

SECTION 16 PLANNING APPLICATION

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIAL FOR A PERIOD OF
THREE YEARS AND FILLING OF POND IN "RECREATION" ZONE

LOTS 499, 500 RP, 501 S.A. RP, 501 S.B., 501 S.C., 501 S.D., 501 S.E., 517 RP, 517 S.A.

IN D.D. 80, TA KWU LING NORTH, NEW TERRITORIES

PLANNING STATEMENT

Applicant:

Kin Hing Timber Engineering Limited

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EXECUTIVE SUMMARY

- The Applicant seeks to apply for planning permission under Section 16 of the Town Planning Ordinance (Cap. 131) to use Various Lots and Adjoining Land in D.D. 80, Ta Kwu Ling North, New Territories (the Site) for Proposed Temporary Warehouse Storage of Construction Material for a Period of Three Years and Filling of Pond.
- The Site falls within an area zoned as “Recreation” on the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
- The Site consists of an area of 5,377m². The proposed development consists of open-air areas for vehicle maneuvering and 2 warehouses. 2 parking space for private cars and 2 loading and unloading bay for medium goods vehicles will be provided within the site.
- The Application Site is accessible from Lin Ma Hang Road via a proposed local path (Plan 5). The operation hours of the Site are from 09:00 to 18:00 from Mondays to Saturdays only. There will be no operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - The current application is to facilitate relocation of their timber and construction business from Lot 331 in D.D. 95 in Ma Tso Lung, Kwun Tung North New Development Area (KTN NDA). The applicant has been in business at that location for 28 years, and the concerned land lot would need to be resumed and reverted to the Government by July, 2024. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
 - The proposed use is intended to facilitate cross border trade and the construction industry in the area;
 - the proposed use is temporary in nature, which would not jeopardize long term planning intention of “REC” zone;
 - There are open storage and workshop uses in the vicinity of the Site. The proposed use is not incompatible with the adjoining land uses;
 - No significant adverse landscape, traffic, environmental, and drainage impacts are anticipated;

Table 1: Development Parameters of the Proposed Development Application Site Area	5,377m ² (about)
Covered Area	2,222m ² (about)
Uncovered Area	3,155m ² (about)
Plot Ratio	0.41
Site Coverage	About 41.3%
Number of Structure	2
Building Height	Not more than 7m
Total GFA	2,222m ² (about)
Domestic GFA	Not Applicable
Non-Domestic GFA	2,222m ² (about)

行政摘要 (如內文與其英文版本有差異，則以英文版本為準)

- 本規劃申請根據《城市規劃條例》第 16 條，懇請城市規劃委員會批准位於新界打鼓嶺北丈量份 80 約，作臨時貨倉存放建築材料及機械，為其三年及擬議填土工程。
- 申請地盤位於《打鼓嶺北分區計劃大綱圖 S/NE-TKLN/2》上劃作「康樂」地帶。
- 申請地點的面積為 5,377 平方米，用於露天存放和操作空間。
- 申請地盤面積約 5,377 平方米。用於共 2 個貨倉和操作空間，並提供共 2 個私家車泊車位及 1 個中型貨車上落客貨車位。
- 擬議發展的營運時間為星期一至星期六上午 9 時至下午 6 時。星期日及公眾假期不會運作。
- 擬議發展有充分的理支持，包括以下規劃考量因素：
 - 本規劃申請是為了促進其木材和建築業務從新界古洞北新發展區馬草壟丈量約份第 95 約地段第 331 號搬遷。申請人已在該地點經營了 28 年，而相關地段需要在 2024 年 7 月之前收回並交還給政府。因此，申請人迫切需要找到一個搬遷地點以繼續經營。受影響的業務運營。
 - 擬議用途會促進該地區的跨境貿易和建築業；
 - 擬議用途屬於臨時性質，不會損害「康樂」地帶的長期規劃；
 - 現場附近有露天儲存用途。擬議發展與周邊土地用途兼容；和
 - 擬議發展不會對附近地方構成不良的景觀、交通、環境、排水及排污影響；

表 1：擬議發展申請參數	5,377 平方米(約)
有上蓋土地面積	2,222 平方米(約)
露天土地面積	3,155 平方米(約)
地積比率	0.41
上蓋面積	約 41.3%
構築物數目	2
建築物高度	不多於 7 米
樓面面積	2,222 平方米(約)
住用樓面面積	不適用
非住用樓面面積	2,222 平方米(約)

1. INTRODUCTION

1.1 Background

- 1.1.1 Pursuant to the section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application for **Temporary Warehouse for Storage of Construction Material for a Period of 3 Years and Filling of Pond** (hereinafter referred to as “the proposed use”) at Lots 499, 500 RP, 501 S.A. RP, 501 S.B., 501 S.C., 501 S.D., 501 S.E., 517 RP, 517 S.A. in D.D. 80, Ta Kwu Ling North, New Territories (hereinafter referred to “the Application Site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The Site has a total area of approximately 5,377m². Its location is shown on **Plan 1**.
- 1.1.2 The current application is to facilitate relocation of their timber and construction business from Lot 331 in D.D. 95 in Ma Tso Lung, Kwun Tung North New Development Area (KTN NDA). The abovementioned location is about 5,514m². The applicant has been in business at that location for 28 years, and the concerned land lot would need to be resumed and reverted to the Government by July, 2024. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.3 The applicant of this planning application has approached the Development Bureau for seeking the advice for the relocation of his business to a suitable location. As shown in the attachment, Development Bureau agreed that the application site may be a suitable location for the relocation of the applicant’s business subject to the provision of appropriate technical proposals.
- 1.1.4 In support of the proposal, a set of indicative development plans and drawings, as well as a Traffic Impact Assessment, are provided with the planning statement. Additional sets of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government departments and members of the Board.

2. SITE CONTEXT

2.1 Thorough Site Selection Process

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G) were either unaffordable or have been occupied by other operators.
- 2.1.2 Three prospective sites in Ta Kwu Ling North and Man Kam To Districts has been reviewed and were found to be unsuitable due to various shortcomings such as too small for the relocation, high acquisition costs, etc. The details of alternative sites for relocation of the applicant’s business and why they are not feasible is shown in the following:

- 2.1.3 Alternative Site 1 – Lot 486 in D.D. 80 – The site is in the vicinity of the application site, and is directly accessible to the main road, however the site is split into two parcels, with a local access running through the middle, which makes operations difficult and inefficient.
- 2.1.4 Alternative Site 2- Lot 183RP in D.D. 82- The site is ideally situated in the Man Kam To area, with direct accessible to the main road. However, the lot size is around 1,000m², which is too small for the applicant.
- 2.1.5 Alternative Site 3- Lots 113, 116, 117, 118 and 119 in D.D. 86, and Lots 566 S.A. RP, 567, 570, 571, 573, 574, and 576 S.A. RP in D.D. 90- This site is ideally situated in the Man Kam To area, with a suitable area of 5,750m². The site is also direct accessible to the main road. However, a recent application for warehouse use was rejected for slope safety, environmental, landscape, drainage, and traffic concerns.
- 2.1.6 The site at the application site is deemed suitable for relocation as it is large vacant area that is hard paved, allowing the applicant to plan the site most suitably to operate efficiently. The site is also ideally located close to the Heung Yuen Wai Border control for importing of timber material situated within the Northern Metropolis, to support the major developments in the area as described in the recent Northern Metropolis Action Agenda 2023.

2.2 Site Location

- 2.2.1 Plan 2 below shows the locations of the Application Site, comprising of private lots (i.e. Lots 499, 500 RP, 501 S.A. RP, 501 S.B., 501 S.C., 501 S.D., 501 S.E., 517 RP, 517 S.A.).
- 2.2.2 The Application Site is located at Ta Kwu Ling North in the North District, New Territories. It is directly South of the China/Hong Kong border; 1.8km East of Heung Yuen Wai Boundary Control Point; and 3km North of Ping Che Road

2.3 Accessibility

- 2.3.1 The Application Site is accessible from Lin Ma Hang Road via a local track.
- 2.3.2 The Application Site can be accessed by minibuses that run along regularly Lin Ma Hang Road.
- 2.3.3 Location plan of the Application site is shown in Plan I.

2.4 Existing Site Condition

- 2.4.1 The application site is hard paved and vacant

3. PLANNING CONTEXT

3.1 Zoning of the Application Site

- 3.1.1 The Application Site falls within an area zoned as “REC” on the Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2. The planning intention of this zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted

- 3.1.2 Although the applied use is not entirely in line with the planning intention of “REC” zones, the applied use is considered not incompatible with surrounding land use which is dominated by woodlands with nearby storage and workshops uses.
- 3.1.3 The Application Site falls wholly within “REC” zone. Since the application is only on a temporary basis, it will not frustrate the long-term planning intention of the “REC” zone.

3.2 Planning Intention

- 3.2.1 The proposed use- Open storage and warehouse (excluding dangerous goods godown) is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject “REC” zone. However, according to the Notes of the OZP, the TPB may grant planning permission for temporary use or development of any land or building not exceeding a period of three years within “REC” zone.
- 3.2.2 The application site is located with close proximity to the Heung Yuen Wai Border Control in the Boundary Commerce and Industry Zone of the Northern Metropolis as proposed in the Northern Metropolis Action Agenda 2023. According to the plan, “Emerging industries have development potential in the area include food technology, green/ environmental industry and advanced construction industry, etc.” Major developments are intended in the area surrounding the border control. The proposed use is in line with direction of the above Action Agenda.

3.3 Previous Application

- 3.3.1 There is no previous approved S. 16 application in respect of the Application Site.

3.4 Similar Application

- 3.4.1 There is no similar approved application within the same “REC” zone.

3.5 Land Status

- 3.5.1 The Application site consists of 9 private lots, i.e. Lots 499, 500 RP, 501 S.A. RP, 501 S.B., 501 S.C., 501 S.D., 501 S.E., 517 RP, 517 S.A. in D.D. 80 of Old Schedule Agricultural Lots held under the Block Government Lease (**Plan 2**).

3.6 Maximize Utilization of Valuable Land Resources

- 3.6.1 As the Application Site is located in a very remote area, with close proximity to frontier closed-area and burial grounds, and with little to no recreation use in the vicinity of the site, it is difficult to develop the Site for recreation use.
- 3.6.2 The proposed development provides an interim solution to maximize land utilization of the application site and allow more efficient use of scarce land resources rather than leaving the site idle and deteriorate.

4. DEVELOPMENT PROPOSAL

4.1 Proposed Temporary Warehouse for Storage of Construction Material

4.1.1 The proposed development intends to be a temporary warehouse for storage of construction material for a period of 3 years and filling of pond. The proposed development is a relocation project to help sustain a 28 year old business. Construction material is imported mainly from mainland China, and proposed to be stored at the application and then distributed to the construction sites.

4.2 Development Details

4.2.1 The Site occupied an area of 5,377m² (about). Details of development parameters are shown below:

Table 1: Development Parameters of the Proposed Development Application Site Area	5,377m ² (about)
Covered Area	2,222m ² (about)
Uncovered Area	3,155m ² (about)
Plot Ratio	0.41
Site Coverage	About 41.3%
Number of Structure	2
Building Height	Not more than 7m
Total GFA	2,222m ² (about)
Domestic GFA	Not Applicable
Non-Domestic GFA	2,222m ² (about)

4.2.2 Two structures of one story (not more than) 7m in height are proposed at the Site for warehouse with total GFA 2,222m² (about) (**Plan 3**).

Structure	Use	Covered Area	GFA	Building Height
B1	Warehouse	821 m ²	821 m ²	7m (about)(1-Storey)
B2	Warehouse	1,401 m ²	1,401 m ²	7m (about)(1-Storey)

4.3 Operation Arrangement

4.3.1 The proposed warehouse is intended for storage of construction materials such as timber and metals to facilitate the construction industry. The operation hours are from 9 a.m. to 6p.m., from Mondays to Saturdays only. There will be no operation on Sundays and public holidays. As the Site is for 'warehouse' use with no storefront, no visitors are anticipated at the Site.

4.4 Minimal Traffic Impact

4.4.1 The Site is accessible via a proposed local access from Lin Ma Hang Road.

4.4.2 A 20m diameter manoeuvring circle is provided for vehicles to smoothly maneuver within the Site to ensure that no vehicles will turn back onto Lin Ma Hang Road or the Local access. As traffic generated and attracted by the proposed development is minimal (as shown below), adverse traffic impact should not be anticipated.

Time Period	Trip Generation and Attraction				2- Way Total
	PC		MGV		
	In	Out	In	Out	
Trips at AM peak per hour (08:00-10:00)	2	0	1	0	3
Trips at PM peak per hour (17:00-19:00)	0	2	0	1	3
Traffic trip per hour (average) (10:00-17:00)	0.25	0.25	1	1	2.5

4.4.3 Minimal traffic impact is anticipated from the estimated average traffic generation and attraction rate at peak hours.

4.4.4 Sufficient space is provided for vehicle to smoothly maneuver to and from Lin Ma Hang Road and within the Site (**Plan 3**). No vehicles will be allowed to queue back to or reverse onto/from the Site to the public road. A total of 2 spaces for private vehicles are provided for staff, and a total of 2 Loading/Unloading spaces are provided; details of parking and L/UL spaces are shown at Table 3 below:

Table 3: Parking and L/UL Provisions

Type of Parking Space:	
Private Car Parking Space for Staff - 2.5m (W) x 5m (L)	2
Type of L/UL Space	
L/UL Space for Medium Goods Vehicle - 3.5m (W) x 11m (L)	2

4.5 Minimal Drainage Impact

4.5.1 A drainage proposal is submitted, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development (Plan 4). The Applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/ the Board.

4.6 Minimal Landscape Impact

4.6.1 The proposed use would not involve felling of trees. No adverse landscape impact would be caused to the surroundings.

4.7 Minimal Environmental Impact

4.7.1 No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. An existing 2.5m high corrugated metal wall will

be maintained along the site boundary by the applicant to minimize nuisance to the surrounding area.

- 4.7.2 The applicant will strictly follow the 'Code of Practice on handling the Environmental Aspects of Temporary Uses and Open Storage Site' issued by the Environmental Protection Department (EPD) 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, Waste Disposal Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period
- 4.7.3 Due to the unavailability of public sewer, the applicant will install a septic tank with soakaway system.

4.8 Security Concerns

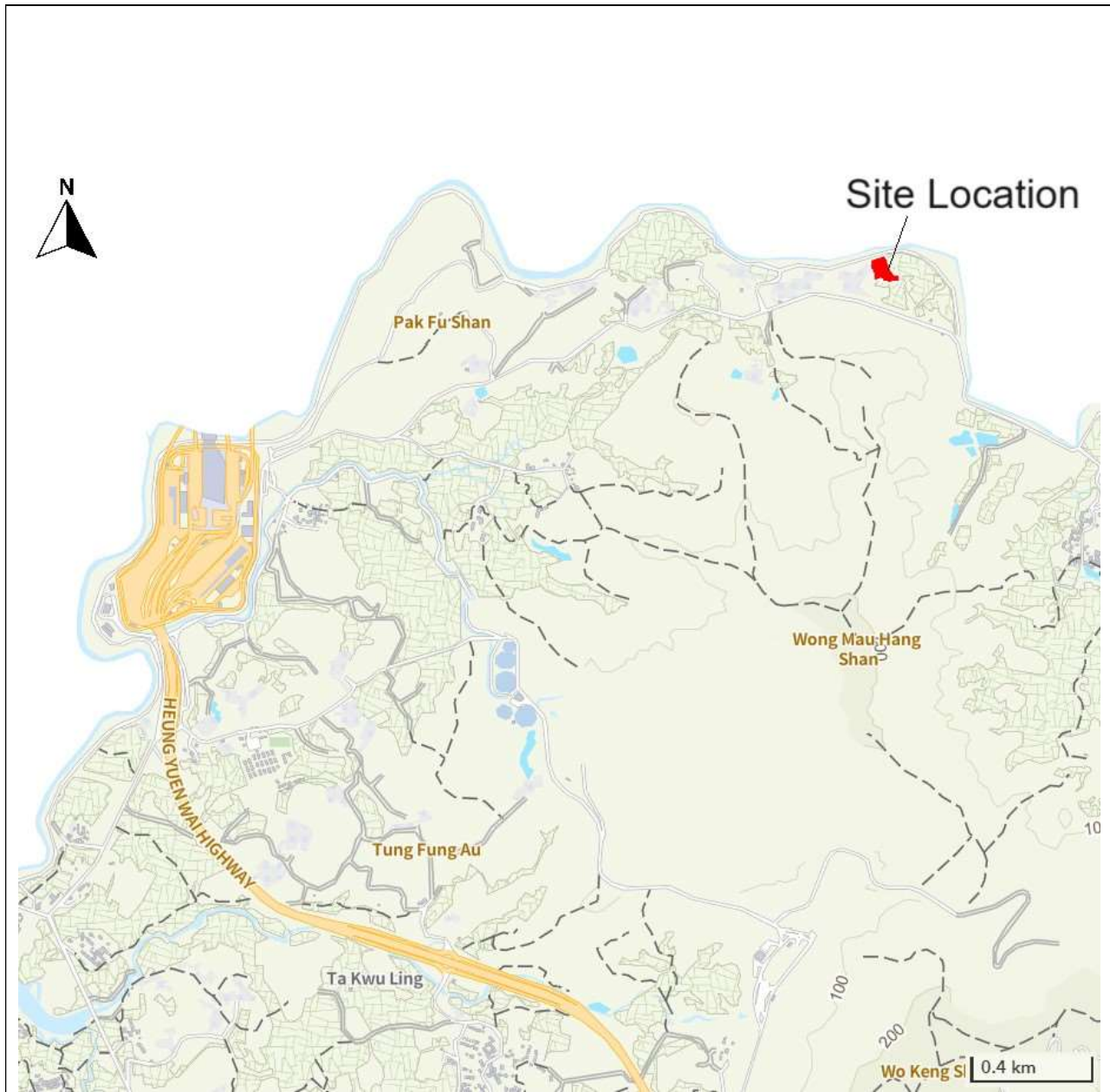
- 4.8.1 As the application site is close to the boundary fence, the applicant will carry out below boundary security measures:
- a. Install a fence, 3m high, with barbed wire along the surrounding near the boundary fence.
 - b. The applicant will employ security guards round the clock who will swiftly report to the Police for any illicit activities spotted.
 - c. The applicant will install high resolution CCTV, 1080p or higher, with recording and storage function for at least 30 days to monitor the surrounding for any suspicious activities.

5. CONCLUSION

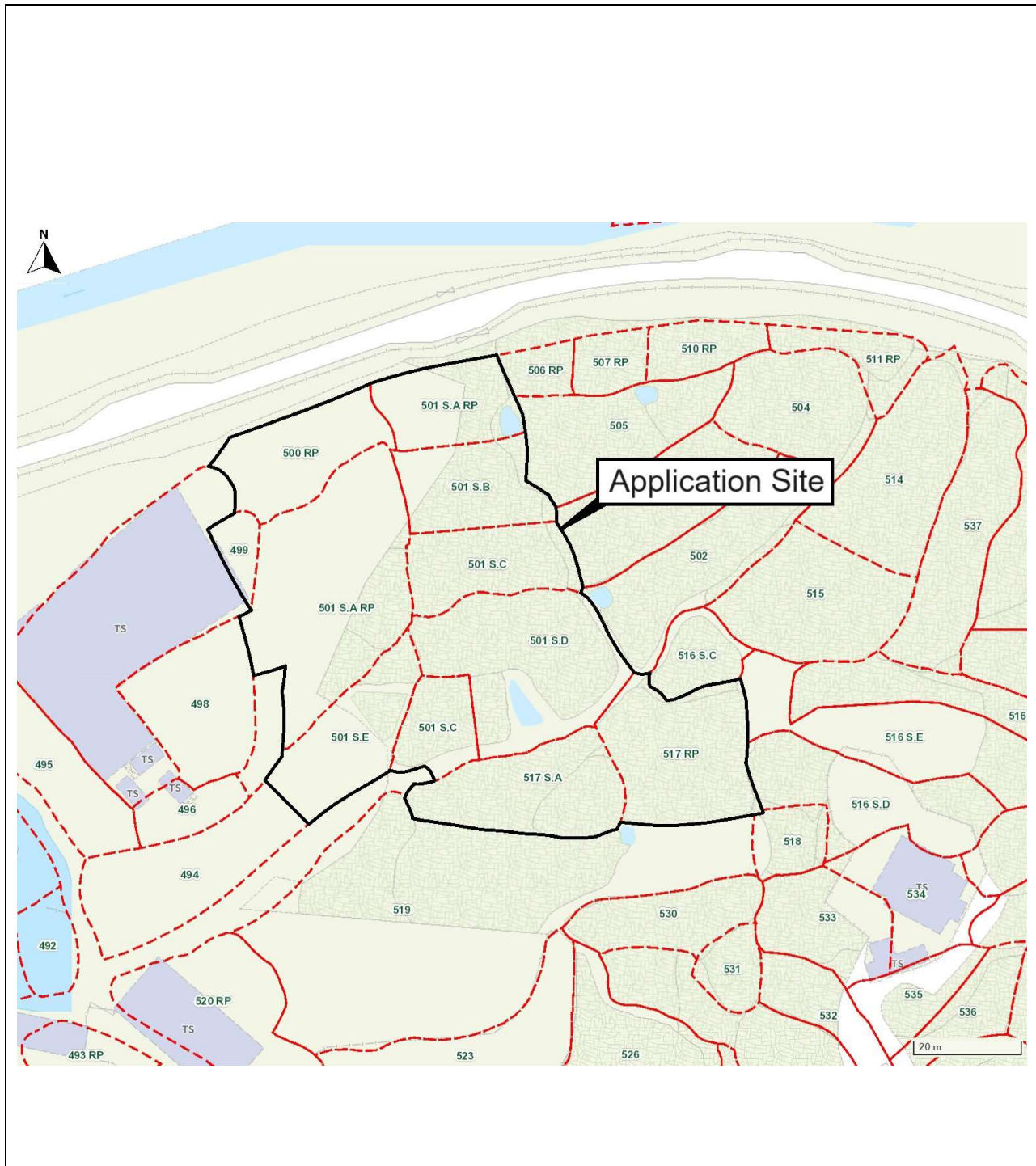
- 5.1 The proposed development is to facilitate relocation of a 28 year old business from Ma Tso Lung, North Kwu Tung New Development Area. The applicant's current location would need to be resumed and reverted to the Government by July, 2024. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 5.2 The application site is located with close proximity to the Heung Yuen Wai Border Control in the Boundary Commerce and Industry Zone of the Northern Metropolis as proposed in the Northern Metropolis Action Agenda 2023. The proposed application will be able to help support the major developments in the area.
- 5.3 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage and access proposals to mitigate any adverse impact arising from the proposed development (Plan 4). The applicant will implement the accepted proposals after planning approval has been granted by the Board.
- 5.4 The Site falls within area zoned as "REC" zone on the Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2. Although the proposed development is not entirely in line with planning intention of the "REC", the application is only on a temporary basis, it would not frustrate the long-term planning intention of the "REC" zone.
- 5.5 As the Application Site is located in a very remote area, with close proximity to frontier closed-area and burial grounds, and with little to no recreation use in the area, it is difficult to develop

the Site for recreation use. Due to the close proximity to the Heung Yuen Wai Boundary Control Point, the proposed use to facilitate cross border trade would be a better utilization of valuable land resources.

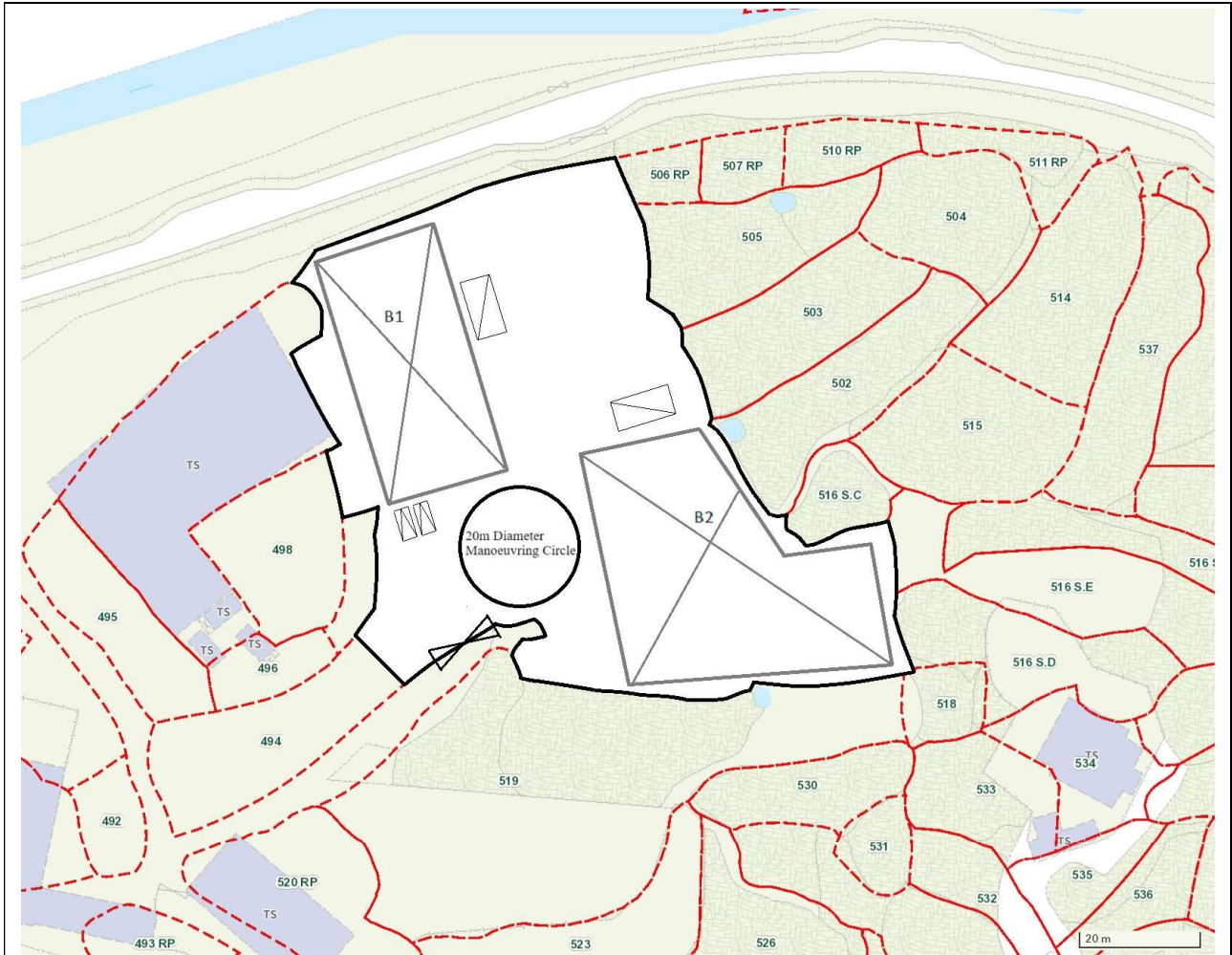
- 5.6 The proposed development is considered not incompatible with the surrounding area which is rural in character intermixed with workshops, open storage yards, and vacant land. In addition, the proposed development intends to provide valuable open storage space needed for the continued development in the North District area.
- 5.7 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Warehouse for Storage of Construction Materials and Machineries for a Period of 3 Years and Filling of Pond'.



Project: Proposed Temporary Warehouse for Storage of Construction Material for Three Years and Filling of Pond	Drawing Title: Application Site Location	Remarks:
	Drawing No: Plan 1	



Project: Proposed Temporary Warehouse for Storage of Construction Material for Three Years and Filling of Pond	Drawing Title: Lot Index Plan	Remarks:
	Drawing No: Plan 2	



PARKING AND LOADING/ UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 2
 DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)

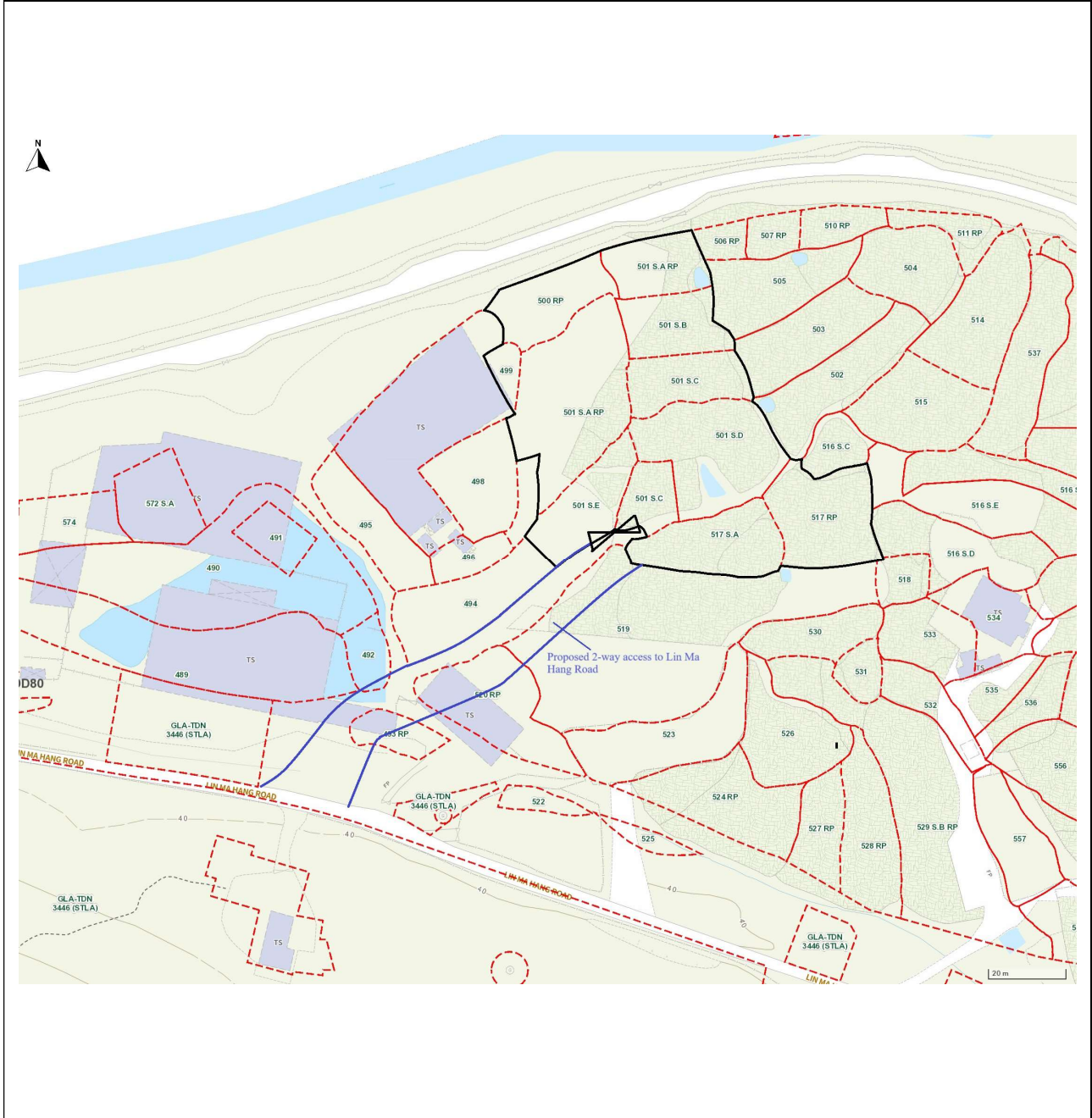
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE : 2
 DIMENSION OF L/UL SPACE : 11 m (L) x 3.5 m (W)

Structure	Use	Covered Area	GFA	Building Height
B1	Warehouse	821 m ²	821 m ²	7m (about)(1-Storey)
B2	Warehouse	1,401 m ²	1,401 m ²	7m (about)(1-Storey)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

Project: Proposed Temporary Warehouse for Storage of Construction Material for Three Years and Filling of Pond	Drawing Title: Proposed Site Layout	Remarks:
	Drawing No: Plan 3	



Project: Proposed Temporary Warehouse for Storage of Construction Material for Three Years and Filling of Pond	Drawing Title: Proposed Vehicular Access	Remarks:
	Drawing No: Plan 4	

Figure 1



Figure 2



Figure 3



Figure 4

