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## **Section 16 Planning Application**

**Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years at Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, N.T.**

## **Planning Statement**

Applicant

**Power Up (China) Logistics Limited (鉅進(中港)物流有限公司)**

Prepared by

**Lawson David and Sung Surveyors Limited**

September 2024

## Executive Summary

This planning statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products (“the Proposed Development”) for a Period of 3 Years at Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, N.T. (“the Application Site”).

The Application Site, covering an area of about 3,873 sq.m. (including Government Land of about 91 sq.m.), falls within an area zoned “Agriculture” (“AGR”) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 gazetted on 12.3.2010. According to the Notes of the OZP, ‘Warehouse’ is neither a Column 1 nor Column 2 use of the “AGR” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Application Site, or part of it, is the subject of 5 previous applications. The last application (No. A/NE-TKL/721) was approved for a temporary warehouse for storage of construction materials and electronic products on 19.5.2023 for a period of 3 years. The application is to facilitate the relocation of the Applicant’s former warehouse on various lots in D.D.120 and 121, Yuen Long, which was affected by the land resumption for First Phase Development of Yuen Long South Development Area. The Applicant had complied with approval conditions (c) and (d) of the last application. While the Applicant has submitted a Short Term Waiver (STW) Application for erection of the proposed warehouse after the planning approval in 2023, the STW application is still under processing by the Lands Department, which have withheld the compliance of approval conditions (f), (g) and (h) of the last application. Since the total time period (18 months) for compliance with approval conditions of the last application have already exceeded half of the duration of the temporary approval (3 years), no further extension would be granted by the Board. As such, a fresh planning application is hereby submitted for the proposed development.

The Application Site is currently vacant and the development parameters and layout of the proposed development will be same as the previously approved application. The proposed development will erect a 1-storey warehouse for storage of construction materials and electronic products, with a floor area of about 2,571 sq.m. and height of not more than 12m. A 2-storey (height: about 6m) site office of about 186 sq.m. will be proposed within the warehouse. Three 1-storey (height: about 3m) portable toilets with total floor area of 4 sq.m. will be proposed near the eastern boundary of the Application Site.

All loading/unloading activities and manoeuvring of vehicles will be conducted at the northeastern portion of the site. The ingress/egress point will be at the northern boundary connecting the local track from Ping Che Road with 8m in width. There will be 1 loading/unloading space (3.5m x 16m) for container vehicle, 1 loading/unloading space (3.5m x 11m) for medium goods vehicle, 1 loading/unloading space (3.5m x 7m) for light goods vehicle and 3 private car parking spaces for staff/visitors (2.5m x 5m). The Application Site has been fenced off with corrugated metal sheets of about 2.5m high. The operation hours of the Application Site are between 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 proposed development helps support the export industry in Hong Kong;
2. The Application Site is unsuitable for agricultural rehabilitation;
3. The Application Site is subject to prior planning approval granted for the same use;
4. The previous application at the Application Site is subject to unexpected delay in compliance with approval conditions;
5. Similar approvals for warehouse use have been given in the same “AGR” zone;
6. The proposed development will encourage optimization of valuable land resource;
7. The proposed development is considered not incompatible with surrounding land uses; and
8. The proposed development will not generate adverse traffic, environmental, drainage and landscape impact on the surrounding areas.

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，旨在支持在新界坪輦丈量約份第84約地段第4號A分段(部分)、第4號B分段(部分)、第4號C分段(部分)、第6號B分段及毗連政府土地(“申請地點”)，作為期三年的臨時貨倉存放建築材料和電子產品(“擬議發展”)的規劃申請。

申請地點的面積約3,873平方米(包括政府土地約91平方米)，座落於在2010年3月12日刊憲的坪輦及打鼓嶺分區計劃大綱核准圖(圖則編號：S/NE-TKL/14)上的「農業」地帶。根據該大綱圖的註釋，「貨倉」不屬「農業」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

申請地點或其部分涉及五宗規劃申請，最後一次申請(申請編號：A/NE-TKL/721)於2023年5月19日獲批准作臨時貨倉存放建築材料和電子產品(為期三年)。此申請是協助申請人重置早前受元朗南發展區第一期發展計劃收地影響，位於元朗丈量約份第120約及第121約多個地段的貨倉。申請人已履行該規劃許可附帶條件(c)及(d)項。自2023年取得規劃許可後，申請人已向地政處申請短期豁免書，以興建構築物作貨倉用途。由於地政處現階段仍在處理短期豁免書的申請，申請人故此未能履行規劃許可附帶條件(f)、(g)及(h)項。由於履行附帶條件的總期限(18個月)已超過上次規劃許可有效期(3年)的一半，城規會不會再批准任何延期申請。因此，申請人再次遞交是項規劃申請。

申請地點現時為空置土地。這次申請的發展參數及佈局與上次獲批申請相同。擬議發展將興建一個樓面面積約2,571平方米以及其高度不超過12米的一層高貨倉，用作存放建築材料及電子產品。同時，於貨倉內亦會提供一座兩層高(約6米高)，面積約186平方米的辦公室。此外，申請地點的東面位置會提供3個一層高(約3米高)、總樓面面積約4平方米的流動洗手間。

所有上落貨及車輛迴轉將於申請地點的東北面進行。申請地點的出入口(約8米闊)設於場地北面，由一條道路連接坪輦路。申請地點亦設有1個貨櫃車上落貨位(3.5米x16米)、1個中型貨車上落貨位(3.5米x11米)、1個輕型貨車上落貨位(3.5米x7米)和3個供職員/訪客使用的私家車停車位(2.5米x5米)。申請地點已設有2.5米高的圍欄圍封。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。

本規劃申請的理據為：

1. 擬議發展有助支持本港的出口業；
2. 申請地點不適合用作農業復耕；
3. 申請地點之前獲相同貨倉用途的規劃許可；
4. 上次申請在履行規劃許可附帶條件時遇到未能預計的延誤；
5. 申請地點座落的「農業」地帶有類近貨倉用途申請獲得規劃許可；
6. 擬議發展可優化申請地點及有效利用寶貴的土地資源；
7. 擬議發展與周邊土地用途兼容；及
8. 擬議發展不會對附近地方構成不良的交通、環境、排水及景觀影響；

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此項申請，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 Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products (the “proposed development”) for a period of 3 years at Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, 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 3,873 sq.m. (including Government land of about 91 sq.m.), falls within an area zoned “Agriculture” (“AGR”) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 gazetted on 12.3.2010. According to the Notes of the OZP, ‘Warehouse’ is neither a Column 1 nor Column 2 use of the “AGR” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Application Site, or part of it, is the subject of five previous applications. The last application (No. A/NE-TKL/721), which was applied by the Applicant, was approved for a temporary warehouse for storage of construction materials and electronic products on 19.5.2023 for a period of 3 years. The application is to facilitate the relocation of the Applicant’s former warehouse on various lots in D.D.120 and 121, Yuen Long, which was affected by the land resumption for First Phase Development of Yuen Long South Development Area. The Applicant had complied with approval conditions (c) and (d) of the last application. While the Applicant had submitted a Short Term Waiver (STW) Application for erection of the proposed warehouse after the planning approval in 2023, the STW application is still under processing by the Lands Department (LandsD), which have withheld the compliance of approval conditions (f), (g) and (h). Since the total time period (18 months) for compliance with approval conditions of the last application have already exceeded half of the duration of the temporary approval (3 years), no further extension would be granted by the Board. As such, a fresh planning application is hereby submitted for the proposed development.

### 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 The Application Site and Its Existing Condition

The Application Site, with an area of about 3,873 sq.m. (including Government land of about 91 sq.m.), is located at a local track leading to Ping Che Road in Ping Che, N.T. (see **Figure 1**). The Application Site is generally flat and currently vacant. The Application Site has been fenced off by corrugated metal sheets (see **Site Photos**).

## 2.2 Surrounding Land Uses

The surrounding area of the Application Site is rural in nature and consists of open storage/storage yards, temporary structures and vacant land. The Application Site was bounded by open storage and temporary structures at its immediate north, west and northeast. Two open storage yards with planning approvals (Application Nos. A/NE-TKL/707 and 734) are located to the north within the same "AGR" zone. To the immediate east and further southeast of the Application Site are two recently approved applications on 21.6.2024 for temporary warehouse (excluding dangerous goods godown) with ancillary facilities (No. A/NE-TKL/757) and temporary medium goods vehicle and container tractor / trailer park with ancillary facilities (No. A/NE-TKL/755) respectively. The Application Site is fronting Ping Yuen River and its tributary at the immediate south and southwest.

## 2.3 Accessibility

The Application Site is accessible to Ping Che Road via a local track. The entrance to the Application Site is about 8m wide which located to the north. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

## 2.4 Land Status

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

A Short Term Waiver (STW) application for the proposed warehouse and a Short Term Tenancy (STT) application for the use of the government land had been submitted for the last application (No. A/NE-TKL/721). However, the applications are still under processing by the LandsD.

# 3. Planning Context

## 3.1 Outline Zoning Plan

The Application Site falls within an area zoned "Agriculture" ("AGR") on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 gazetted on 12.3.2010 (see **Figure 1**). The planning intention of "AGR" zone is "primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes".

Despite the fact that the proposed development ('warehouse') is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject "AGR" zone, the Board may grant planning permission (with or without conditions) for a maximum period of three years under section 16 of the Town Planning Ordinance.

## 3.2 Previous Applications

The Application Site, or part of it, is involved in 5 previous planning applications as follows:

Application No.	Applied Use	Decision	Decision Date
A/NE-TKL/244	Temporary Open Storage of Construction Machinery and Containers for a Period of 3 Years	Rejected	5.12.2003
A/NE-TKL/257	Temporary Open Storage of Second Hand Computer Parts and Monitors for a Period of 3 Years	Rejected	25.6.2004
A/NE-TKL/262	Temporary Recycling Facilities for Electronic Appliances for a Period of 3 Years	Rejected	19.11.2004
A/NE-TKL/306	Proposed Temporary Open Storage of Metal Goods and Equipment for a Period of 3 Years	Rejected on Review	28.11.2008
A/NE-TKL/721*	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 years	Approved with Conditions	19.5.2023

\*Applied by the Applicant

The Applicant has complied with the approval conditions (c) and (d) of the last application (No. A/NE-TKL/721) as follows:

Conditions	Approval Date	Approval Letter
(c) submission of a drainage proposal	12.3.2024	see <b>Appendix 1</b>
(d) provision of drainage facilities	27.8.2024	see <b>Appendix 2</b>

While the Applicant had submitted a STW application since the planning approval in 2023, the STW application is still under processing by the LandsD. As such, the compliance of approval conditions (f), (g) and (h) were withheld.

### 3.3 Similar Applications within the same “AGR” Zone

3 applications for similar warehouse uses were approved by the Board in the last three years within the same “AGR” zone of the Ping Che and Ta Kwu Ling OZP. These approved applications are summarized as below:

Application No.	Applied Use	Gross Floor Area (m <sup>2</sup> )	Decision	Date of Approval
A/NE-TKL/695	Proposed Temporary Warehouse and Open Storage of Timber and Wooden Parts for a Period of 3 Years	452	Approved with Conditions	18.3.2022
A/NE-TKL/737	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	6,097	Approved with Conditions	11.9.2023
A/NE-TKL/757	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	6,804	Approved with Conditions	21.6.2024

## 4. Development Proposal

### 4.1 Site Configuration and Layout

The Applicant seeks planning permission to use the Application Site as temporary warehouse for storage of construction materials and electronic products for a period of 3 years. The proposed development is to facilitate the relocation and continuation of the Applicant's business affected by Phase 1 of the Yuen Long South Development.

The layout and development parameters of the proposed development will be the same as the last application (No. A/NE-TKL/721). The proposed warehouse, which is about 2,571 sq.m. and one-storey with height of not more than 12m, will be erected for the storage of construction materials (including pvc pipe, tiles and sanitary wares) and electronic products (including tablets, mobile phones and computers). A 2-storey (height: about 6m) site office of about 186 sq.m. will be proposed within the warehouse. 3 one-storey (height: about 3m) portable toilets with a total floor area of about 4 sq.m. will be erected near the eastern boundary of the Application Site (see Layout Plan at **Figure 4**). The Application Site has been fenced off by the existing 2.5m high corrugated metal sheets on all sides.

The development parameters of the application are shown below:-

Applied Use	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a period of 3 years
Site Area	About 3,873 sq.m.
Total Floor Area (Non-domestic)	2,668 sq.m.
No. of Structures	5 - 1 proposed warehouse - 1 proposed site office - 3 proposed portable toilets
Height of Structures	3m - 12m (1 - 2 storeys)
No. of Parking Spaces	3 nos. (private cars for staff/visitors)
Loading/unloading Spaces	3 nos. - 1 for Light Goods Vehicle (3.5m x 7m) - 1 for Medium Goods Vehicle (3.5m x 11m) - 1 for Container Vehicle (3.5m x 16m)
Operation Hours	9:00am to 6:00 pm Mondays to Saturdays (excluding Sundays and Public Holidays)

### 4.2 Vehicular Access and Parking Arrangement

The proposed development will continue using the existing ingress/egress point of the Application Site, which is about 8m wide and located at the northern side of the Application Site connecting to the local track to Ping Che Road. Same parking arrangement will be proposed for the proposed development as the last application (No. A/NE-TKL/721) with 1 loading/unloading space (3.5m x 16m) for container vehicle, 1 loading/unloading space (3.5m x 11m) for medium goods vehicle, 1 loading/unloading space (3.5m x 7m) for light goods vehicle and 3 private car parking spaces (2.5m x 5m) for staff/visitors.



Given no change in development parameters and parking arrangement, the submitted swept path analysis of the last application (see **Appendix 3**) would be able to demonstrate that satisfactory manoeuvring of vehicles 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 vehicles is reserved at the northeastern portion such that no waiting or queuing of goods vehicles along Ping Che Road will arise under any circumstances.

The Applicant will also implement the following traffic management measures:

- (i) Prior appointment will be arranged for the goods vehicles to deliver the storage materials;
- (ii) All goods vehicles will leave the Application Site after loading/unloading activities;
- (iii) No storage materials will be placed at the front portion of the structure to avoid blocking of loading/unloading spaces and manoeuvring of vehicles;
- (iv) The on-site staff will manage the in and out traffic flow during the operation hours. Vehicles entering the site would be directed to the loading/unloading spaces to prevent the blocking of the ingress/egress;
- (v) The Applicant will maintain the existing pedestrian route to ensure pedestrian safety; and
- (vi) Revolving warning lights will be added at the site access to warn the staff and nearby pedestrian when there are vehicles getting in/out of the site to ensure pedestrian safety.

In addition, according to the Applicant, trips for transporting the storage materials to/from the Application Site made by the goods vehicles will not be more than 3 round trips daily at non-peak hours (between 10am – 4pm) with the materials stored within the Application Site remaining stagnant all the time. There will be no more than 10 working staff on-site. Considering the business nature and operational needs, only 2 daily round trips for private vehicles to the Application Site is expected.

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

Time	No. of Trips (Container/ Goods Vehicles)		No. of Trips (Private Cars)	
	In	Out	In	Out
08:00-09:00 (peak hour)	0	0	2	0
09:00-10:00 (peak hour)	0	0	0	0
10:00-11:00	1	0	0	0
11:00-12:00	1	1	0	0
12:00-13:00	0	1	0	0
13:00-14:00	0	0	0	0
15:00-16:00	1	0	0	0
16:00-17:00	0	1	0	0
17:00-18:00 (peak hour)	0	0	0	2

#### 4.3 Site Operations

The operation hours of the Application Site are between 9am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The main use of the Application Site will be storage purpose of construction materials and electronic products. To minimize any potential

noise and environmental impacts to the surrounding area, the proposed structures will be enclosed with no workshop activities to be conducted within the Application Site.

#### 4.4 Drainage Proposal

The approval condition (c) of submission of a drainage proposal of the last application (No. A/NE-TKL/721) has been approved by the Drainage Services Department (DSD) on 12.3.2024 (see **Appendix 1**). The approval condition (d) of provision of drainage facilities on the site of the last application has also been approved by the DSD on 27.8.2024 (see **Appendix 2**).

The Applicant will retain the same drainage design of the approved proposal, in which 300mm peripheral U-channels and catchpits with sand trap will be used to collect surface runoff and divert them to the existing water stream to the south of the Application Site.

#### 4.5 Fire Service Installations (FSIs) Proposal

Since the layout and development parameters of the proposed development remain the same, the Applicant will adopt the approved FSIs proposal submitted in the last application (No. A/NE-TKL/721) (see **Appendix 4**) and implement the FSIs upon approval of the STW application from the LandsD.

#### 4.6 Landscape and Tree Preservation

7 new trees will be planted along the eastern boundary of the Application Site in compensation of 3 trees fell from the last application (No. A/NE-TKL/721) (see **Figure 5**). The proposed tree species is Bauhinia Blakeanna / Ficus Benjamina, which grow to a mature height of 2.75m to 3.75m with a canopy span of about 3m. Meanwhile, several trees of various species are found immediate outside the western, southern and eastern boundary of the Application Site. The Applicant would preserve the existing trees outside the Application Site, which 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 fit well into the setting in the neighborhood without causing any significant visual impact.

#### 4.7 Environmental Consideration

The nature of the proposed use will merely involve the storage of construction materials and electronic products. 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 will be conducted at the Application Site;
- (b) All stocks will be stored within the proposed enclosed warehouse;
- (c) The existing 2.5m high corrugated metal fencing will be maintained along the site boundary;
- (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;
- (e) No more than 3 round trips by goods vehicles daily to minimize the traffic and noise impact;
- (f) 3 portable toilets will be provided onsite. The waste generated will be treated and removed on a regular basis to avoid any hygienic nuisance to the surroundings.

## 5. Planning Justifications

### 5.1 Support the Export Industry in Hong Kong

With the ongoing resumption projects in the Northern Metropolis area, a significant number of warehouse sites in Northern New Territories and North West New Territories have been / will be resumed by the Government for development of NDAs/public works in the near future.

In view of the much more stringent control on land usage coupled with shrinking supply of land for warehouse use and increasing difficulty in acquiring planning permission, the demand for warehouse sites has already become a key economic and logistics issue concerning the whole Territory. It should be noted that the Application Site will be used by the Applicant to store all their goods (i.e. construction materials and electronic products) to the local and global markets. Granting approval to this application will maintain the supply of land for such use and provide a temporary solution to meet the pressing market demand of warehouse facilities in the Northern New Territories, which would in turn help support the export industry in Hong Kong.

### 5.2 The Application Site is Unsuitable for Agricultural Rehabilitation

Notwithstanding the Application Site falls within an area zoned “AGR”, the Application Site is unsuitable for agricultural rehabilitation. Having considered the fact that a number of open storage/storage uses, and some with recent planning approvals from the Board, are situated in the vicinity of the Application Site, the planning intention of “AGR” zone is hardly materialized at the current capacity until the surrounding characteristics are entirely required to be reverted back to agricultural uses. The utilization of the not fully developed agricultural land would allow more efficient use of scarce land resource in Hong Kong. In contrast, the proposed development in the interim at the Application Site is deemed not incompatible and is able to flexibly meet the demand and operational needs of the Applicant.

### 5.3 Prior Planning Approval Granted for the Same Use at the Application Site

The applied use and development parameters of the current application are same as the last application (No. A/NE-TKL/721). The last application for proposed warehouse was approved by the Board for a period of 3 years on 19.5.2023. Since the nature of use, development parameters and planning circumstances largely remain unchanged, this application is considered acceptable within the subject “AGR” zone.

### 5.4 Unexpected Delay in Compliance with Approval Conditions

The Applicant has complied with approval conditions (c) and (d) of the last application and the compliance of the approval conditions (f), (g) and (h) were hindered because of the unexpected delay in processing of the STW application by the LandsD. Given the prior planning approval for the same warehouse use at the same location, as well as the Applicant’s genuine efforts in complying with the approval conditions, this application could be considered acceptable and in line with the previous decision of the Board.

### 5.5 Similar Approvals for Warehouse Use in the same “AGR” Zone

As highlighted in para 3.3., several similar approvals for warehouse use have been approved in the same “AGR” zone of the Ping Che and Ta Kwu Ling OZP in the last three years. With the

proximity of these approval examples for similar warehouse use, approval of this application is considered acceptable within the subject "AGR" zone and in line with previous decisions of the Board.

#### 5.6 Optimization of Valuable Land Resources

The Application Site is currently vacant. The proposed development provides an interim solution to maximize land utilization on the Application Site rather than leaving the Application Site idle and deteriorating. The proposed development would take full advantage of the location and the exceptional physical state of the Application Site i.e. close to Ping Che Road for transportation of construction materials and electronic products and mostly flat and paved land. The proposed development is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without inflicting undesirable impacts on the environment.

#### 5.7 Not Incompatible with Surrounding Land Uses

The proposed development is considered not incompatible with the surrounding land uses. The surrounding of the Application Site mainly consists of scattered fallow agricultural land, open storage yards, warehouses, unused land / structures and temporary structures, with approved applications of similar uses in vicinity. Taking into consideration that the Applicant has proposed proper mitigation measures, including storage confined within the enclosed structures and restriction of operation hours, the proposed development could co-exist well with all these surrounding land uses without posing any adverse environmental impacts. As the proposed development is considered not incompatible with other developments/facilities in the adjacent areas in terms of nature and scale of use, approval of the application would therefore not result in any interface problems with the surrounding areas.

#### 5.8 No Adverse Impacts on the Surrounding Areas

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

##### Traffic

Similar to the last application, no more than 3 round trips daily will be made by goods vehicles to/from the Application Site. Most of the vehicles will enter to/get out of the Application Site at non-peak hours (between 10am – 4pm). As such, it is anticipated that traffic generated by the proposed development to Ping Che Road will be very minimal and not be overloaded should the application be approved. In addition, sufficient spaces will be reserved at the northeastern portion of the Application Site for loading/unloading and vehicle manoeuvring. It is further envisaged and unlikely that the foregoing minimal volume of traffic generated from the proposed development would adversely affect the existing and/or planned road networks. There will also be no need for goods vehicles queuing up outside the Application Site under any circumstances. With the implementation of the mitigation measures proposed by the Applicant, no adverse traffic impact is anticipated.

##### Environment

As reiterated in Section 4.7, the proposed warehouse will only be used as storage of construction materials and electronic products. No workshop activities will be undergone within the Application Site and relevant mitigation measures will be conducted to minimize all the potential environmental impacts on the surrounding areas. In addition, the operating hours will be restricted from 9am to

6pm, the proposed development will unlikely create significant adverse environmental impact to the surrounding areas.

Since the surrounding environments are characterized by various rural and storage uses, with the proposed storage use also being confined within the enclosed structure, no adverse environmental impacts on the surrounding area is expected.

#### Drainage

As mentioned in paragraph 4.4, the submitted drainage proposal and the provision of drainage facilities were considered satisfactory by DSD on 12.3.2024 and 27.8.2024 respectively. Given no major material change in the proposed development from the last application, the Applicant will maintain the drainage facilities on site, and therefore no adverse drainage impact is anticipated.

#### Landscape

The Applicant will plant 7 new trees along the eastern boundary of the Application Site to compensate for the 3 trees fell in the last application (No. A/NE-TKL/721). Together with the existing trees surrounding the Application Site, it will act as natural hedges bounding the edge of the development and soften the building footprint. Therefore, no adverse landscape impact is anticipated.

## **6. Conclusion**

The Application Site falls within “AGR” zone on the approved Ping Che and Ta Kwu Ling OZP. In view of the site location, surrounding land uses and the nature of the proposed development, the Application Site is considered suitable for proposed temporary warehouse for storage of construction materials and electronic products. The proposed development will be able to meet the market demand of warehouse facilities in the territory and support the export industry in Hong Kong.

The Application Site has been granted for planning approval for the same use with similar approvals for proposed warehouse use also given in the vicinity. No adverse impacts on the surrounding are anticipated and the technical concerns of relevant Government departments could be addressed through the implementation of approval conditions.

Despite the fact that the Application Site fall within the “AGR” zone, the planning intention of “AGR” is hardly to be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be reverted to agricultural activities. In contrast, the proposed development in the interim at the Application Site is deemed not unsuitable for temporary uses as the surrounding areas are currently characterized by a variety of rural storage uses, in which no interface problems will be arisen out of the proposed development. It will actually encourage optimization of the valuable land resources due to its locational and geographical advantages.

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.

LAWSON DAVID & SUNG SURVEYORS LIMITED  
September 2024