

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 (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) (**Plan 1**).
- 1.2 The application intends to facilitate the relocation of an affected warehouse business, 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 falls within "Other Specified Use" annotated "Comprehensive Development to Include Wetland Restoration Area" ("OU(CDWRA)") zone on the Draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/9. According to the Notes of the OZP, the applied use is not a column one nor two use within the "OU(CDWRA)" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within area zoned "OU(CDWRA)", portion of the Site has been occupied by warehouse before the first publication in the Gazette of the notice of the Nam Sang Wai Interim Development Permission Area Plan No. IDPA/YL-NSW/1, hence, such operation is considered as an 'existing use'. Furthermore, the proposed development with low-rise structure is also considered not incompatible with surrounding areas, which are dominated by temporary structures for warehouses, logistic centres and open storage yards etc. Given that the proposed development is temporary in nature, approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "OU(CDWRA)" zone and would better utilize previous land resources in the New Territories.
- 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.

3) Development Proposal

- 3.1 The Site occupied an area of 15,878 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. Two single-storey structures are proposed at the Site for warehouse (excluding D.G.G.), site office and washroom uses with total gross floor area (GFA) of 21,143 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 10 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**.

Table 1 – Major Development Parameters

Application Site Area	15,878 m ² (about)
Covered Area	10,684 m ² (about)
Uncovered Area	5,194 m ² (about)
Plot Ratio	1.3 (about)
Site Coverage	67% (about)
Number of Structure	2
Total GFA	21,143 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	21,143 m ² (about)
Building Height	7 m - 13 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 levels range from +3.6 mPD to +3.7 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. 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 (**Plan 5**).

- 3.4 The Site is accessible from Fairview Park Boulevard via a local access (**Plan 1**). A total of 12 parking and L/UL spaces are provided at the Site (**Plan 4**). Details are shown at **Table 2**.

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)	6
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	6

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

Table 3 – Estimated Trip Generation and Attraction

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

- 3.6 2.5 m high solid metal wall be erected along the site boundary to minimize 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 the Environmental Protection Department to minimize 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, 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 and Associated Filling of Land and Pond for a Period of 3 Years**'.

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January 2025