

Supplementary Statement

1) Background and Justifications

Background

- 1.1 The applicant, *Golden Macro Logistics Limited*, seeks planning permission from the Town Planning Board (the Board) to use *Lot 2611 S.A (Part) in D.D. 124 and adjoining Government Land (GL), Tan Kwai Tsuen, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**' (Plan 1 to 3).

Affected by the Implementation of Yuen Long South Development Area

- 1.2 The current application is intended to facilitate the relocation of the affected business premises in Shan Ha Tsuen, Yuen Long (i.e. Various Lots in D.D. 121) due to land resumption to pave way for the development of Yuen Long South Development Area (YLSDA) (Plans 4 and 5). The affected premises have been in use since the early 1990s, and its operation involves of storage of goods with ancillary office to support daily operations; therefore, it is considered as a warehouse (excluding dangerous goods godown).
- 1.3 The applicant's original premises currently falls within an area zoned as "Village Type Development (1)" and "Residential (Group D)" on the Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14 (Plan 5). According to the implementation program of the development of YLSDA, the premises fall within sites under the '*First Phase Development*' and '*Remainder of Third Phase Development*' (Plan 6). As land where the premises will be developed for residential use upon the completion of the YLSDA, the concerned parcel of land will be resumed and reverted to the Government in the future. Therefore, the applicant desperately needs to identify suitable site for relocation to continue its business operation.

Applicant's Effort in Identifying Suitable Site for Relocation

- 1.4 Whilst the applicant has spent effort to relocate its premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various

issues such as land use incompatibility, environmental concerns, land ownership, accessibility or site area being too small/big (**Appendix I** and **Plan 7**). After a lengthy site search process, the Site was identified for relocation as it is easily accessible from Tan Kwai Tsuen Road via Shui Fu Road (**Plan 1** and **3**).

Applied Use Is the Same as the Affected Business in Shan Ha Tsuen

- 1.5 The proposed development involves of 'warehouse (excluding dangerous goods godown)' use with ancillary facilities (i.e. site office and fire service installations) to support the daily operation of the Site. The applied use is identical to the affected business premises in Shan Ha Tsuen (**Appendix II**). Although the Site area is smaller than the original premises in Shan Ha Tsuen, the applicant has had trouble identifying a suitable relocation site and willing to relocate to a smaller premises to continue its operation.
- 1.6 Furthermore, the affected business premises would be able to relocate to the Site as soon as approval has been granted from the Board, due to the fact that the Site is already occupied by an existing temporary structure¹ (**Plan 8**). Therefore, the applicant would only require to convert the existing structure to meet the operational requirement for the proposed use. This could save time for construction and site preparation at the relocation site, thereby, minimizing the impact on the YLSDA implementation program.

The Proposed Development is Not Incompatible with Surrounding Land Use

- 1.7 The Site is currently hard-paved and occupied by a temporary structure and mainly surrounded by GIC and residential uses, open storage, vacant land and woodland. The building height and scale of the proposed development is considered not incompatible with the surrounding area (**Plans 1, 3, 8** and **9**). Upon approval of the planning application, the applicant will make effort in complying with approval conditions related to fire service and drainage aspects, to minimize potential adverse impact arisen from the proposed development.

¹ The existing structure was approved the previous S.16 planning application (No. A/YL-TYST/1050) for 'indoor sports centre'.

2) Planning Context and Land Status

Planning Context

2.1 The Site falls within area zoned as "Residential (Group D)" ("R(D)"), "Residential (Group B)1" ("R(B)1") and "Government, Institution or Community" ("GIC") on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 (**Plan 2**). According to the Notes of the OZP, 'warehouse (excluding dangerous goods godown)' is not a column one nor column two two use within the aforesaid zones, which requires permission from the Board.

Previous Application

2.3 The Site is the subject of a previous S.16 planning application (No. A/YL-TYST/1050) for 'temporary place of recreation, sports or culture', according to the approved scheme, a 1-storey structure is proposed at the Site for 'indoor sports centre'. The current application involves of conversion of the existing structure (approved under the application No. A/YL-TYST/1050) at the Site for the proposed development.

Land Status

2.3 Majority of the Site falls on private Lot 2611 S.A (Part) in D.D. 124 (i.e. *Old Schedule Lots held under the Block Government Lease*), while the remaining area falls on GL (**Plan 3**). The subject private lot is currently owned by Tso Tong. Since there is the restriction that no structure is allowed to be erected without the prior approval of the Government, the applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to Lands Department to make way for erection of the proposed structures and occupancy of GL at the Site respectively. No structure is proposed for domestic use.

3) Development Proposal

Development Details

3.1 The Site occupied an area of 1,450 m² (about), including 327 m² (about) of GL (**Plan 3**). One 1-storey structure with building height of not exceeding 7.5 m is proposed at the Site for warehouse (excluding dangerous goods godown), site office, rain shelter and washroom with total GFA of 1,084 m² (about)(**Plan 4**). Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	1,450 m ² (about), including 327 m ² of GL (about)
Covered Area	1,084 m ² (about)
Uncovered Area	366 m ² (about)
Plot Ratio	
	0.75 (about)
Site Coverage	
	75% (about)
Number of Structure	
	1
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,084 m ² (about)
Building Height	
	Not exceeding 7.5 m
No. of Storey	
	1

Operation mode

3.2 The operation hours of the proposed development are Monday to Saturday from 09:00 - 19:00. No operation on Sunday and public holiday. The estimated number of staff working at the Site are 8. As the Site is proposed for 'warehouse (excluding dangerous goods godown)' use with no shopfront, no visitor is anticipated at the Site.

3.3 The proposed warehouses are intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period. No open storage, repairing, assembling, dismantling and other workshop activities will be

carried out at the Site.

Minimal Traffic Impact

3.4 The Site is accessible from Tan Kwai Tsuen Road via Shui Fu Road (**Plan 1**). A total of 3 parking and loading / unloading (L/UL) spaces are provided at the Site (**Plan 9**). 5.5 tonnes vehicle would be used for transportation of goods to support the proposed development. Details of parking and L/UL spaces are shown at **Table 2** below:

Table 2 - Parking and L/UL Provisions

Type of Space	No. of Space
Private Car Parking Space - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle - 3.5 m (W) x 7 m (L)	1

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 10**). 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 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction				
	PC (Staff)		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	1	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	1	1	3
Traffic trip per hour (average)	0	0	1	1	2

Minimal Environmental Impact

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.

- 3.7 During the construction stage, the applicant will follow the good practices stated in ProPECC PN 1/94 to minimize the impact to surrounding environment. 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.
- 3.8 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good practices under ProPECC PN 5/93 when designing on-site drainage system with the Site, i.e. the use of septic tank for sewage treatment. The applicant will submit and implement relevant proposals to the satisfaction of Director of Environmental Protection after planning permission has been obtained from the Board. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.

Minimal Landscape Impact

- 3.9 No old and valuable tree or protected species has been identified at the Site.

Minimal Drainage Impact

- 3.10 The applicant will submit a drainage proposal to minimize drainage impact after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

Fire Safety Aspect

- 3.11 The applicant will submit a fire service installation (FSIs) proposal after planning approval has been granted from the Board. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

4) Conclusion

- 4.1 The applicant has previously spent effort in identifying suitable site for relocation of their premises in Sha Ha Tsuen to pave way for the development of YLSDA. Whilst the applicant attempted to relocate its premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix I and Plan 7**). Since the applied use is the same as the affected business premises, approval of the application would save time for construction and site preparation for relocation, thereby minimizing the impact on the YLSDA implementation program. In addition, the private lot portion of the Site is owned by Tso Tong and it is difficult to develop the Site for long term residential or GIC uses, the applied use will be able to better utilize land resources.
- 4.2 Although the proposed development is not a column one nor column two use within the "R(D)", "R(B)1" and "GIC" zones, there is no known long-term residential and GIC development implementation programme of the Site. Therefore, approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the aforesaid zones and would better utilize deserted land in the New Territories. Given that the application's special background is to facilitate the development of YLSDA housing, approval of the current application would not set an undesirable precedent within the aforesaid zones and should be considered on its own merits.
- 4.3 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, FSIs proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been obtained from the Board. The applicant will also 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.
- 4.4 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 for a Period of 3 Years**'.

R-riches Property Consultants Limited

September 2023

APPENDICES

Appendix I	Details of Alternative Sites for Relocation
Appendix II	Comparison Table - Original Premises and the Application Site

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan showing the Zoning of the Application Site
Plan 3	Plan showing the Land Status of the Application Site
Plan 4	Plan showing the Land Status of the Applicant's Original Premises in Shan Ha Tsuen
Plan 5	Plan Showing the Zoning of the Applicant's Original Premises in Shan Ha Tsuen
Plan 6	Plan showing the Applicant's Original Premises in Shan Ha Tsuen (Development Phasing of Yuen Long South Development Area)
Plan 7	Plan showing the Location of Alternative Sites for Relocation
Plan 8	Aerial Photo of the Application Site
Plan 9	Layout Plan
Plan 10	Swept Path Analysis