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Section 16 Planning Application

**Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years
at Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9 and Adjoining Government
Land, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.**

Planning Statement

Applicant
Win Deal Corporation Limited (宏易有限公司)

Prepared by
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January 2025

Executive Summary

This Planning Statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for temporary warehouse for storage of exhibition equipment (“the proposed development”) for a period of 3 years at Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9 and Adjoining Government Land, Nam Wa Po, Kau Lung Hang, Tai Po, N.T. (the “Application Site”).

The Application Site, covering an area of about 530 sq.m. (including Government Land of about 17 sq.m.), falls within an area zoned “Green Belt” (“GB”) on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11 gazetted on 27.10.2006. According to the Notes of the OZP, the proposed development is not under either “Column 1” or “Column 2” use of “GB” zone. Meanwhile, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

The Application Site, or part of it, is the subject of 9 previous planning approvals of open storage and warehouse uses. The last application (No. A/NE-KLH/605) was approved for a temporary warehouse for storage of exhibition equipment on 20.5.2022 for a period of 3 years.

The Applicant has recently rented and managed the Application Site and intends to use the Application Site for a warehouse for storage purpose. The Applicant noted that the previous application was revoked due to non-compliance with the approval conditions. The Applicant is the new operator and commits to maintain the existing drainage facilities and implement the FSIs proposal upon approval of this application. The existing 1-storey warehouse onsite will be retained as its current condition with a height of not exceeding 6m and a total floor area of about 514 sq.m.. The proposed development is a passive storage facility with no workshop activities or works that will generate pollution carried out in the site. The proposed hours of operation at the Application Site will be 9am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

The justifications of this application are:

1. The Application Site is subject of previous planning approvals of similar uses;
2. Similar approval for warehouse use has been given in the same “GB” zone;
3. The proposed development will not contravene the planning intention of “GB” zone;
4. The proposed development is in compliance with TPB-PG No.10;
5. The proposed development will be generate adverse drainage, traffic, environmental and visual impacts on the surrounding areas;
6. The proposed development will allow maximization of land utilization; and
7. The proposed development will not create any undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書向城市規劃委員會(“城規會”)呈交,旨在支持在新界大埔九龍坑南華莆丈量約份第 9 約地段第 617 號 B 分段第 1 小分段及第 618 號 B 分段餘段(部分)及毗連政府土地(“申請地點”),作為期三年的臨時存放展覽用品貨倉(“擬議發展”)用途的規劃申請。

申請地點的面積約 530 平方米(包括政府土地約 17 平方米),座落於在 2006 年 10 月 27 日刊憲的九龍坑分區計劃大綱核准圖(圖則編號:S/NE-KLH/11)上的「綠化地帶」。根據該大綱圖的註釋,擬議發展不屬於「綠化地帶」的第一或第二欄用途,然而,不超過三年土地或建築物的臨時用途或發展,需先向城規會提出申請。

申請地點或其部分涉及 9 宗規劃許可,全皆為露天貯物或貨倉用途的申請。最後一次申請(編號:A/NE-KLH/605)於 2022 年 5 月 20 日獲批准作臨時存放展覽用品貨倉(為期三年)。

申請人最近開始租用及管理申請地點,計劃作貨倉貯物用途。申請人了解上次規劃許可因未能於限期前履行規劃許可附帶條件而被撤銷。申請人為新營運者,並承諾會維持現有的排水設施以及落實消防裝置報告。現時申請地點內的 1 層高的貨倉(高度不超過 6 米,總樓面面積約為 514 平方米)將會保留。擬議發展主要為貯物用途,申請地點內不會進行任何工場活動或產生污染。申請地點的營運時間為星期一至六上午九時至下午六時,星期日及公眾假期不會運作。

本規劃申請的理據為:

1. 申請地點之前獲相近用途的規劃許可;
2. 申請地點座落的「綠化地帶」有類近貨倉用途獲得規劃許可;
3. 擬議發展不會違背「綠化地帶」的規劃意向;
4. 擬議發展符合城規會規劃指引編號 10 的要求;
5. 擬議發展不會對附近的排水、交通、環境及視覺構成不良的影響;
6. 擬議發展可容許更有效利用土地;及
7. 擬議發展不會被定為不良的先例。

基於本規劃報告書所述的理據,敬希各城規會委員及有關政府部門能批准是項申請,作為期三年的臨時用途。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement is submitted to the Town Planning Board (“the Board”) in support of a planning application for temporary warehouse for storage of exhibition equipment (the “proposed development”) for a period of 3 years at Lots 617 S.B ss.1 and 618 S.B RP(Part) in D.D.9 and Adjoining Government Land, Nam Wa Po, Kau Lung Hang, Tai Po, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The Application Site, covering an area of about 530 sq.m. (including Government Land of about 17 sq.m.), falls within an area zoned “Green Belt” (“GB”) on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11 gazetted on 27.10.2006. According to the Notes of the OZP, ‘Warehouse’ is not under either “Column 1” or “Column 2” use of “GB” zone, and temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

The Application Site, or part of it, is the subject of 9 previous applications, which were all approved with conditions between 1995 and 2022. The last application (No. A/NE-KLH/605) was approved for a temporary warehouse for storage of exhibition equipment by the Board on 6.5.2022 for a period of 3 years. The application was later revoked by the Board on 5.2.2024 due to non-compliance with approval condition (g) on implementation of the proposal for fire service installations (FSIs) and water supplies for fire-fighting.

The Applicant has recently rented and managed the Application Site and intends to use the Application Site for a warehouse for storage purpose. The Applicant noted that the previous application was revoked due to non-compliance with the approval conditions. The Applicant is the new operator and commits to maintain the existing drainage facilities and implement the FSIs upon approval of this application.

1.2 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 Site Location

As shown in **Figure 1**, the Application Site is situated at the locality of Nam Wa Po, Kau Lung Hang, Tai Po, N.T. It is located to the west of Tai Wo Service Road West and Fanling Highway.

2.2 Existing Site Condition

The Application Site, with an area of 530 sq.m. (including government land of about 17 sq.m.), is a piece of flat, hard-paved land and currently occupied by a warehouse for storage of exhibition equipment. The existing warehouse occupies nearly the entire site area (see **Site Photos**).

2.3 Surrounding Land Uses

The surrounding areas are predominantly rural in character and comprise of fallow agricultural land and residential dwellings, intermixed with open storage yards and warehouses. To the immediate east of the Application Site is a warehouse. At its further northern direction, a mixture of fallow agricultural land, open storage and temporary structures can be found. To its immediate south across the local road is an approved warehouse with ancillary office (Application No. A/NE-KLH/629) by the Board on 22.9.2023. An area zoned "Open Storage" with similar open storage and warehouse uses is situated about 20m to the southeast. To the west of the Application Site across a drainage channel is the residential settlements of Nam Wa Po Village. To the further east sees Tai Wo Service Road West and Fanling Highway.

2.4 Accessibility

The Application Site enjoys good accessibility to strategic road network. It can be easily accessible by existing road leading to Tai Wo Service Road West and Fanling Highway, which connect to other parts of the New Territories. The proposed development would be using the existing road with the surrounding warehouses and open storage yards. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.5 Land Status

According to the records of the Land Registry, the subject lots are held under Block Government Lease and are demised as agricultural use with lease term for 75 years, from 1.7.1898 and are renewable for a further term of 24 years.

The subject lots are old schedule agricultural lots. The Applicant will apply for a Short Term Waiver (STW) to regularize the existing warehouse on the Application Site and a Short Term Tenancy (STT) for the use of the government land to the Lands Department upon obtaining planning approval for this application.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls within "Green Belt" ("GB") zone on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11 gazetted on 27.10.2006 (see **Figure 1**).

As stipulated in the Notes attached to the OZP, the planning intention of "GB" zone is primarily for "defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets." There is a general presumption against development within this zone.

The proposed development (i.e. "warehouse") is not under either 'Column 1' or 'Column 2' use of the "GB" zone. Meanwhile, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

3.2 Previous Applications

The Application Site, or part of it, is involved in 9 previously approved planning applications as follows:

Application No.	Applied Use	Decision	Decision Date
A/NE-KLH/48	Temporary Open Storage of Ceramic Tiles for a Period of 12 Months	Approved with Conditions on Review	29.12.1995
A/NE-KLH/139	Open Storage of Ceramic Tiles for a Temporary Period of 12 Months	Approved with Conditions	19.12.1997
A/NE-KLH/202	Temporary Open Storage of Ceramic Tiles for a Period of 3 Years	Approved with Conditions	3.12.1999
A/NE-KLH/313	Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years	Approved with Conditions	13.6.2003
A/NE-KLH/373	Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years	Approved with Conditions	5.9.2008
A/NE-KLH/420	Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years	Approved with Conditions	15.10.2010
A/NE-KLH/447	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	Approved with Conditions	7.12.2012
A/NE-KLH/525	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	Approved with Conditions	7.4.2017
A/NE-KLH/605	Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years	Approved with Conditions	20.5.2022

3.3 Similar Application within the same “GB” Zone

Other than the 9 previously approved planning applications at the Application Site, one application for similar warehouse use was approved by the Board in the last three years within the same “GB” zone of the Kau Lung Hang OZP as below:

Application No.	Site Location	Applied Use	Decision (Date of Approval)
A/NE-KLH/629	Lots 617 S.B RP, 618 S.B ss.1, 622 S.B RP (Part) in D.D.9, Nam Wa Po, Tai Po, N.T.	Temporary Warehouse with Ancillary Office for a Period of 3 Years	Approved with conditions (22.9.2023)

3.4 Town Planning Board Guidelines No. 10 (TPB PG-No.10)

According to TPB PG-No.10, as the Application Site falls within the “GB” zone, the proposed development is subject to the following relevant planning criteria: -

- (a) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (b) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (c) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (d) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds; and
- (e) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant seeks planning permission to use the Application Site for temporary warehouse for storage of exhibition equipment for a period of 3 years. The proposed development is a passive storage facility in supporting exhibition events in Hong Kong.

The existing 1-storey warehouse onsite will be retained as its current condition with a height of not exceeding 6m and a total floor area of about 514 sq.m. (see Layout Plan at **Figure 4**). The canopy of the warehouse is supported by steel frames, metal sheets and canvas.

Compared with the last application submitted by the previous applicant, the development parameters are minorly adjusted to reflect the actual occupation of land as summarized below:

Major Development Parameters	Last Application (No. A/NE-KLH/605)	Current Application	Difference
Applied Use	Temporary Warehouse for Storage of Exhibition Equipment for a period of 3 years	Temporary Warehouse for Storage of Exhibition Equipment for a period of 3 years	No Difference
Site Area	About 516.05 sq.m.	About 530 sq.m.	+13.95 sq.m. (+2.7%)
Total Floor Area (Non-domestic)	About 508.6 sq.m.	About 514 sq.m.	+5.4 sq.m. (+1.1%)
No. of Structure	1	1	No Difference
Height of Structure	Not more than 6m (1-storey)	Not more than 6m (1-storey)	No Difference
Operation Hours	9am to 6pm Mondays to Saturdays (excluding Sundays and Public Holidays)	9am to 6pm Mondays to Saturdays (excluding Sundays and Public Holidays)	No Difference

4.2 Site Operations

The proposed hours of operation at the Application Site are 9am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The main use of the Application Site is for storage of exhibition equipment. The Applicant also confirms that no workshop activities; nor sinking of wells, blasting, drilling, piling works that will generate pollution will be carried out in the site.

4.3 Landscape and Tree Preservation Proposal

There is no existing tree within the Application Site while 5 existing trees and landscape plantings are found at the western boundary of the site. The Applicant will maintain all existing trees and landscape plantings (see Landscape and Tree Preservation Proposal at **Figure 5**). The existing trees are in good conditions and would act as the natural hedges bounding the edge of the development and thus soften the building footprint of the proposed development. As a result, the proposed development would be considered compatible with the surrounding setting of the neighbourhood without causing any significant visual impact.

4.4 Traffic Arrangement

The Applicant will maintain the existing ingress/egress point of the Application Site, which is about 5m wide and located at the western boundary connecting to the local track to Tai Wo Service Road West. No parking space will be provided at the Application Site.

A swept path analysis (see **Figures 6A** and **6B**) is prepared to demonstrate that satisfactory manoeuvring of light goods vehicle entering to and exiting from the Application Site and manoeuvring within the Application Site. There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicle is reserved at the western portion such that no vehicles have to queue back to public road or reverse onto/from the public road under any circumstances.

In addition, according to the Applicant, loading and unloading of stocks and goods via light goods vehicles (under 5.5 tonnes) will not be more than 2 trips daily at non-peak hours (between 10am – 4pm). Only one light goods vehicle is allowed to enter the Application Site at once and will leave the Application Site immediately after loading/unloading. As no parking spaces will be provided, staff will take public transport to the Application Site. As a result, the traffic generated on the existing road will be minimal and could be absorbed by the existing road.

The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Light Goods Vehicles)
08:00-09:00 (peak hour)	0
09:00-10:00 (peak hour)	0
10:00-11:00	1
11:00-12:00	0
12:00-13:00	0
13:00-14:00	0
15:00-16:00	1
16:00-17:00	0
17:00-18:00 (peak hour)	0

4.5 Drainage Proposal

Drainage facilities had been provided at the Application Site and the Applicant will adopt and maintain the existing drainage facilities. A drainage proposal and photos of the existing drainage facilities (see **Appendix 1**) are submitted to show the existing drainage design, which includes gutters, downpipes and u-channels to collect the surface runoff and discharge to the existing government pipe and surface channel. The submission and implementation of drainage proposal were approved by the Drainage Services Department (DSD) under the last application (No. A/NE-KLH/605).

4.6 Proposal for Preventive Measures against Water Pollution

The Application Site is located within upper indirect water gathering grounds of the Water Supplies Department (WSD). Compared to the last application, there are no major difference on the site conditions as the Applicant will implement the following preventive measures against water pollution:

- 1) Maintain the existing drainage facilities (see **Appendix 1**) to discharge rainwater from the Application Site to the local stream to the satisfaction of the WSD;
- 2) No land filling / excavation of land will be conducted within the Application Site; and
- 3) The development parameters are similar to the last approved application (No. A/NE-KLH/605) and there will be no overstrain of the capacity of the existing infrastructure.

4.7 Fire Service Installations Proposal

To minimize the fire hazard, the Applicant will provide FSIs to the satisfaction of the Fire Services Department (FSD). A FSIs proposal (see **Appendix 2**) is submitted together with this application. The FSIs proposal was previously approved by FSD under Application No. A/NE-KLH/605. Upon approval of this application, the Applicant is committed to implement the FSIs proposal.

4.8 Environmental Consideration

The nature of the proposed development will merely involve the storage of exhibition equipment. To minimize the possible environmental nuisance, the Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake to provide the following mitigation measures:

- (a) No workshop activities nor sinking of wells, blasting, drilling, piling works that will generate pollution will be conducted at the Application Site;
- (b) All stocks will be stored within the existing warehouse;
- (c) All existing trees and landscape plantings at the western boundary will be maintained;
- (d) The operating hours will be restricted from 9 am to 6 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays; and
- (e) No more than 2 trips by light goods vehicles daily to minimize the traffic and noise impact.

5. Planning Justifications

5.1 Subject of Previous Planning Approvals of Similar Uses at the Application Site

The Application Site is subject of 9 previous planning approvals of similar uses from 1995 to 2022. The last application (No. A/NE-KLH/605), which was for the same warehouse use and similar development parameters as the current application, was approved by the Board for a period of 3 years on 20.5.2022. As the Applicant intends to retain the existing warehouse use and will not make any alteration on the existing warehouse, there is no major change in planning circumstances compared to the last planning approval.

To support the current application, the Applicant has submitted relevant proposals and is also committed to maintain the existing drainage facilities and provide the FSIs to the satisfaction of the Government departments. In this regard, the approval of this application aligns with the previous planning approvals of the Board.

5.2 Similar Application approved within the Same "GB" Zone

Other than previous planning approvals at the Application Site, an application of similar warehouse use (No. A/NE-KLH/629) within the same "GB" zone of the Kau Lung Hang OZP has been approved by the Board on 22.9.2023. As the proposed development is similar in nature with this application, the proposed development at the Application Site can be considered tolerable by the Board and is in line with the previous decision of the Board.

5.3 Not Contravene the Planning Intention of "GB" Zone

The Application Site falls within the "GB" zone on the Kau Lung Hang OZP No. S/NE-KLH/11 and it has been used as storage purpose in the form of open storage in 1990s and later warehouse since mid-2000s with valid planning approvals.

In view of the surrounding environment of the Application Site, similar open storage and warehouse uses can be observed in the same “GB” zone, which are either existing uses or have received planning approvals, the planning intention of the “GB” zone has therefore not been materialized. Additionally, the Application Site would not favour urban sprawl in the locality with its small scale in development. As such, the proposed development does not contravene the planning intention of “GB” zone.

5.4 Compliance with TPB PG-No.10

The Application Site falls within the “GB” zone on the Kau Lung Hang OZP, which is subject to TPB PG-No.10 as noted in Section 3.4 of this Planning Statement. The proposed development could be considered in compliance of the planning criteria stipulated in TPB PG-No.10 as follows: -

(a) Compatibility of Proposed Development

The proposed development will use the existing warehouse at its existing condition with no planned alteration, which is of 1-storey and not exceeding 6m tall. It could therefore be considered compatible with the surrounding environment of open storage, warehouses and low-rise village type houses with no foreseeable adverse visual impact.

In addition, the Applicant will maintain and upkeep the existing natural vegetation and landscape planting along the western boundary of the Application Site as the submitted landscape and tree preservation proposal (see **Figure 5**). The proposed development will therefore fit well into the setting in the neighbourhood without causing any significant visual impact.

(b) Vehicular Access and Traffic Impact

The Applicant will maintain the existing ingress/egress point at the western boundary of the Application Site. No more than 2 trips daily will be made by light goods vehicle to/from the Application Site during non-peak hours (10-4pm). Only one light goods vehicle is allowed to enter the Application Site at once and will leave the Application Site immediately after loading/unloading. As such, the traffic generated by the proposed development to the existing road networks will be minimal and no need for goods vehicle queuing up outside the Application Site under any circumstances. As such, no foreseeable traffic impact will be incurred from the proposed development.

(c) Capacity of Existing and Planned Infrastructure (e.g. drainage and sewerage)

The Applicant will maintain the existing drainage facilities as per the submitted drainage proposal (see **Appendix 1**). Meanwhile, sewerage from the washroom of the Application Site is also connected to the existing sewage system for treatment. Therefore, no overstrain of the capacity of the existing infrastructure can be foreseen.

(d) Compliance with Development Control and Restrictions of Areas designed as Water Gathering Grounds

To prevent any water pollution within the upper indirect water gathering ground, the Applicant will adhere with the restrictions and implement prevent measures on site to the satisfaction of WSD, including maintenance of existing drainage facilities to discharge rainwater from the Application Site to the local stream.

(e) Potential Environmental Impacts

The Applicant confirms that no workshop activities or works that will generate pollution will be carried out in the Application Site. Therefore, the proposed development itself will not be the source of pollution.

As such, the proposed development can be deemed compatible with all the relevant planning criteria listed in TPB PG-No.10 and be considered a tolerable development within the “GB” zone at the Application Site.

5.5 No Adverse Impacts on the Surrounding Areas

Owing to the nature of the proposed use and small scale in development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

Drainage

The Applicant will maintain the existing drainage facilities within the Application Site with surface runoff effectively collected from and discharged out of the Application Site to the local stream. The Applicant has also accordingly submitted a drainage proposal (see **Appendix 1**) to illustrate the existing drainage design. As such, no adverse drainage impact is anticipated.

Traffic

As mentioned in Section 4.4, the number of generated trips of light goods vehicles from the Application Site will be during off-peak hours and be limited to 2 trips per day. No parking spaces will be provided within the Application Site. All loading/unloading activities will be conducted within the warehouse with sufficient manoeuvring spaces provided, therefore, no vehicles will be allowed to queue back or reverse onto/from public road at any time. As such, no adverse traffic impact is anticipated.

Environment

The proposed development is merely for the storage of exhibition equipment, which is a passive storage facility. No workshop activities or works that will generate pollution will be carried out in the Application Site. The Applicant will also undergo preventive measures against water pollution by maintaining the existing drainage facilities to discharge surface runoff to the local streams.

Additionally, the Applicant will maintain and upkeep the existing trees and landscape planting along the western boundary of the Application Site (see **Figure 5**) to soften the building footprint. The Application Site is also connected to the existing sewage system to treat the sewage from the washroom of the Application Site. Therefore, the proposed development will not generate any pollution or adverse environmental impacts on the surrounding areas.

Visual

As the Applicant will retain the existing warehouse with no change in nature of use (i.e. storage of exhibition equipment), the existing 1-storey warehouse with height of not more than 6m, could be considered compatible with the surrounding environment of open storage, warehouses and low-rise village type houses. No foreseeable adverse visual impact will be inflicted to the surrounding areas.

5.6 Maximizing Land Utilization

With the planning intention of “GB” zone not being materialized and no foreseeable recreational development planned in the Application Site according to the Kau Lung Hang OZP, the proposed development could be considered as maximizing the interim land use with its existing use as a warehouse of storage purpose.

On the other hand, in consideration of the history of the Application Site and the surrounding area as open storage and warehouse uses, the proposed development could take full advantage of the location and the exceptional physical state of the Application Site i.e. close to Tai Wo Service Road West for transportation of exhibition equipment with existing warehouse erected. The proposed development can be considered compatible and a suitable use in the locality that maximize the land utilization of the Application Site.

5.7 No Creation of Undesirable Precedent

Having realized the Board is entitled to consider planning applications, there may be little concern about setting an undesirable precedent by approving the current application. The proposed development is an exceptional case which is justified on the previous planning approvals of similar storage uses for the existing warehouse on site, which have been in use since 1990s. Therefore, it is proposed that the permission is only given to the development under this application.

As the Board will consider each planning application on its individual merits, which in a sense, physical states of and surrounding the Application Site are always assessed individually and different even if they are of similar nature. Approving the current application should therefore not entail to the approval of other similar applications under any circumstances.

6. Conclusion

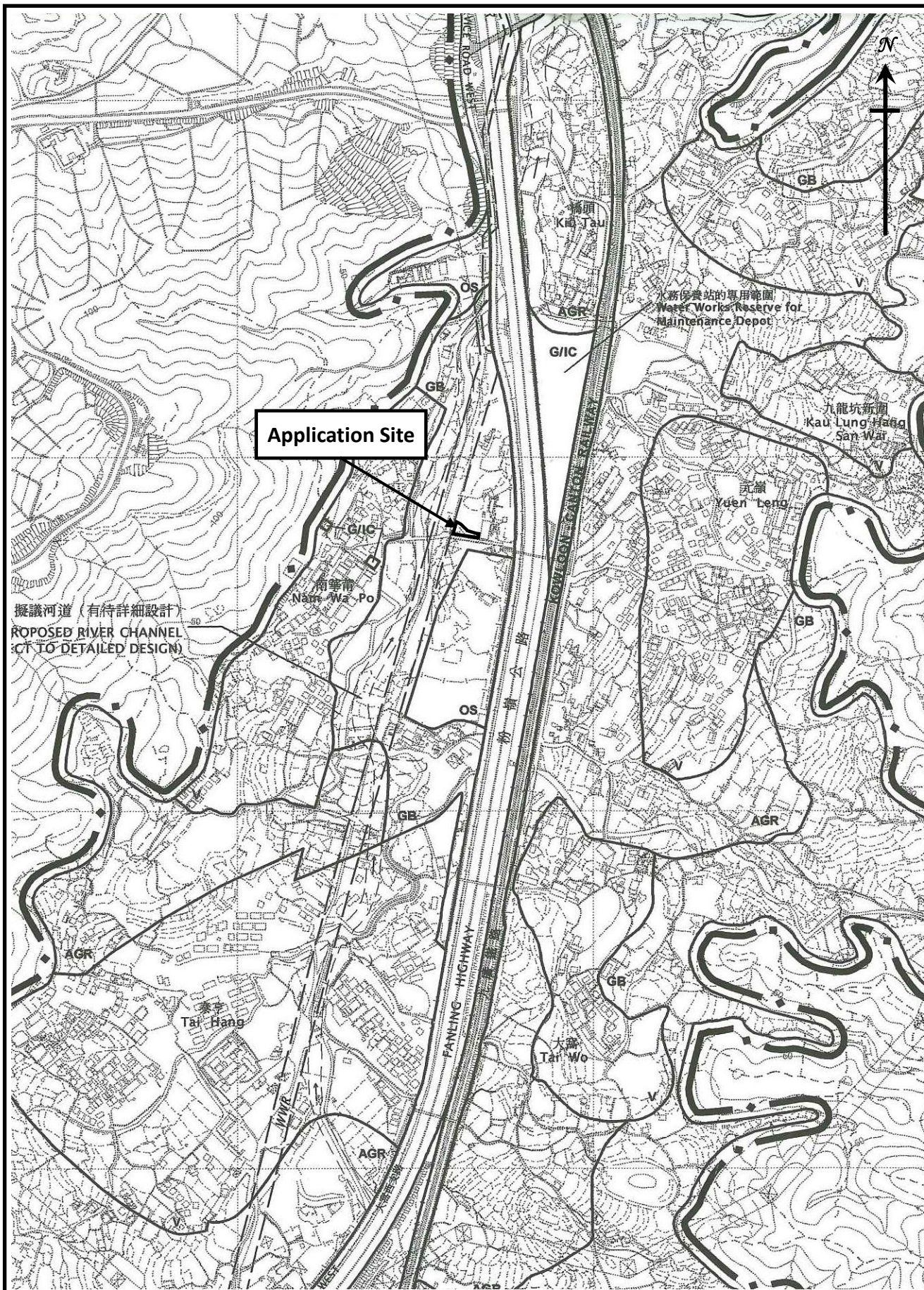
The Application Site falls within “GB” zone on the Kau Lung Hang OZP No. S/NE-KLH/11. The Applicant proposes for a temporary warehouse for storage of exhibition equipment on the Application Site. The proposed development is same as the existing warehouse use on site with no alterations on site layout and development parameters. While the proposed development is not under either “Column 1” or “Column 2” use of “GB” zone, the Application Site is the subject of 9 previous planning approvals with similar storage and warehouse uses.

Since the planning intention of “GB” zone is not materialized and similar applications were approved in the vicinity, the proposed use, which is a passive storage facility, would not generate adverse impacts with the technical concerns of relevant Government departments could be addressed through the implementation of approval conditions. The proposed development is therefore considered acceptable in maximizing the interim land use and in compliance with TPB PG-No.10. Given the exceptional background of the application, it will also not create any undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Landscape and Tree Preservation Proposal
- Figure 6A Swept Path Analysis (In)
- Figure 6B Swept Path Analysis (Out)



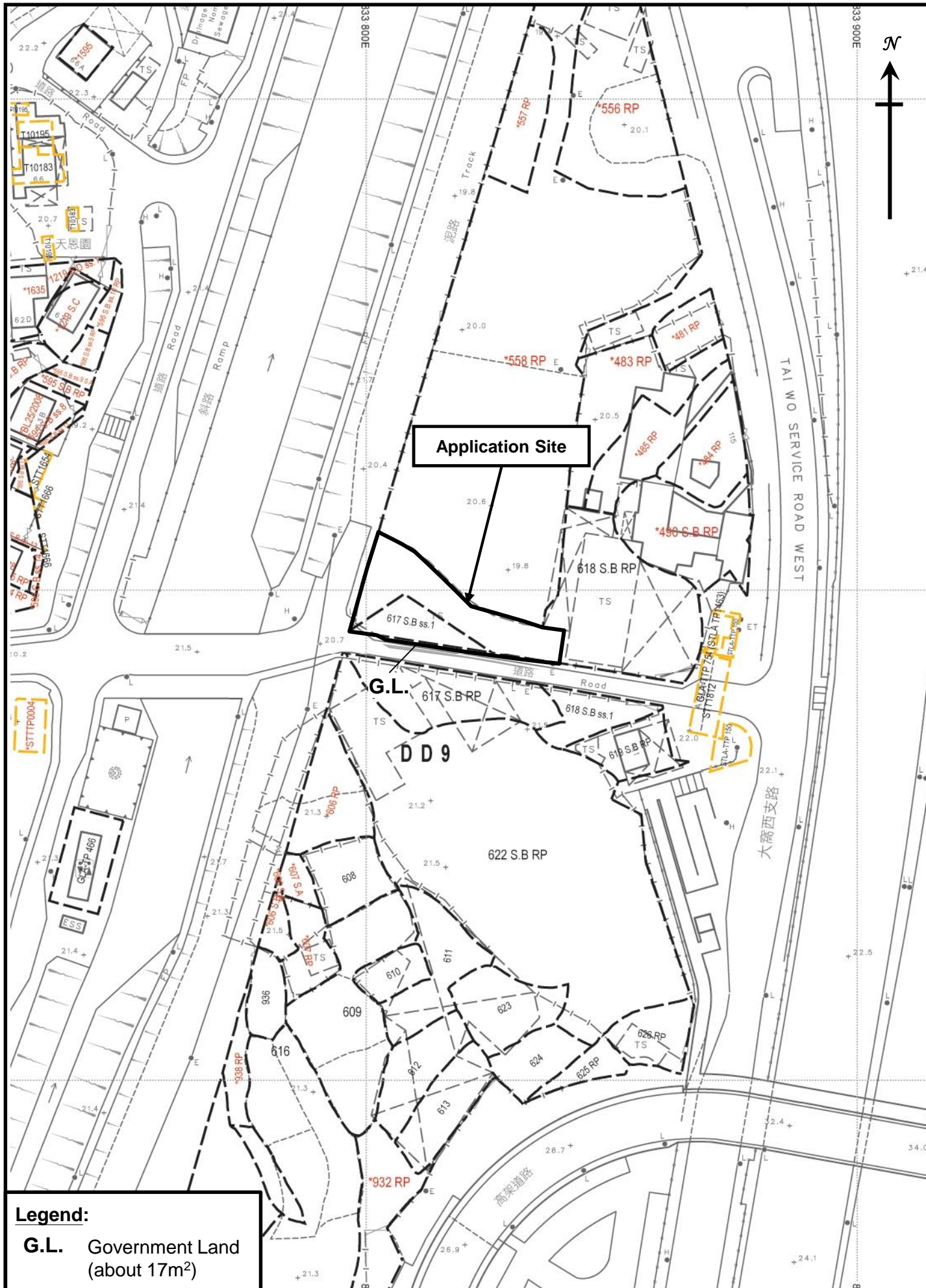
Location Plan
 (Extract from Approved Kau Lung Hang Outline Zoning
 Plan No. S/NE-KLH/11)

Figure 1

1 : 7500



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Application Site

Legend:

G.L. Government Land
(about 17m²)

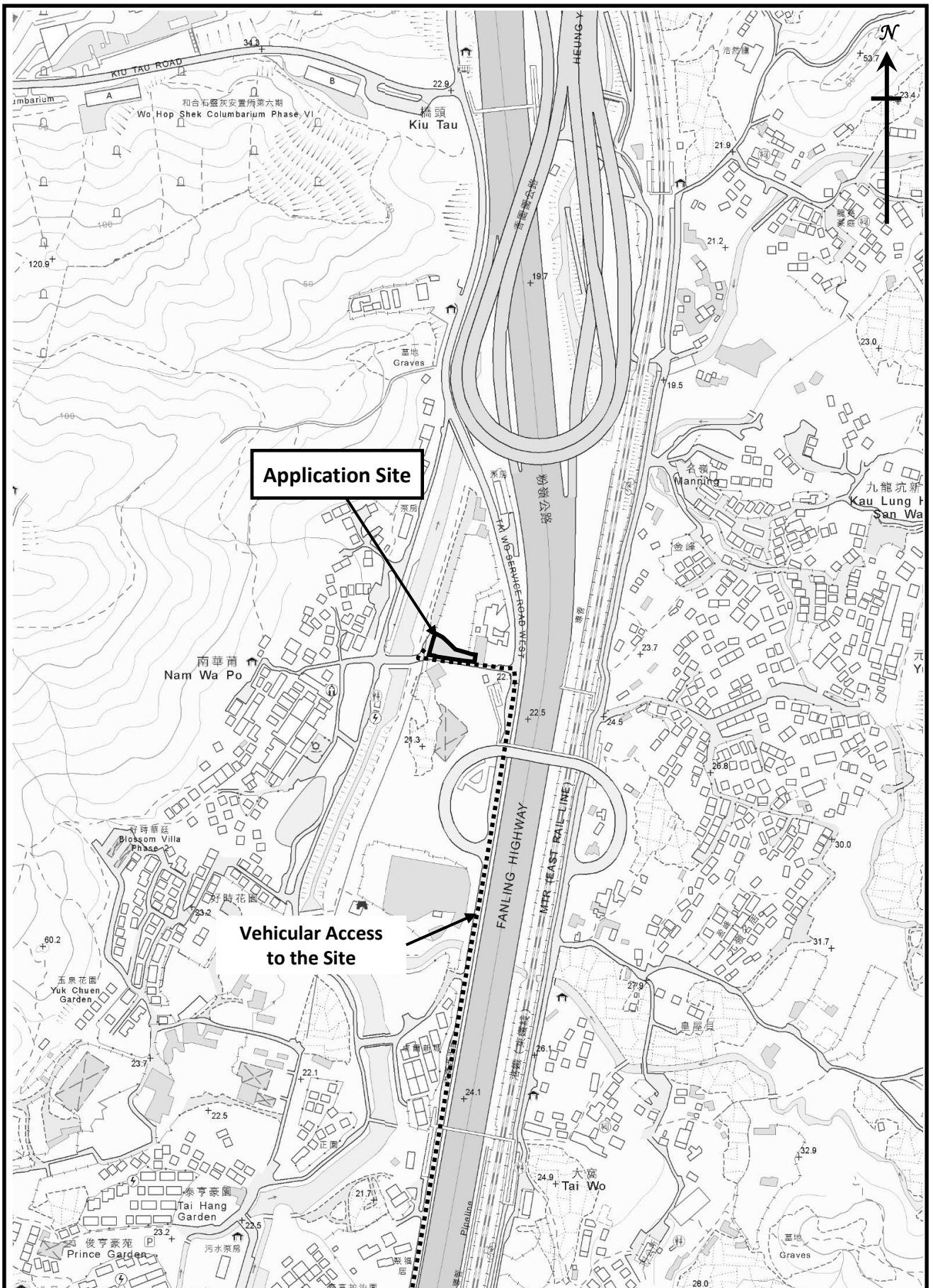
Lot Index Plan

Figure 2

1 : 1000



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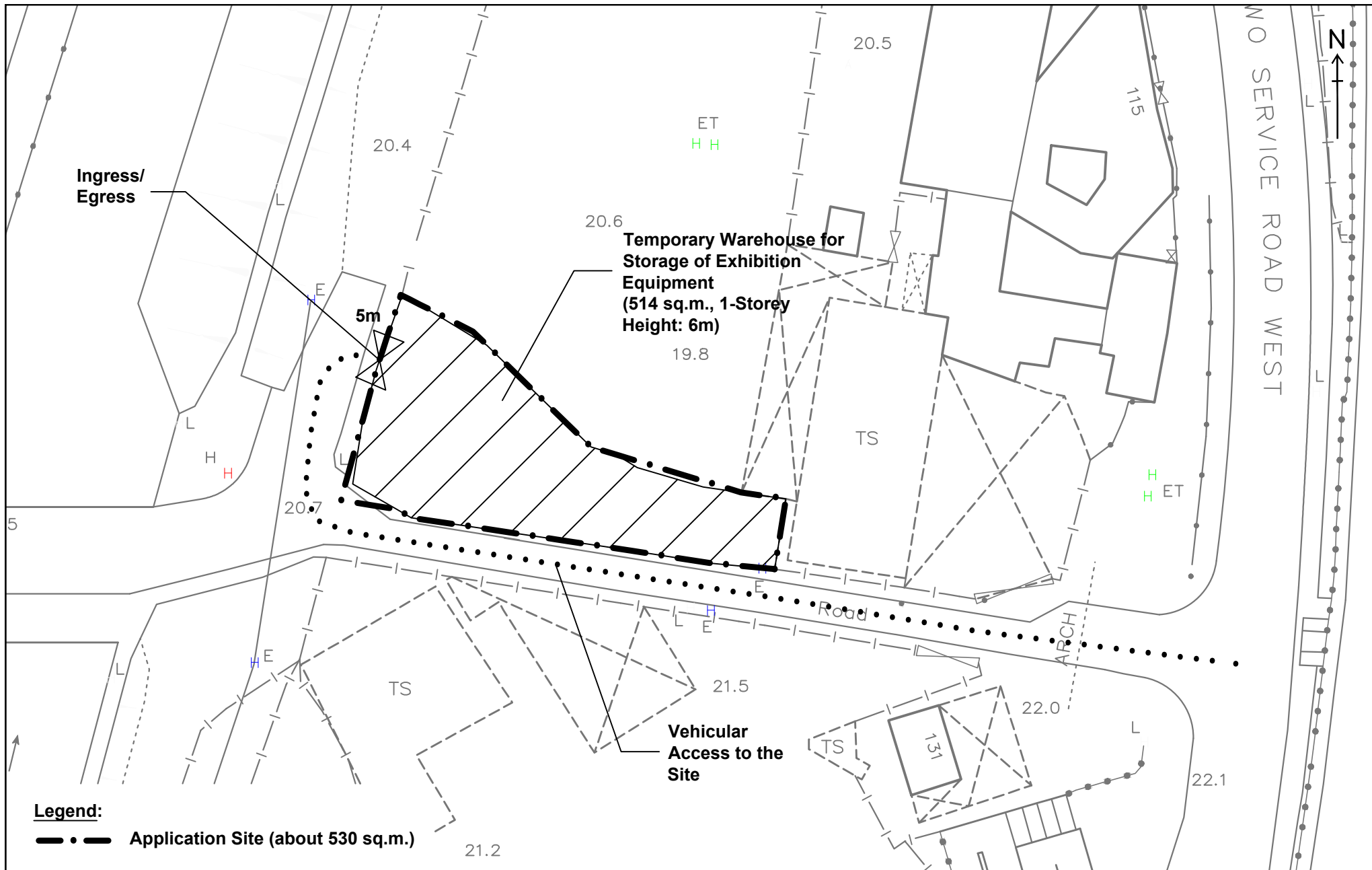
Vehicular Access to the Site

Figure 3

1 : 5000



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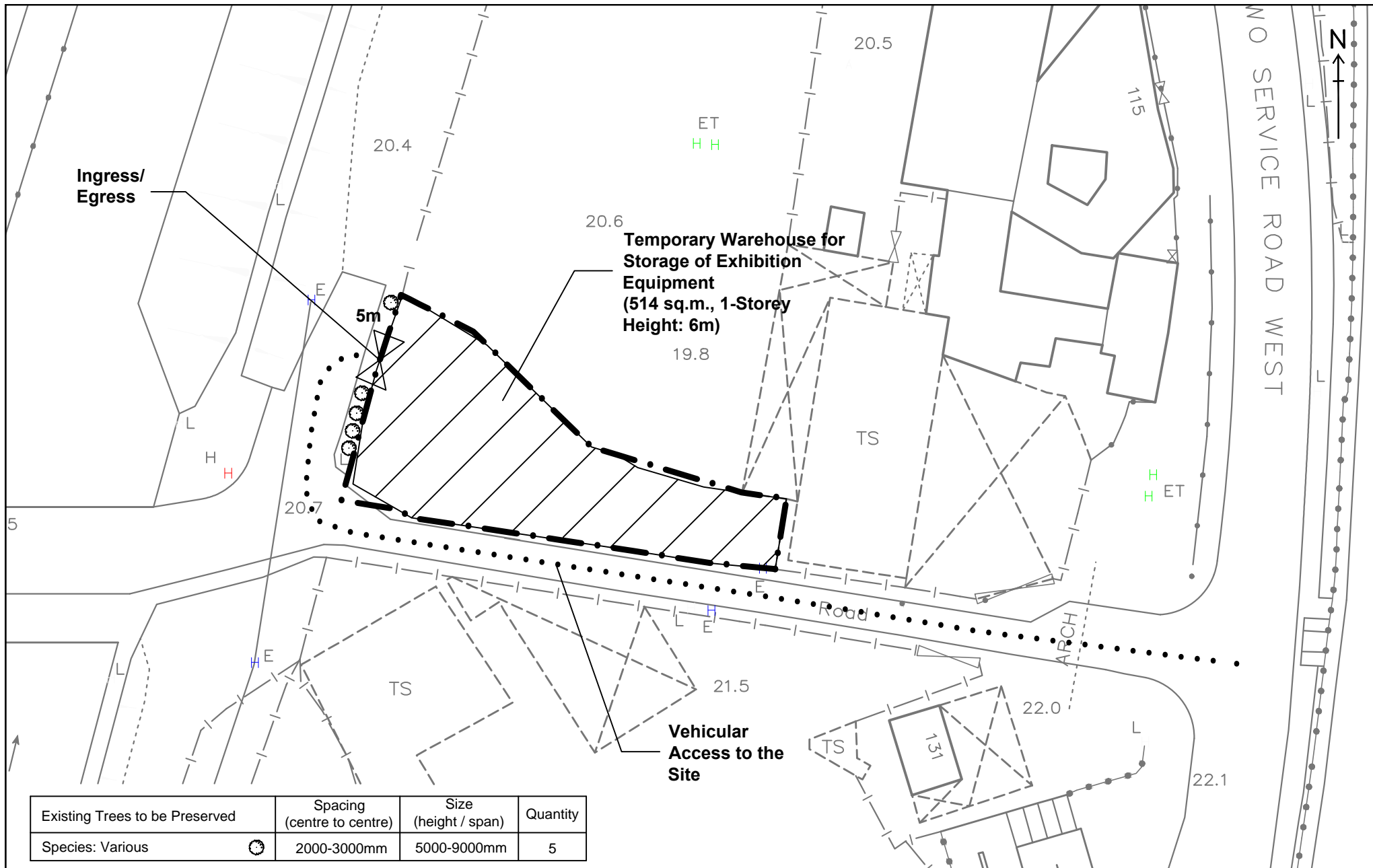
Indicative Layout Plan

FIGURE 4

Scale 1:500 (A4)



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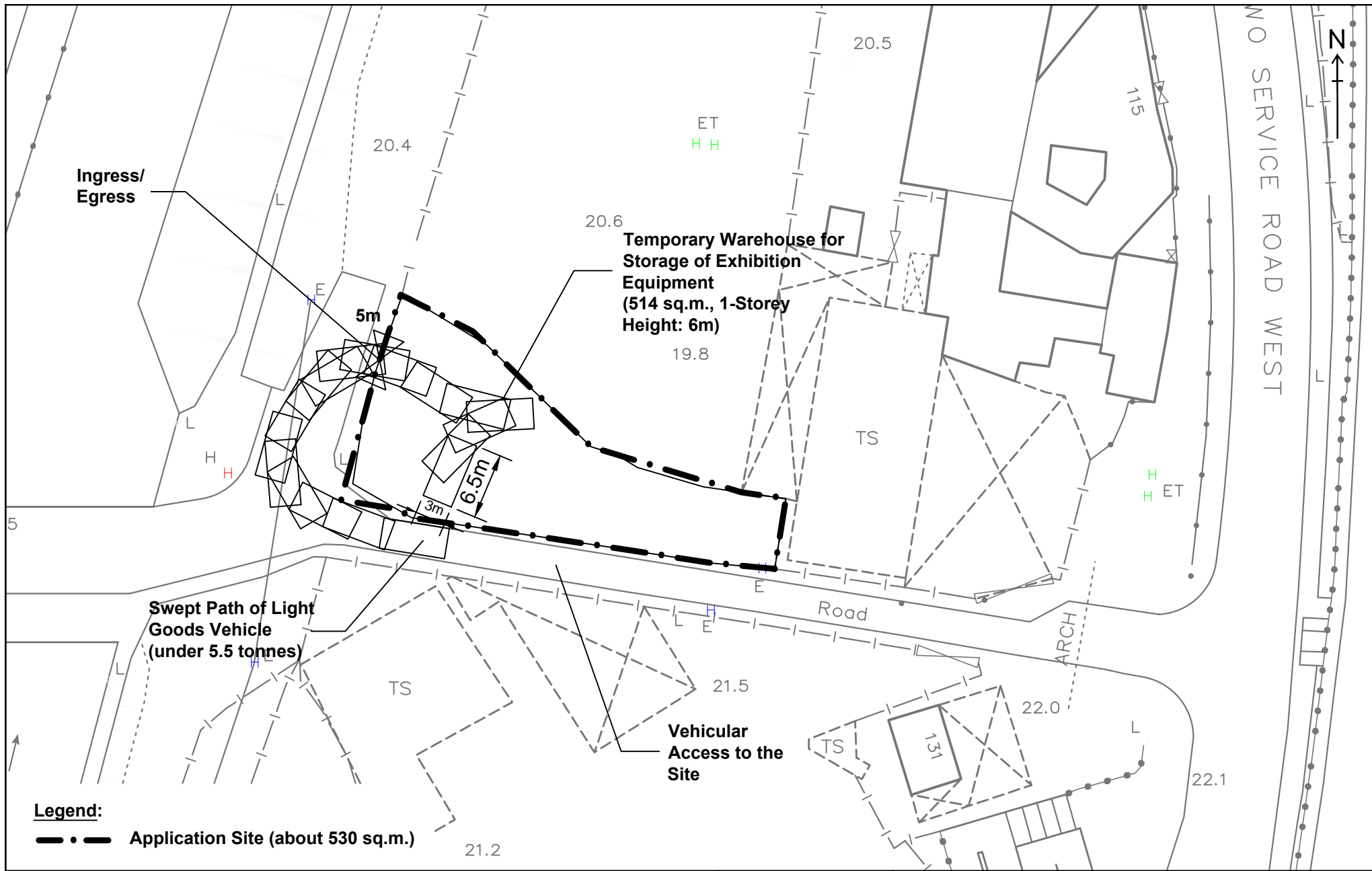
Landscape and Tree Preservation Proposal

FIGURE 5

Scale 1:500 (A4)



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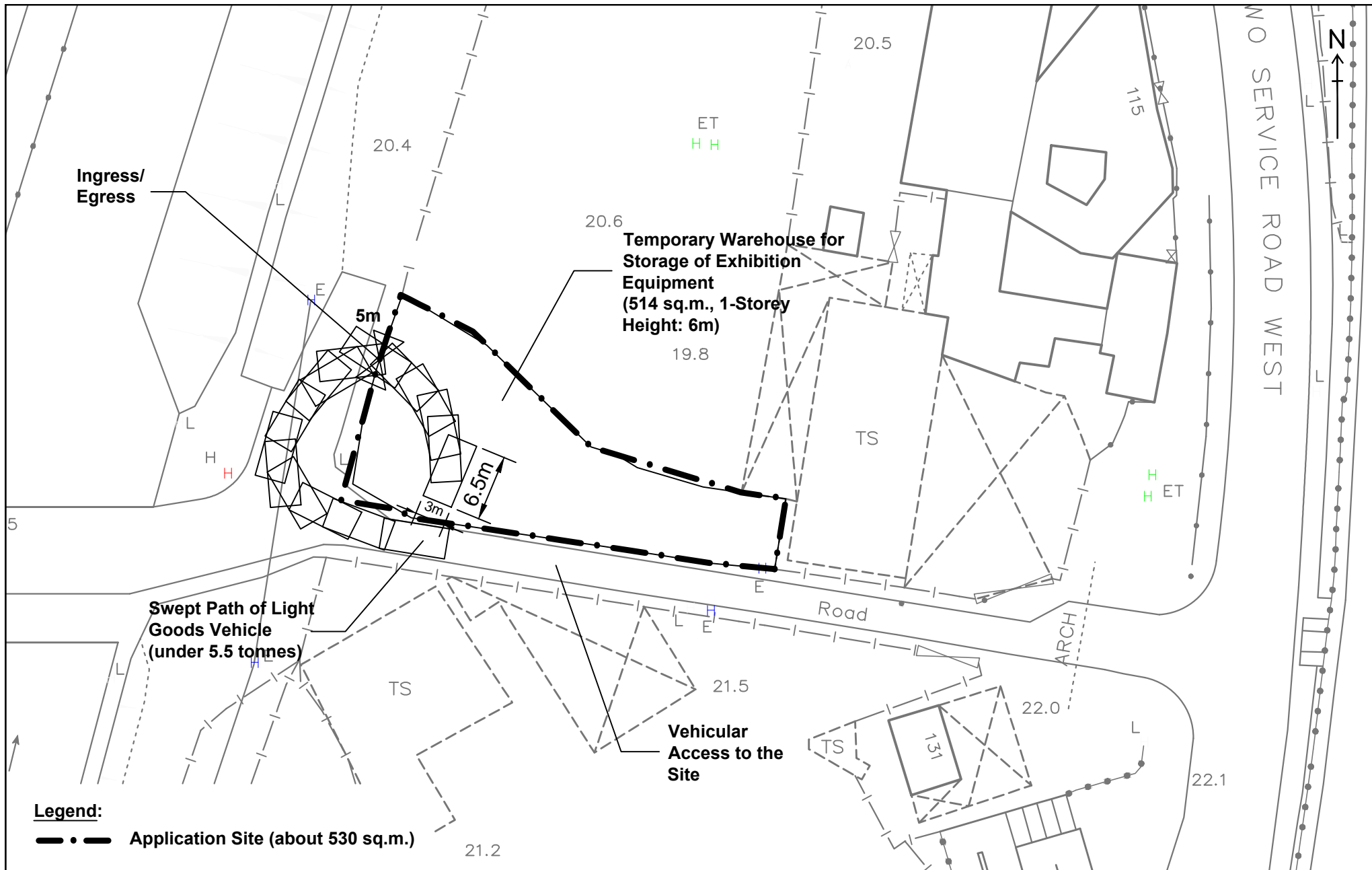
Swept Path Analysis (In)

FIGURE 6A

Scale 1:500 (A4)



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Swept Path Analysis (Out)

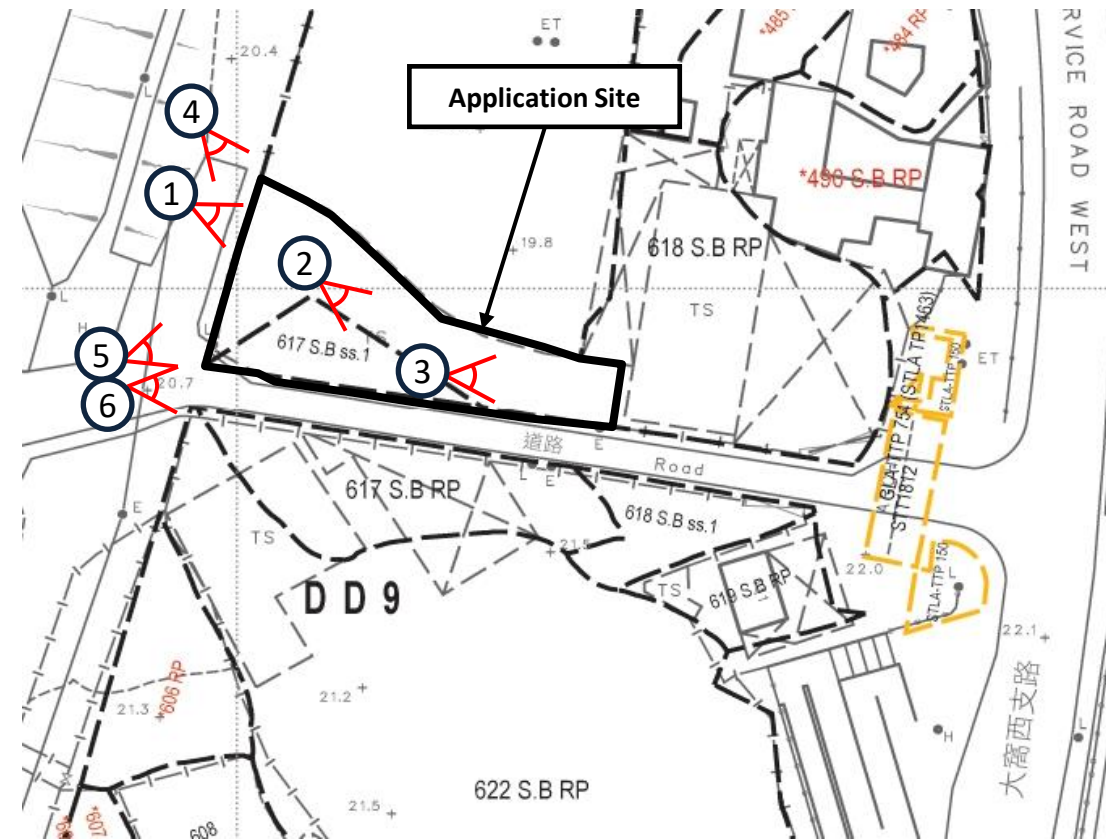
FIGURE 6B

Scale 1:500 (A4)





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Site Photos



Legend:

-  Viewpoint of the Photo
-  Photo No.

Existing Condition of the Application Site

Site Photos

Appendix 1

Drainage Proposal and Photo Records of Existing Drainage Facilities

Temporary Warehouse for Storage of Recreational Equipments for a Period of 3 Years in "Green Belt" Zone, Lots No. 617 S.B ss.1 and 618 S.B RP (Part) in D.D.9, Nam Wa Po, Kau Lung Hang, Tai Po

Drainage Proposal Calculations

With reference to the Stormwater Drainage Manual (with Eurocodes incorporated) Fourth Edition, May 2013 issued by the Drainage Services Department, Government of Hong Kong, (the "Manual") the following considerations are taken:

1. Rational method

Given $Q_p = 0.278 CiA$ (page 34 from the Manual)

where Q_p = peak runoff in m^3/s
 C = runoff coefficient (dimensionless)
 i = rainfall intensity in mm/hr
 A = catchment area in km^2

Take $C = 1$

Take return period = 10 years with 5 minutes duration, according to Table 2 in the manual, the extreme intensity = 210 mm/hr . Take $i = 210$ mm/hr .

Catchment area $\approx 530m^2 = 0.000530km^2$

Computing the above equation we have the peak runoff of stormwater within the application site:

$\Rightarrow Q_p \approx 0.031$ m^3/s

2. Manning's Formula for discharge capacity of drain

$$Q_c = \frac{1}{n} AR^{\frac{2}{3}} S^{\frac{1}{2}}$$

where Q_c = discharge capacity of drain in m^3/s
 n = roughness coefficient
 A = flow area in m^2
 P = wetted perimeter in m
 $R = A/P$ = hydraulic radius in m
 S = bed gradient

Take $n = 0.012$ for concrete channel (cement form)

$A = 0.051$ m^2 (225mm U-channel, 225mm internal height)

$P = 0.675$ m

$R = 0.076$ m

$S = 1/100$

$\Rightarrow Q_c = 0.076$ m^3/s

Since there are two U-channels, divide Q_p by two $\approx 0.0155 \Rightarrow Q_c > Q_p/2$

Conclusion: the U-channels will have enough capacity to direct stormwater within the application site.

Site Photos



Photo 1: Existing gutters at the roof of the warehouse



Photo 2: Existing downpipe



Photo 3: Existing downpipe

Site Photos



Photo 4: Existing u-channel on the ground



Photo 5: Existing u-channel on the ground

Site Photos



Photo 6: Discharge to existing Government pipe

Appendix 2

Fire Service Installations Proposal

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPR. & FS. PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE $\phi 32\text{mm}$ UNLESS SPECIFY.
- 2.7 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
(A) STORAGE CATEGORY : CATEGORY (I)
(B) STORAGE HEIGHT : NOT EXCEEDING 4M
(C) STORAGE : ST1
- 2.8 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
- 2.9 THE MAXIMUM STORAGE AREA SHALL BE 50m^2 FOR ANY SINGLE BLOCK.












3. FIRE ALARM SYSTEM

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPR. & F.S. PUMP ROOM.

















4. MISCELLANEOUS F.S. INSTALLATION

- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1, BS EN 1838 AND FSD CIRCULAR LETTER 1/2006.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.
- 4.7 GFA OF THIS STRUCTURE WERE 508.6M^2 .
- 4.8 SECONDARY ESSENTIAL POWER SUPPLY WOULD BE PROVIDE FROM CLP.

LEGEND (FOR SCHEMATIC DIAGRAM)

-  HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
-  150mm FIRE ALARM BELL
-  BREAK GLASS UNIT
-  GATE VALVE
-  NON RETURN VALVE
-  VORTEX INHIBITOR
-  BALL FLOAT VALVE
-  PRESSURE SWITCH
-  PRESSURE GAUGE WITH COCK
-  AUTOMATIC AIR VENT WITH COCK
-  HOSE REEL PIPE

LEGEND (FOR LAYOUT PLAN)

-  HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
-  150mm FIRE ALARM BELL
-  BREAK GLASS UNIT
-  GATE VALVE
-  NON RETURN VALVE
-  BALL FLOAT VALVE
-  PRESSURE SWITCH
-  HOSE REEL PIPE
-  CHECK METER POSITION
-  5Kg CO2 TYPE FIRE EXTINGUISHER
-  4Kg DRY POWDER TYPE FIRE EXTINGUISHER
-  PUMP
-  EMERGENCY LIGHTING
-  EXIT SIGN
-  ADDRESSABLE TYPE FIRE ALARM PANEL
-  PUMP CONTROL PANEL

ABBREVIATION

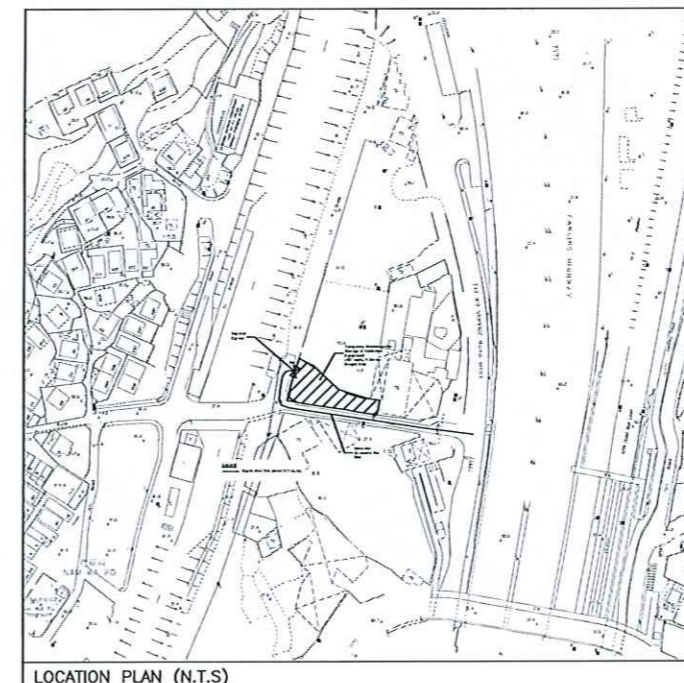
- H.R. HOSE REEL
- F.S. FIRE SERVICES
- SPR. SPRINKLER
- U/G UNDERGROUND
- T/A TO ABOVE
- T/B TO BELOW
- F/A FROM ABOVE
- F/B FROM BELOW
- H/L HIGH LEVEL
- M/L MIDDLE LEVEL
- L/L LOW LEVEL
- W/ WITH
- FFL FINISHED FLOOR LEVEL
- FE FIRE EXTINGUISHER
- DP DESIGN POINT

COLOUR CODE

PIPE SIZES	COLOUR
$\phi 25\text{mm}$	LIGHT GREEN
$\phi 32\text{mm}$	RED
$\phi 40\text{mm}$	PURPLE
$\phi 50\text{mm}$	YELLOW
$\phi 65\text{mm}$	BLUE
$\phi 80\text{mm}$	GREEN
$\phi 100\text{mm}$	LIGHT BROWN
$\phi 150\text{mm}$	DEEP BROWN

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	A	F.S. NOTES, BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE, VERTICAL LINE DIAGRAM,
FS-02	A	FIRE SERVICES INSTALLATION LAYOUT PLAN
FS-03	A	WINDOW DETAIL & CALCULATION



LOCATION PLAN (N.T.S)

REV	DESCRIPTION	DATE	BY
A	P.D. SUBMISSION	27-2-2022	MC

FSI CONTRACTOR

East Power Engineering Limited
 Flat A, 7/F, Hop Shing Commercial Building
 41 Chi Kiang Street, Tsimshatsui, Kowloon
 Tel. : 2384-3772 Fax. : 2387-3238

PROJECT

DRAWING TITLE
 F.S. NOTES, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE, VERTICAL LINE DIAGRAM FOR SPRINKLER AND HOSE REEL SYSTEM, SPRINKLER PIPE LOSS CALCULATION.

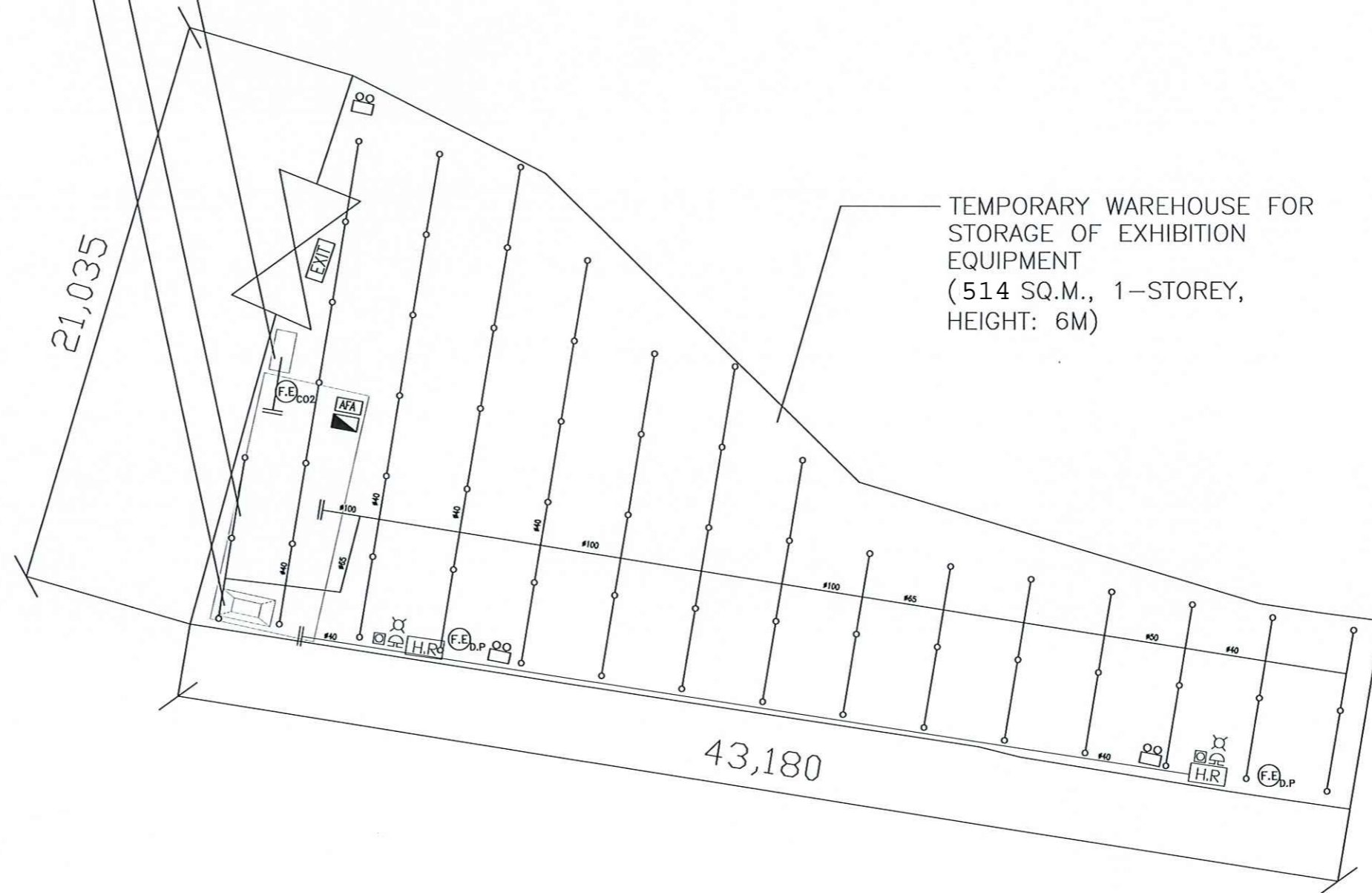
INITIAL	DESCRIPTION	DATE
CAO	CAO	27-2-2022
WHILE	S.DWG	27-2-2022
CM	PM	27-2-2022
-	-	-

PROJECT NO. 201203
 PAPER SIZE A1 PLOT SCALE 1 : 1
 DRAWING NO. EP-201202-F301
 SCALE N. T. S. REVISION A

SPRINKLER CONTROL VALVE GROUP
AND SPRINKLER INLET

F.S. & SPR. PUMP ROOM WITH
135,000 LITERS SPR WATER TANK

2,000 LITERS FIBRE GLASS
F.S WATER TANK



SCALE

1 : 200 @A3

REV	DESCRIPTION	DATE	BY
A	P.D SUBMISSION	27-2-2022	WC
FIS CONTRACTOR			
East Power Engineering Limited			
 Flat A, 7/F., Hoq Shing Commercial Building 41 Oni King Street, Tsimsho, Kowloon Tel. : 2364-3772 Fax : 2367-3235			
PROJECT			
FIRE SERVICES INSTALLATION WORK AT Lots 617 S.B. 66.1 and 618 S.B. 66.2 at S.D. 9, Nam Wo Poo, Kow Lung Hang, Tai Po, N.T.			
DRAWING TITLE			
FIRE SERVICES INSTALLATION LAYOUT PLAN			
INITIAL	DESCRIPTION	DATE	
DRAWN BY	CAO	CAO	27-2-2022
DESIGN BY	WHPLE	SJNG	27-2-2022
CHECK BY	CM	FM	27-2-2022
APPROVED BY	-	-	-
PROJECT NO.	201203		
PAPER SIZE	A1	PLOT SCALE	1 : 1
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