

Lau Tak Kee Motor Engineering
and Equipment Limited

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Ping Che

Application for Temporary Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years and Filling of Land at Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and Adjoining Government Land, Ping Che, Sheung Shui, New Territories

**FURTHER
INFORMATION 1**



October 2024

Executive Summary

This Planning Application relates to Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and adjoining Government Land, at Ping Che, Sheung Shui, New Territories. It is prepared and submitted under section 16 (s.16) of the Town Planning Ordinance (Cap.131) on behalf of Lau Tak Kee Motor Engineering and Equipment Limited ("the Applicant"), to seek approval from the Town Planning Board ("TPB/the Board") for temporary planning permission for a Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a period of three years, and for Filling of Land.

The majority of the Application Site falls within an area zoned "Open Storage" ("OS") under the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14. A remaining small portion of land comprises an area shown as 'Road' on the same OZP, within which any filling of land will require permission from the Board. Available aerial photographic records show that the Site was filled to form a development platform during a period up to 1996. As this was carried out before the current owners acquired the land, there are no records, however, of the depth of the fill material deposited on the Site or the nature of that material.

The applied temporary uses fall within the definition of a 'Warehouse (excluding Dangerous Goods Godown)' use specified in Column 1 of the Notes which is always permitted in the "OS" zone. According to the Notes to the OZP, in any area shown as 'Road', temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

The Application Site is approximately 3,496m² in extent, including Government land of approximately 84m². The total gross floor area (GFA) applied is approximately 2,260m². There will be six non-domestic structures, including the main warehouse and other associated facilities namely the guard rooms, toilet, electrical room, transformer room, and, switch room for fire service installation and pump house. All structures will be between 3m and 8.6m in height. The greater part of the warehouse will serve as storage space for building design mock-ups for an ongoing building construction project. The ancillary rural workshop activities will be carried out in the main warehouse to accommodate minor woodwork and wet-trades on an ad-hoc basis to furnish the interior mock-ups. The remaining smaller part of the warehouse will house the Cold Store for the cold storage of vegetables, fruit and food. No interface issue is envisaged from these applied uses. Conditional planning permissions were previously granted to the Application Site in 2011 and 2013 for temporary warehouse use, and subsequently in 2015 for temporary cold store use. The applied 'Warehouse (excluding Dangerous Goods Godown)' use is not the first of its kind in the "OS" zone or the area shown as 'Road' on the prevailing OZP.

The Application Site will be accessible by a vehicular track from Ng Chow South Road via the main ingress/egress point, which is approximately 7.5m wide. There will be two parking spaces for light goods vehicles, which will also serve as loading/unloading bays, as well as two private car parking spaces on site. The operational hours will be from 9:00a.m. to 6:00p.m. on Mondays to Saturdays, with no operation on Sundays and public holidays.

The Application for the filling of land establishes:

- through its historic use since filling in 1996, that the fill poses no recorded adverse drainage impact to the site or surrounding area, with appropriate site drainage works in place.

The Application also establishes that the applied temporary use for a warehouse with ancillary rural workshop and cold store:

- is in line with the planning intention of the "OS" zone and will not jeopardize the area shown as 'Road' given with the temporary nature of the applied use;
- as such, represents a prudent temporary use of Hong Kong's scarce land resources;
- mainly falls within designated "Category 1 Areas" which are considered suitable for open storage and port back-up uses, in accordance with 'Town Planning Board Guidelines for Application for Open Storage and Port Back-Up Uses under s.16 of the Town Planning Ordinance' (TPB PG-No. 13G);
- is considered compatible with the surrounding areas which are similarly occupied by open storage and port back-up uses in large part;
- poses no adverse environmental or visual, traffic and drainage impacts; and
- does not set an undesirable planning precedent.

In view of the abovementioned merits of the applied temporary warehouse with ancillary rural workshop and cold store for a period of 3 years, and filling of land, a favourable consideration of this Application is respectfully requested from the Board.

內容摘要

(內容如有差異，請以英文版本為準)

本規劃申請位於新界上水坪輦丈量約份第 77 約地段第 887 號、第 890 號 A 分段餘段、第 890 號餘段及第 890 號 B 分段及毗連政府土地。劉德記汽車工程有限公司（下稱「申請人」）現按第 131 章城市規劃條例第 16 條，向城市規劃委員會（下稱「城規會」）提交本申請，以供批准為期三年的臨時倉庫（存放建築設計樣板）連附屬鄉郊工場及凍倉（存放蔬菜、生果及食品）的臨時規劃許可及填土工程。

根據坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14（下稱「大綱圖」），大部分申請地點位於「露天貯物」地帶。餘下小部分屬圖上顯示為「道路」的地方，在該範圍內進行任何填土工程必須向城規會申請規劃許可。現有的航空照片記錄顯示該地點於 1996 年曾被填平以形成一個發展平台。然而，因該填土工程在現行土地擁有人租用土地前進行，並無記錄顯示在該地點擺放的填土物料深度或物料性質。

是次申請的臨時用途屬「貨倉（危險品倉庫除外）」，為「露天貯物」地帶內經常准許的第一欄用途。根據大綱圖的《註釋》，在圖上顯示為「道路」的地方，任何土地或建築物如為期不超過三年的臨時用途或發展，必須向城規會申請規劃許可。

申請地點的面積為約 3,496 平方米，包括約 84 平方米的政府用地。是次申請的總樓面面積約為 2,260 平方米。申請地點共將有六個非住用設施，包括主倉庫和其他相關設施，包括警衛室、廁所、配電室、變壓器室、消防設施配電室和泵房。所有設施高度為不超過 3 米至 8.6 米之間。倉庫內的主要空間將用作存放用於施工中的項目的建築設計樣板，並會作附屬於該用途，用於處理少量木工和批蕩的鄉郊工場用途。倉庫內餘下較小部分擬作凍倉用途，以冷藏蔬菜、生果及食品。預計是次申請的用途為鄰並不會產生問題。申請地點於 2011 和 2013 年曾獲得城規會的規劃許可作臨時貨倉用途，隨後於 2015 年獲許可作臨時凍倉用途。是次申請的「貨倉（危險品倉庫除外）」用途非該「露天貯物」地帶及在圖上顯示為「道路」的地方內的首例。因此，申請人提交本規劃申請予城規會考慮。

申請地點的主要出入口寬度為約 7.5 米，連接從五洲南路延伸的行車路。申請地點內設有兩個輕型貨車泊車位，並會同時作輕型貨車上落客車位使用，以及兩個私家車車位。營業時間為星期一至星期六的上午九時至下午六時，星期日及公眾假期休息。

是次申請的填土工程確定：

- 自 1996 年進行填土工程以來，該填土地點的歷史用途證明，在適當的排水工程下，該填土工程並無記錄對申請地點或周邊地區的排水造成不良影響。

於設計優點及規劃理據而言，是次申請的臨時倉庫用途連附屬鄉郊工場及凍倉：

- 符合大綱圖內「露天貯物」地帶的規劃意向，而鑒於是次申請的用途屬臨時性質，是次申請亦不會

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List of Abbreviations

CEDD	Civil Engineering and Development Department
GFA	Gross Floor Area
m	Metre
m ²	Square Metre
"OS"	"Open Storage"
OZP	Outline Zoning Plan
PlanD	Planning Department
s.16	Section 16
TPB/the Board	Town Planning Board

1 INTRODUCTION

1.1 BACKGROUND TO THE APPLICATION

- 1.1.1 This Application is submitted by Lau Tak Kee Motor Engineering and Equipment Limited (“the Applicant”) under section 16 (s.16) of the Town Planning Ordinance (Cap. 131) to seek planning permission in respect of leased land at Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77, and adjoining unallocated Government Land in Ping Che, Sheung Shui, New Territories for the temporary use of the land for a Temporary Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a period of three years, and for the filling of land.
- 1.1.2 The Application Site occupies an area of approximately 3,496 square metres (m²) and is located on Ng Chow South Road, east of Ping Che Road, near Sheung Shui in the New Territories (**Figure 1** refers).

1.2 FILLING OF LAND

- 1.1.3 This Application is submitted to apply, inter alia, for the filling of land in the Application Site. Available aerial photographic records show that the Site was filled to form a development platform in the period up to 1996. As this was carried out before the current owners acquired the land, there are no records, of the depth of the fill material deposited on the Site or the nature of that material.

1.3 APPLIED LAND USES

- 1.1.4 In addition to filling of land, two temporary land uses are applied for in the Application Site for a period of three years, namely:
- Storage of Building Design Mock-ups; and
 - Cold Store for the purposes of cold storage of vegetables, fruit and food. (This will be as a reapplication of temporary uses previously approved subject to conditions by the Town Planning Board in 2015 under s.16 of the Town Planning Ordinance).

1.4 LANDS STATUS

- 1.4.1 The Application Site has an area of approximately 3,496m² and falls on Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and adjoining unallocated Government Land, Ping Che, New Territories (**Figure 2** refers).
- 1.4.2 The Application Site is situated partly on an Old Schedule agricultural lot held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. According to the New Territories Leases (Extension) Ordinance 1988, the lease may be further renewed to 2047.

1.5 PLANNING CONTEXT AND HISTORY

Planning Context

- 1.5.1 Most of the Application Site (approximately 2,499m² in extent) is currently zoned "Open Storage" ("OS") under the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14. (**Figure 3** refers).
- 1.5.2 The remaining portion of the Application Site falls within an area shown as 'Road' on the same OZP (approximately 997m² in extent).

Previous Planning Permissions

- 1.5.3 The Application Site has a history of planning permissions dating to 2001 as shown in **Table 1.1**.
- 1.5.4 Most recently, a planning permission relating to the Application Site was granted on 4th September 2015 for temporary warehouse use for Temporary Cold Store (Storage of Vegetables, Fruits and Foods) for a period of 3 years with conditions (Case No. A/NE-TKL/516). **Appendix C** contains Planning Department's (PlanD) approval of Conditions associated with this permission. This permission was subsequently revoked in 2017.

Table 1.1: Previous s.16 Applications at Application Site

Case No.	Proposed Use/Development	Parameter	Decision of TPB (Date)
A/NE-TKL/516	Temporary Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years	Site Area: About 3,503.00m ² (Includes Government Land of about 94.00 m ²) Zoning: "Open Storage" and Area shown as 'Road'	Approved with conditions on a temporary basis (4.9.2015). Revoked on 4.6.2017
A/NE-TKL/453	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	Site Area: About 3,397.00m ² Zoning: "Open Storage" and Area shown as 'Road'	Approved with conditions on a temporary basis (22.11.2013)
A/NE-TKL/363	Proposed Temporary Warehouse for Storage of Furniture for a Period of 3 Years	Site Area: About 3,397.00m ² Zoning: "Open Storage" and Area shown as 'Road'	Approved with conditions on a temporary basis (8.7.2011)
A/NE-TKL/143	Temporary Open Storage of Container Trailers for a Period of 3 Years	Site Area: About 3,023.00m ² Zoning: "Open Storage" and Area shown as 'Road'	Approved with conditions on a temporary basis (2.3.2001)

1.6 PURPOSE AND STRUCTURE OF THIS PLANNING STATEMENT

- 1.6.1 This Planning Statement forms a document supporting an application to the Board for temporary planning permission under s.16 of the Town Planning Ordinance.
- 1.6.2 The Statement provides a comprehensive overview of the filling and land use proposal and the need for it. It also details all relevant planning, landscape design and technical considerations. In particular:

2 SITE CONTEXT

2.1 SITE LOCATION AND EXISTING CONDITION

- 2.1.1 The Application Site occupies an area of approximately 3,496m² and is located adjacent to Ng Chow South Road, Ping Che, Sheung Shui, New Territories (**Figure 1** refers).
- 2.1.2 There are currently six existing structures on site serving a variety of storage and associated purposes (**Figures 4 and 5** refer). The main storage uses are housed in the largest covered area (Structure 1 on **Figure 5** refers) which has a gross floor area (GFA) of approximately 2,110m², whilst the associated smaller supporting structures have a total GFA of approximately 150m². All structures are between 3 metres (m) and 8.6m in height.
- 2.1.3 The uncovered areas occupy approximately 1,236m² of the Application Site and covered areas approximately 2,260m².
- 2.1.4 The ingress/egress to the Application Site from Ng Chow South Road is situated at the northern part of the Application Site (**Figure 5** refers). Inside the ingress/egress is a vehicular turn-around, two parking spaces for Light Goods Vehicles which also serve as loading/unloading bays, and two private car parking spaces (**Figure 5** refers).

2.2 SURROUNDING DEVELOPMENT CONTEXT

- 2.2.1 The northeastern boundary of the Application Site is bounded by a vehicular track. There are a number of warehouses and workshops to the north, east and west of the Application Site (**Figure 4** refers).
- 2.2.2 That part of the Application Site shown as 'Road' on the prevailing OZP has been reserved for a future project known as 'Road 5' (**Figure 3** refers). As of 2015, the Civil Engineering and Development Department (CEDD) had no development programme for Road 5.

2.3 OUTLINE ZONING PLAN PROVISIONS

- 2.3.1 Most of the Application Site (approximately 70%) is currently zoned "Open Storage" ("OS") under the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 (**Figure 3** refers).
- 2.3.2 The remaining portion of the Application Site (approximately 30%) is shown as 'Road' on the same OZP (**Figure 3** refers).

"Open Storage" Zone

- 2.3.3 The planning intention of the "OS" zone is stated in Para 9.4.1 of the OZP Explanatory Statement to be *"for the provision of land for appropriate open storage uses and to regularise the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises. In addition, upgrading of existing workshop/warehouse and provision of new industrial development may be permitted on application to the Board. Development proposals for such purposes have to demonstrate clearly that the operations could not be accommodated in conventional flatted factories or godown premises, and the proposed open storage uses would have no adverse environmental, drainage and traffic impacts on the surrounding areas. The Board will consider each development proposal on its individual merits. Sympathetic consideration may be given to industries having extensive land requirement and not polluting in nature"*.

- 2.3.4 Both of the land uses (and ancillary uses) which are the subject of this Application (namely 'Storage of Building Design Mock-ups' and 'Cold Store') fall within the land use 'Warehouse (excluding Dangerous Goods Godown)' and are therefore uses falling within Column 1 of the Schedule of Uses under the prevailing OZP and which are therefore, always permitted.

Area Shown as 'Road'

- 2.3.5 The Notes to the OZP state at Para. (10) *"In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above [which do not apply to this case] and those specified below require permission from the Town Planning Board:*

road and on-street vehicle park". (our remark in [])

Temporary Use

- 2.3.6 Para. 11(b) of the Notes to the OZP states: *"temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission".*

2.4 TOWN PLANNING BOARD GUIDELINES

- 2.4.1 The applied temporary storage uses exhibit 'open storage' characteristics with reference to the 'Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under s.16 of the Town Planning Ordinance' (TPB PG-No. 13G) issued in April 2023 (hereafter referred to as "the Guidelines").

- 2.4.2 The applied temporary land uses are addressed under the Guidelines as follows:

- The majority of the Application Site (approximately 70.9%) is situated within TPB PG-13G designated "Category 1 Areas" in accordance with the plans attached to the Guidelines. The Guidelines states that Category 1 Areas are areas considered suitable for open storage and port back-up uses. In these areas, Para. 2.1 (a) of the Guidelines states:
"Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns."
- Preliminary technical assessments on traffic, drainage, visual and environmental aspects should demonstrate that the applied uses will not generate adverse impacts to the surrounding areas (Paras. 2.4- 2.5 of the Guidelines).
- The remainder of the Application Site, which is located in an area shown as 'Road' on the prevailing OZP falls outside the defined Areas 1, 2, 3 or 4 under the Guidelines.

- 3.3.2 Minor woodwork and wet-trades activity will be needed for assembly purposes on an ad-hoc basis for the interior mock-ups. This will require a temporary rural workshop ancillary to the main storage use.
- 3.3.3 The Applicant therefore wishes to obtain permission to utilise part of the Application Site for the purposes of storing these mock-up units with an ancillary rural workshop, which will account for approximately 1,660m² of the total GFA applied.

Cold Store

- 3.3.4 The Applicant also wishes to re-apply for the temporary use of the other smaller part of the Application Site for the purposes of cold storage of vegetables, fruit and food. This will be a reapplication of a temporary use previously approved subject to conditions by the Board under s.16 of the Town Planning Ordinance. This use accounts for approximately 450m² of the total GFA applied.
- 3.3.5 The applied operational hours will be 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.
- 3.3.6 To facilitate the above operations, a GFA of approximately 150m² is applied to accommodate facilities required to support and are therefore ancillary to the applied operations. These ancillary facilities are shown on the master layout plan which will be further discussed in the following section (**Figure 5** refers).

3.4 SITE PLANNING

Site Layout

- 3.4.1 The site layout is illustrated in **Figure 5**. The ingress/egress points are situated at the northern part of the Application Site off Ng Chow South Road (**Figure 1** refers).
- 3.4.2 The two applied storage land uses, including the ancillary rural workshop, will be accommodated within Structure 1. No functional interface issues or problems are envisaged between the two applied temporary land uses and the ancillary land use.
- 3.4.3 Other ancillary supporting facilities are housed in Structures 2 to 6, including the guard room, toilet, electrical room & guard room, transformer & switch room, and switch room for fire service installation & pump house (**Figure 5** refers).
- 3.4.4 Amongst the ancillary supporting facilities:
- Structure 4 which is the electrical room & guard room is located within an area shown as 'Road' on the OZP.
 - The remaining structures are situated in areas zoned "OS" on the OZP.

Vehicular Access and Circulation

- 3.4.5 The Application Site is served by a surfaced vehicular track leading from Ng Chow South Road. Any access road leading from Ping Che Road to the Application Site is not maintained by Highways Department.
- 3.4.6 There will be two 7m x 3.5m loading/unloading bays for light goods vehicles not exceeding 5.5 tonnes which adjoin the main warehouse i.e., Structure 1, and two 5m x 2.5m private car parking spaces (**Figure 5** refers). No medium goods vehicle, heavy goods vehicle, and container trailer/tractor will access the Application Site.
- 3.4.7 Adequate circulation and turning space will be provided at the uncovered area for the manoeuvring of vehicles (**Figure 3** refers).

3.5 TECHNICAL ISSUES

3.5.1 The Application Site is subject to a number of previous planning permissions, most recently Application No. A/NE-TKL/516 in 2015, which was for a very similar cold store use to that applied for under this Application. Technical assessments under previous applications have demonstrated that the applied storage uses will not give rise to unacceptable drainage, traffic and environmental issues. These issues are recapped briefly below.

Site Drainage

3.5.2 The Application Site is subject to a previous planning permission (Case No. A/NE-TKL/453) granted with conditions in 2013 (i.e., subsequent to the completion of the filling of land in 1996) whereby a 300mm surface U-channel was required to be constructed along the entire site boundary to intercept surface runoff. The surface runoff collected by the existing 300mm surface U-channel is dissipated to an existing 525mm diameter underground channel connecting to an existing ditch.

3.5.3 The existing drainage facilities are provided and maintained at the Applicant's own expense. Condition g) of the 2015 planning permission (Case No. A/NE-TKL/516) was the submission of an as-built drainage record. The as-built drainage plan and a photo record of the existing site drainage conditions are provided in **Appendix B**.

3.5.4 Based on its historic use since filling in 1996, the fill deposited on the land appears to pose no recorded adverse drainage impact to the site or surrounding area, with appropriate site drainage works in place.

Traffic and Transport Considerations

3.5.5 The Application Site is served by a surfaced vehicular access leading from Ng Chow South Road. This is approximately 8m wide. Conditional planning permissions were previously granted to the Application Site in 2011 and 2013 for temporary warehouse use, and subsequently in 2015 for temporary cold store use. The average traffic generation and traffic generation rate at peak hours estimated for the latter land use are shown in **Table 3.1**.

Table 3.1: Estimated Average Traffic Generation and Traffic Generation Rate at Peak Hours for Cold Store Use under Previous Permission (Case No. A/NE-TKL/516)

Type of Vehicle	Average Traffic Generate Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Light Goods Vehicle (not exceeding 5.5 tonnes)	0.33	0.33	1	0

Note 1: The opening hour is restricted to 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of light goods vehicle not exceeding 5.5 tonnes is taken as 1.

Note 3: Morning peak is defined as 7:00 a.m. to 9:00 a.m., whereas afternoon peak is defined as 5:00 p.m. to 7:00 p.m.

3.5.6 The applied 'Storage of Building Design Mock-ups' use is estimated to generate a maximum of 2 nos. light good vehicle trips per day inbound and outbound, to deliver materials to the Application Site during the course of the building construction project for which the mock-ups are stored. These trips

will only take place during off-peak hours with a view to minimising traffic impact on the surrounding area.

- 3.5.7 It is estimated that visitors' group who will arrive at the Application Site by private cars will be limited to a maximum of 28 people. 2 nos. of Multi-Purpose Vehicle (MPV) will be parked at private car parking spaces and 2 nos. of light goods vehicles parking spaces will also serve as MPV parking spaces for each visit. A security guard will be available to guide visitors' vehicles to the parking spaces to make sure that no queuing of vehicles takes place outside the Application Site.
- 3.5.8 It can therefore be seen that the temporary land uses applied for in this Application are expected to give rise to negligible traffic generation over and above that of the previously approved cold store use.
- 3.5.9 The proposed temporary land uses will not give rise to regular traffic and only the negligible increase in traffic would not aggravate traffic conditions on Ng Chow South Road, Ping Che Road and nearby road networks.
- 3.5.10 In terms of pedestrian circulation, proper signage, indicating the pedestrian route / footpath will be provided to guide and alert pedestrians. A security guard will also be available to ensure pedestrian safety.

Fire Services

- 3.5.11 The Application Site is subject to a previous planning permission (No. A/NE-TKL/453) granted for cold store use with conditions in 2013. Proposals for water supply for fire-fighting and fire services installations were submitted and found acceptable in compliance with approval conditions (g) and (h), as indicated on PlanD's letters dated 21st February 2014 and 11th July 2014 respectively (Ref. TPB/A/NE-TKL/453, **Appendix C** refers).
- 3.5.12 On this basis, a revised and updated sprinkler system layout plan is submitted to facilitate the two applied land uses in this application (**Appendix D** refers). Site photos of the existing provision of water supplies for fire-fighting and fire service installations, taken on 22nd August 2024, are provided in **Appendix E**.

Environmental Considerations

- 3.5.13 The Application Site has been subject to planning permissions since 2001. The cold store use in the last planning permission is similar to that applied for in this Application.
- 3.5.14 No significant additional traffic over and above that of the previously approved cold store use. will be created by the applied temporary land uses, and the generation of noise due to associated traffic will therefore be minimal.
- 3.5.15 In previous applications, it was noted that a domestic structure was found to the south of the Application Site. However, the temporary storage uses applied for will be housed within a largely enclosed cold store and warehouse structure (Structure 1 on **Figure 5**). Furthermore, the applicant proposes to restrict the operation hours of the facility from 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays. Therefore, the actual environmental impact of the applied temporary land uses will therefore be insignificant.
- 3.5.16 The Applicant will follow the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' where applicable and is serious about maintaining acceptable environmental conditions for the surroundings.

prevailing OZP and which, together with their ancillary supporting structures (i.e. Structures 2 to 6 shown on **Figure 5**), are therefore, always permitted.

- 4.2.8 The applied land uses conform to the planning intention of the "OS" zone because they could not be accommodated in a conventional godown. Since part of the applied use is as cold store use, the high demand of electricity is not readily available in conventional godown and industrial premises. The Application Site is therefore an ideal location for the uses which are applied for.
- 4.2.9 Moreover, storage uses at ground floor of conventional godown and industrial premises are usually outbid by other uses which can afford higher rents, such as retail uses. In short, the uses applied for could not be accommodated in conventional warehouse due to the economic infeasibility and the physical constraints of conventional godowns and industrial buildings.

Area Shown as 'Road'

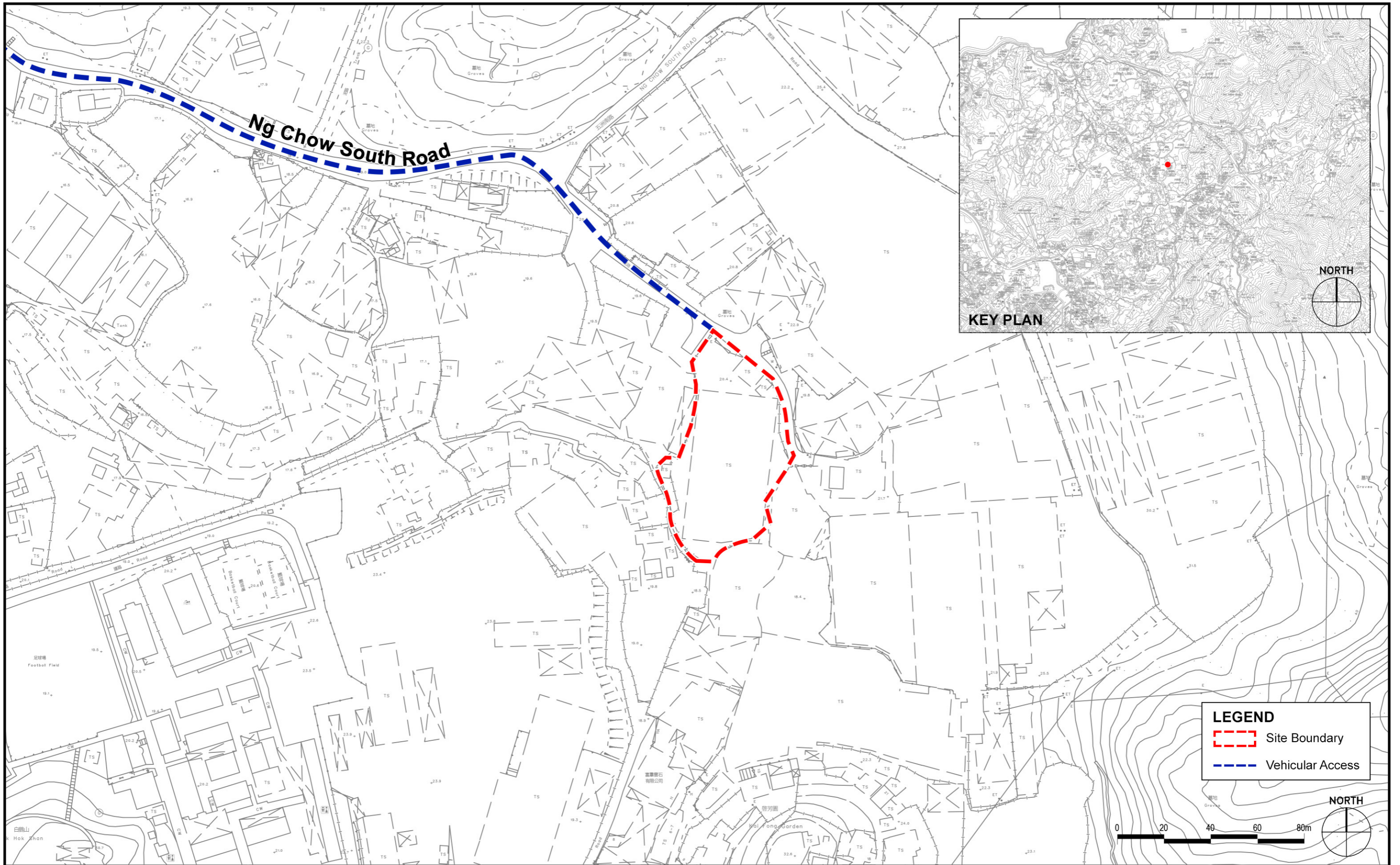
- 4.2.10 A part of the Application Site is located in an area shown as 'Road' on the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14 (**Figure 3** refers).
- 4.2.11 The Notes to the OZP state at Para. (10): *"In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above [which do not apply to this case] and those specified below require permission from the Town Planning Board:*
- road and on-street vehicle park".* (our remark in [])
- 4.2.12 It is noted that there is no current planned implementation programme for the proposed future Road 5 which is the reason for the area being shown as 'Road' on the OZP. The applied land uses are temporary in nature, and, together with their ancillary rural workshop use and temporary Structure 4, would not therefore jeopardize the area shown as 'Road' on the prevailing OZP.

Temporary Use

- 4.2.13 Para. 11 (b) of the Notes to the OZP states: *"temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission".*
- 4.2.14 It is submitted that the approval of the applied uses for a period of 3 years would be a prudent use of scarce land resources in Hong Kong.

4.3 CONFORMITY TO TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES (TPB PG-NO. 13G)

- 4.3.1 On the grounds that the applied warehouse use therefore possesses 'open storage' characteristics with reference to the 'Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses' (TPB PG-No. 13G, also referred to as "the Guidelines"), the applied land uses can be said to conform to TPB PG-No.13 Guidelines as follows:
- The majority of the Application Site (About 70.9%) is situated within TPB PG-No.13 Category 1 Areas in accordance with the plans attached to the abovementioned guideline. It is stated in the PG that Category 1 areas are areas considered suitable for open storage and port back-up uses. Para. 2.1 (a) states:
"Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and

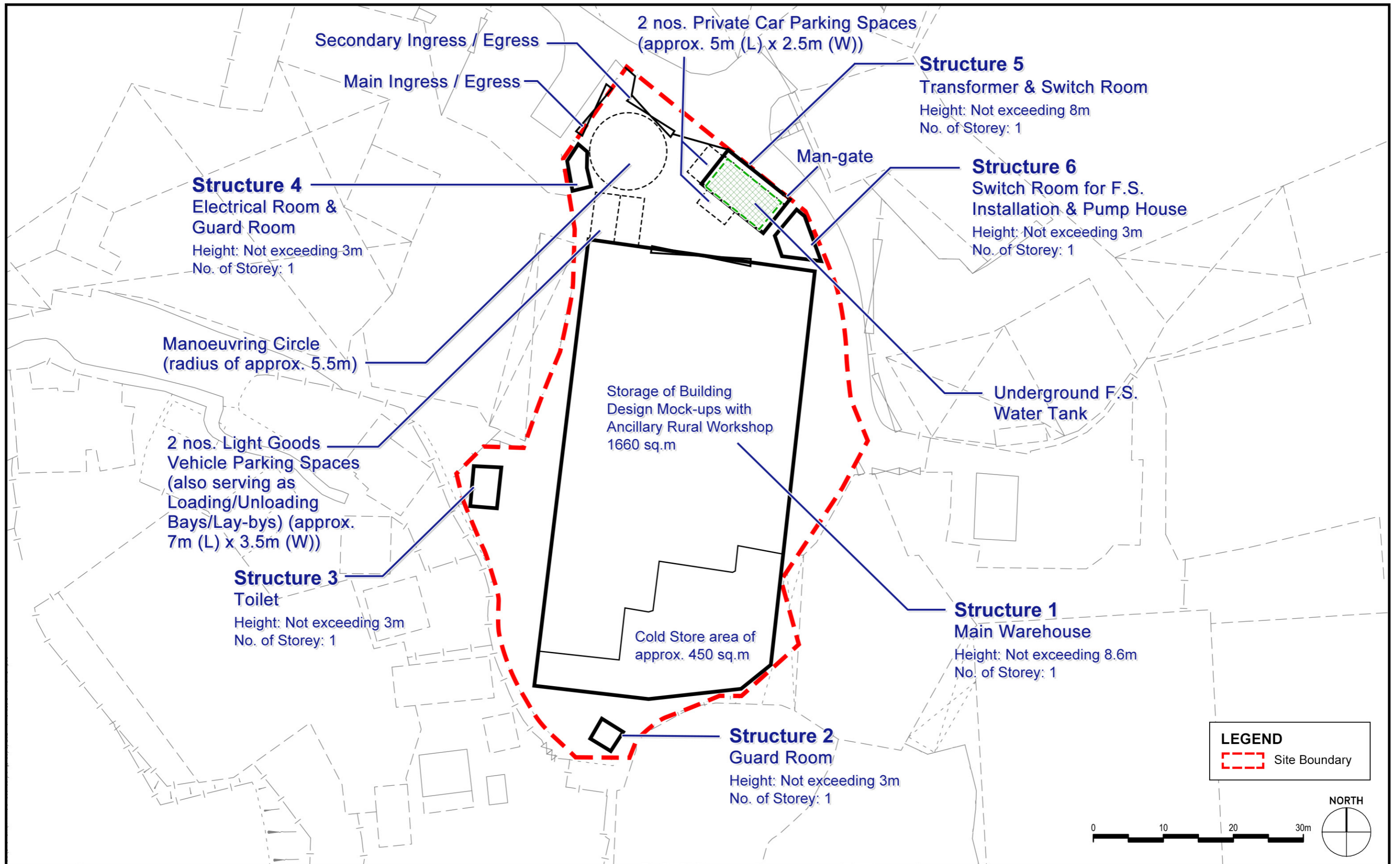


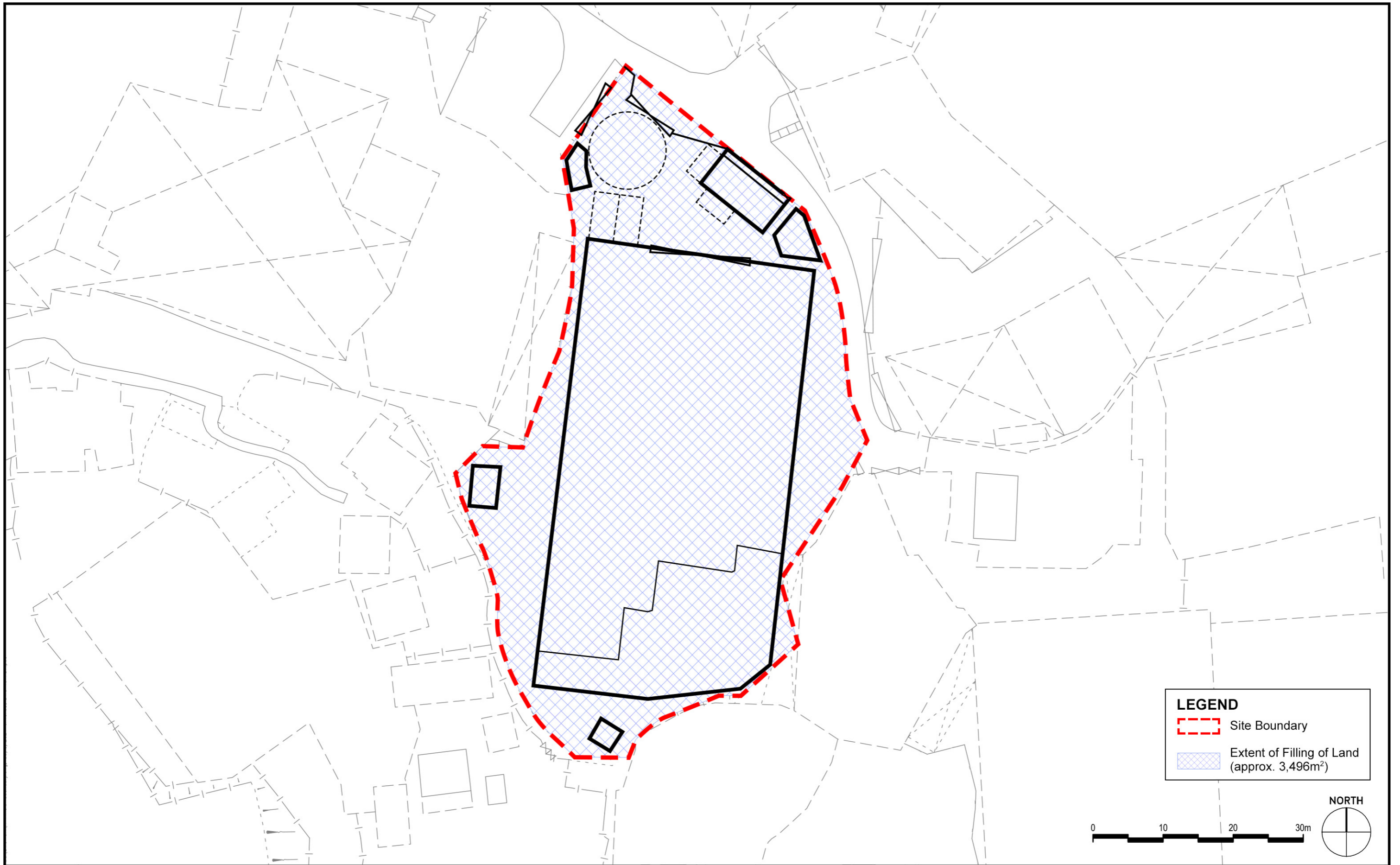
Lau Tak Kee
Motor
Engineering
and Equipment
Limited

Application for Temporary Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years and Filling of Land at Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and Adjoining Government Land, Ping Che, Sheung Shui, New Territories





Title	Location Plan		
Scale	1:1,500 @ A3	Date	October 2024
Figure No.	1		






LEGEND

-  Site Boundary
-  Extent of Filling of Land (approx. 3,496m²)

0 10 20 30m

NORTH



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Application for Temporary Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years and Filling of Land at Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and Adjoining Government Land, Ping Che, Sheung Shui, New Territories



Title		Extent of Filling of Land	
Scale	1:500 @ A3	Date	October 2024
Figure No.			6



Appendix E

Site Photos of Existing Provision of Water Supplies
for Fire-fighting and Fire Service Installations

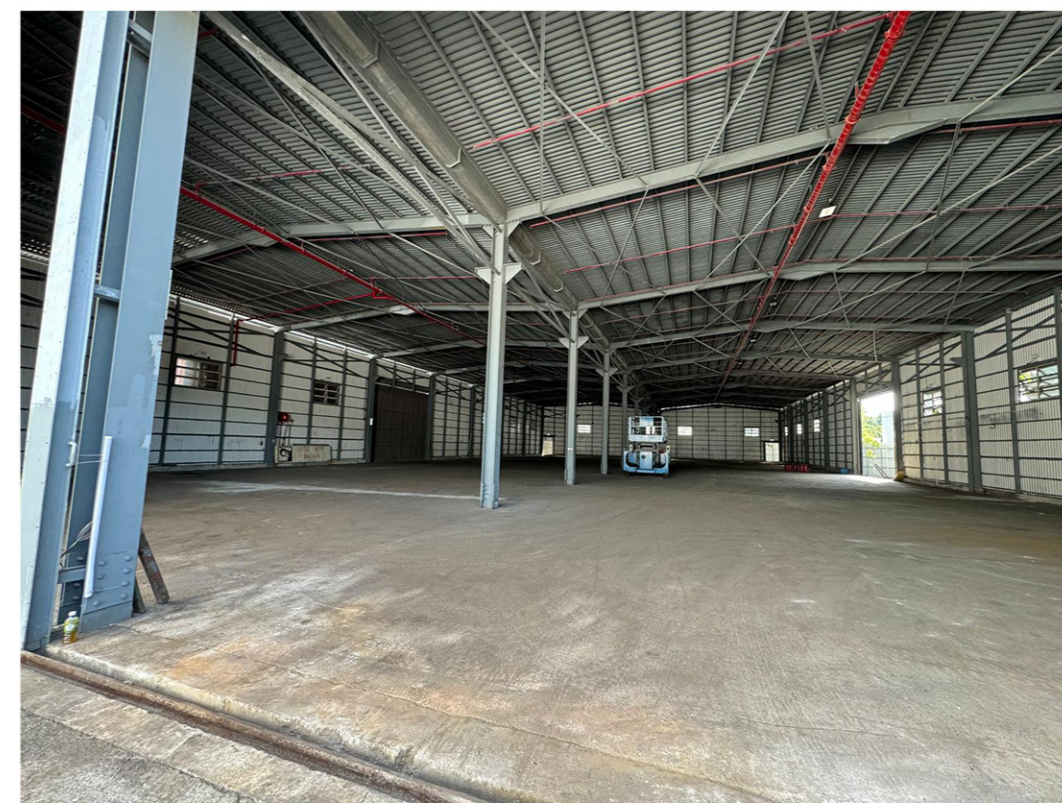




Water Supply for Fire Service Tank



Fire Service Pump Room and Sprinkler Pump Room



Fire Service Installation Installed within Structure 1