

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use various lots 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 a warehouse business, which will be affected by government development projects in the Ngau Tam Mei New Development Area. As such, the approval of the application can facilitate 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 neither 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 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 the "OU(CDWRA)" zone, there is no known comprehensive development/redevelopment of the area for residential use at the Site. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "OU(CDWRA)" zone and would better utilise deserted land in the New Territories.
- 2.3 Similar applications (Nos. A/YL-NSW/107 & 178) for the same applied use had been approved by the Board on a temporary basis for a period of 3 years within the same "OU(CDWRA)" zone in the vicinity of the Site. Despite the applied use is not in line with the planning intention of "OU(CDWRA)" zone, the special background of the application should be considered on its individual merit, of which the approval would not set an undesirable precedent for the "OU(CDWRA)" zone.

3) Development Proposal

3.1 The Site occupied an area of 19,493 m² (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays. 2 nos. of temporary structures are proposed for warehouse (excluding D.G.G.), site office, washroom and rain shelter for loading/unloading (L/UL) activities with total gross floor area (GFA) of 9,187 m² (about) (**Plan 4**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that the proposed development would accommodate about 10 nos. of staff. As the Site is for 'warehouse' without shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below.

Table 1 – Development Parameters

Site Area	19,493 m ² (about)
Covered Area	9,187 m ² (about)
Uncovered Area	10,306 m ² (about)
Plot Ratio	
	0.47 (about)
Site Coverage	
	47% (about)
No. of Structure	
	2
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	9,187 m ² (about)
Building Height	
	6 m to 8.5 m (about)
No. of Storey	
	1

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 +4.6 mPD to +4.8 mPD (**Plan 5**). The filling of land is to facilitate a flat surface for manoeuvring of vehicles 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 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 20 parking and L/UL spaces are proposed at the Site. Details of the parking and L/UL provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of Space	No. of Space
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	10
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	10

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**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road safety. Delivery operations will only be conducted during non-peak hours i.e. between 10:00 and 18:00. As the trip generated/attracted by the proposed development is expected to be minimal, the adverse traffic impact arising from the proposed development is not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	10	0	0	0	10
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	10	0	0	10
Average trip per hour (09:00 – 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 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 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 also follow relevant mitigation measures and requirements in the latest the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.
- 3.8 Existing trees along the western and northern boundaries of the Site will be preserved (**Plan 4**). The applicant will carry out regular horticultural practice to keep the existing trees in good condition.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures will be provided by the applicant, i.e. submission of fire service installations and drainage proposals after obtaining planning permission from the Board, so as to mitigate any adverse impact that would have arisen from the proposed development.
- 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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