spaces
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	5
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	5

- 3.5 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 3** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				2-Way Total
	PC		CV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	5	0	3	0	8
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	5	0	3	8
Average trip per hour (10:00 – 18:00)	0	0	3	3	6

- 3.6 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. 2.5 m high solid metal wall with thickness will be erected along the site boundary to minimise the potential nuisance to the surroundings. 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. 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 will be provided to mitigate any adverse impact arising from the proposed development. The applicant will submit drainage and fire service installations proposals upon obtaining planning permission from 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 Wah Development Consultants Limited

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