

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicants seek planning permission from the Town Planning Board (the Board) to use *Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Warehouse and Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1 to 3**).
- 1.2 As the development of the Northern Metropolis is in full swing, this has stimulated the demand for construction materials in Hong Kong. In view of this, the applicant would like to use the Site for storage of construction materials to alleviate the pressing demand of construction material, as well as to support the development of the Northern Metropolis.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") 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, 'warehouse' and 'open storage' uses are not a column one nor two uses within the "AGR" zone, which requires planning permission from the Board (**Plan 2**). Furthermore, filling of land also required planning permission from the Board.
- 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 open storage yards and sites occupied by temporary structures for warehouse and workshop uses; 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 not jeopardize the long-term planning intention of the "AGR" zone and better utilize deserted agricultural land in the New Territories.
- 2.3 The Site currently falls entirely within Category 2 area according to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G), which the Site is considered suitable for open storage and port back-up uses (**Plan 4**). Furthermore, similar S.16 planning applications for similar uses within the same "AGR" zone were previously approved by the Board in 2023. The latest application (No. A/NE-TKL/714) for the same 'open storage' use was approved by the Board on a temporary basis of 3 years on 19/05/2023. Therefore, approval of the current application is in line with the Board's previous decisions and

would not set an undesirable precedent within the “AGR” zone.

- 2.4 The Site is also the subject of a previous S.16 planning application (No. A/NE-TKL/695) for ‘temporary open storage and warehouse for storage of timber and wooden parts’ submitted by the same applicants as the current application, which was approved by the Board on a temporary basis of 3 years in 2022, 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.
- 2.5 When compared with the previous application, the building height, GFA, covered area, plot ratio and no. of parking spaces are increased to meet the operational need while the site area and number of structures remain unchanged. The applicants submitted drainage and fire service installations (FSIs) proposals to support the current application (**Appendices I to II**) .

### 3) Development Proposal

- 3.1 The Site occupies an area of 1,649 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. Two 2-storey structures are proposed at the Site for warehouse for storage of construction materials, covered loading/unloading (L/UL) area, site office and washroom with total GFA of 1,121 m<sup>2</sup> (about) (**Plan 5**). 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 5 staff. As the Site is proposed for ‘warehouse’ and ‘open storage’ uses 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>	1,649 m <sup>2</sup> (about)
<b>Covered Area</b>	929 m <sup>2</sup> (about)
<b>Uncovered Area</b>	720 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.68 (about)
<b>Site Coverage</b>	
	56 % (about)
<b>Number of Structure</b>	
	2
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,121 m <sup>2</sup> (about)

<b>Building Height</b>	Not exceeding 8 m
<b>No. of Storey</b>	2

- 3.2 The proposed warehouse/open storage are intended for storage/open storage of construction materials (i.e. timber, tiles, pipes, bricks etc.). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period. The open storage activities would only take place in the designated area (i.e. about 96m<sup>2</sup>) within the Site at any time during the planning approval period (**Plan 5**).
- 3.3 The Site has already been filled wholly with concrete of not more than 0.3 m (about) in depth for site formation of structures, parking space, loading/unloading (L/UL) spaces and circulation area (**Plan 6**). 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 applicants will strictly follow the proposed scheme and no further filling of land will be carried out at the Site during the planning approval period. The applicants will reinstate the Site to an amenity area after the planning approval period.
- 3.4 The Site is accessible from Ping Che Road via a local access (**Plan 1**). A total of 3 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)	2
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 3.5 Private car parking spaces are provided for staff to commute to the Site. CV is deployed for transportation of construction materials to be stored at the Site, hence, L/UL spaces for the aforesaid vehicle is provided (**Plan 5**). 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 7**). 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		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (07:00 – 08:00)	2	0	1	0	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	1	3
Traffic trip per hour (average)	0	0	1	1	2

- 3.6 The applicants 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 applicants 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 applicants 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 are provided by the applicants, i.e. submission of drainage and FSIs proposals to mitigate any adverse impact arising from the proposed development (**Appendices I to II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**’.

**R-riches Property Consultants Limited**

**May 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>	Town Planning Board Guideline No. 13G
<b>Plan 5</b>	Layout Plan
<b>Plan 6</b>	Plan Showing the Filling of Land Area of the Application Site
<b>Plan 7</b>	Swept Path Analysis

## **APPENDICES**

<b>Appendix I</b>	Drainage Proposal
<b>Appendix II</b>	Fire Service Installations Proposal