

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 5, 6 S.A, 6 S.A ss.1, 7, 8 S.A, 8 S.B, 9 S.A (Part), 9 S.B (Part), 10 S.B (Part) and 11 (Part) in D.D. 84, Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1 to 3**).
- 1.2 Due to the increasing demand for warehouse floorspace in recent years, the applicant would like to use the Site for warehouse in order to support the local warehousing and storage industry.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") and "Industrial (Group D)" ("(D)") Zones on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No.: S/NE-TKL/14. According to the Notes of the OZP, the applied use is not a column one nor two uses within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within area zoned as "AGR", there is no active agricultural use within the Site. The Site is also surrounded by sites occupied by open storage yards and some low-rise temporary structures; hence, the proposed development is considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land in the New Territories and would not jeopardize the long-term planning intention of the "AGR" zone.
- 2.3 Portion of the Site is the subject of a previous S.16 planning application (No. A/NE-TKL/306) for '*temporary open storage of metal goods and equipment*', however, the application was rejected by the Board in 2008. As the proposed development is in different nature and was rejected by the Board 16 years ago, the previous rejected application is considered irrelevant. Furthermore, similar S.16 planning application (No. A/NE-TKL/737) for the same use was approved within the same "AGR" zone by the Board, hence, approval of the current application is in line with the Board's previous decisions and would not set undesirable precedent within the "AGR" zone.

### 3) Development Proposal

3.1 The Site occupied an area of 7,508 m<sup>2</sup> (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday. One 2-storey structure is proposed at the Site for warehouse (excluding dangerous goods godown), site office and washroom with total GFA of 6,804 m<sup>2</sup> (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 8 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** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	7,508 m <sup>2</sup> (about)
<b>Covered Area</b>	3,402 m <sup>2</sup> (about)
<b>Uncovered Area</b>	4,106 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.91 (about)
<b>Site Coverage</b>	
	45 % (about)
<b>Number of Structure</b>	
	1
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	6,804 m <sup>2</sup> (about)
<b>Building Height</b>	
	13 m (about)
<b>No. of Storey</b>	
	2

3.2 The proposed warehouse is intended for storage of miscellaneous goods (including but not limited to 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.

3.3 The Site is proposed to be filled wholly with concrete of not more than 2.1 m (about) in depth for site formation of structures, parking space, loading/unloading (L/UL) spaces and circulation area (**Plan 5**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and the extent of filling has been kept to minimal. The applicant will

reinstate the Site to an amenity area after the planning approval period.

- 3.4 All the proposed works will be carried out at 3 m away from the top bank of the existing Ping Yuen River that is located at the west of the Site (**Plans 1, 3 and 4**). All the proposed works will not create any adverse impact both during and after the construction to the existing Ping Yuen River.
- 3.5 The Site is accessible from Ping Che Road via a local access (**Plan 1**). A total of 10 parking and L/UL spaces are provided at the Site, details are shown at **Table 2** below:

**Table 2** – Parking and L/UL Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	4
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	3
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	3

- 3.6 Private car parking spaces are provided for staff to commute to the Site. MGVs and CV are deployed for transportation of goods to be stored at the Site, hence, L/UL spaces for the aforesaid vehicles are provided (**Plan 4**). Sufficient space is also provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff is also deployed at the ingress/ egress of the Site to direct vehicle entering/exiting the Site to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the nearby road network should not be anticipated.

**Table 3** – Trip Generation and Attraction of the Site

Time Period	PC		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (07:00 – 08:00)	1	0	2	2	2	2	9
Trips at <u>PM peak</u> per hour (15:00 – 16:00)	1	1	2	2	2	2	10
Traffic trip per hour (average)	1	1	1	1	1	1	6

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 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 any time 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 permission has been granted from 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 for a Period of 3 Years and Associated Filling of Land**'.

**R-riches Property Consultants Limited**

**April 2024**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Plan Showing the Filling of Land Area of the Application Site
<b>Plan 6</b>	Swept Path Analysis