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SECTION 16 - PLANNING APPLICATION

**Proposed Temporary Warehouse for Storage of Construction
Materials for a period of 3 years**

**Lot Nos. 497(Part), 498(Part), 499(Part) and 500(Part) in D.D.
87, Ping Che, Ta Kwu Ling, New Territories**

September 2024

Planning Statement prepared by

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Executive Summary

This Planning Statement is submitted to the Town Planning Board in support of a planning application for a proposed temporary warehouse for storage of construction materials (“the proposed use”) for a period of 3 years at Lot Nos. 497 (part), 498 (part), 499 (part) and 500 (part) in D.D. 87, Ping Che, Ta Kwu Ling, New Territories (“the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Town Planning Board.

The application site falls within an area zoned as “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.3.2010 (“the current OZP”). The site area is about 1892m². The application site is accessible from Ping Che Road via a local access.

According to (11)(b) of the Notes of the current OZP, justifications for the proposed use are as follows:

- The application site has not been used as a piece of agricultural land since 1992;
- Reasonable proposed covered storage area in the application site;
- The proposed use is of temporary in nature. Approval of the current application would not influence the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;
- The proposed use is considered compatible with the land uses of the surrounding areas and has no/minimal adverse infrastructural or environmental impacts on the surrounding land uses and its neighbourhood;
- No adverse Traffic, Landscape, Environmental and drainage impacts arising from the proposed use is expected; and
- The proposed use would not set an undesirable precedent as similar applications were previously approved near the application site.

行政摘要

此規劃報告書旨在支持一宗遞交予城市規劃委員會(“城規會”)的規劃申請，作擬議臨時貨倉存放建築材料(“擬議用途”)為期3年。該申請涉及的地點位於新界打鼓嶺坪輦丈量約份第87約地段第497號(部分)，498號(部分)，499號(部分)及500號(部分)(“申請地點”)。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

根據2010年3月12日刊憲公佈之坪輦及打鼓嶺分區計劃大綱核准圖(編號：S/NE-TKL/14)，申請地點坐落於「農業」地帶。申請地點佔地面積約1892平方米，可從坪輦路經當地通道到達該申請地點。

根據現時大綱核准圖的註釋(11)(b)，此規劃報告書詳細闡述該申請的規劃理據，當中包括：

- 自1992年以來，該申請地點就不再被用作農業用途；
- 申請地點內合理建議有遮蓋的存放區域；
- 擬議用途為臨時用途。擬議用途不會妨礙落實大綱核准圖中「農業」地帶的長遠規劃意向，亦不會妨礙申請地點及其附近的任何已規劃的基礎設施發展；
- 就土地用途而言，擬議用途與周邊地區相容，並不會構成不良影響；
- 擬議用途不會對交通、景觀、環境和排水方面構成不良影響；及
- 考慮到附近已有類似該申請的規劃申請獲批准，擬議用途並不會立下不良先例。

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1. Introduction

Purpose

- ✧ According to Section 16 of the Town Planning Ordinance (Cap. 131), this Planning Statement is submitted to the Town Planning Board (“TPB”) in support of a planning application for **Proposed Temporary Warehouse for Storage of Construction Materials** (“the proposed use”) for a period of 3 years at Lot Nos.497 (Part), 498 (Part), 499 (Part) and 500 (Part) in D.D. 87, Ping Che, Ta Kwu Ling, New Territories (“the application site”). The area of the application site is about 1892m². This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the TPB. The location of the application site is shown in **Figure 1**.

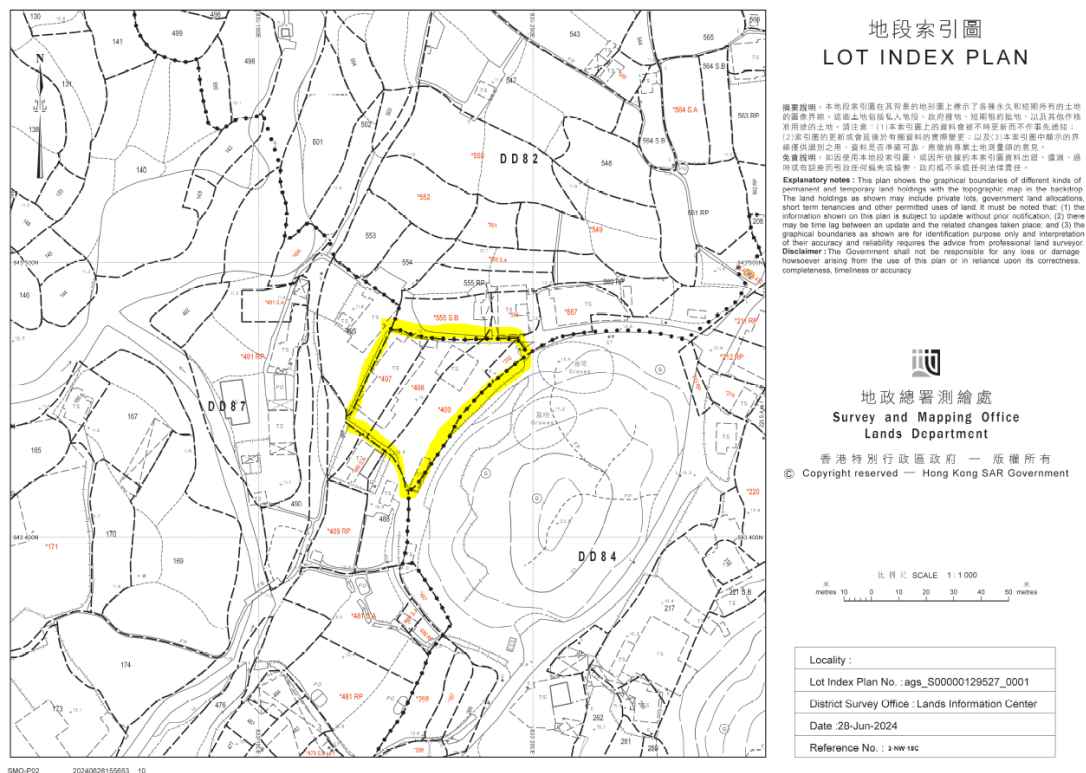


Figure 1. Lot Nos. 497-500 (Part) in D.D. 87

(Source: Lot Index Plan No. ags_S00000129527_0001 dated 28-06-2024, Survey and Mapping Office, Lands Department)

- ✧ According to Figure 2, the application site falls within an area zoned as “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.3.2010 (“the current OZP”). As stated in (11)(b) of the Notes of the current OZP, “...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...”.

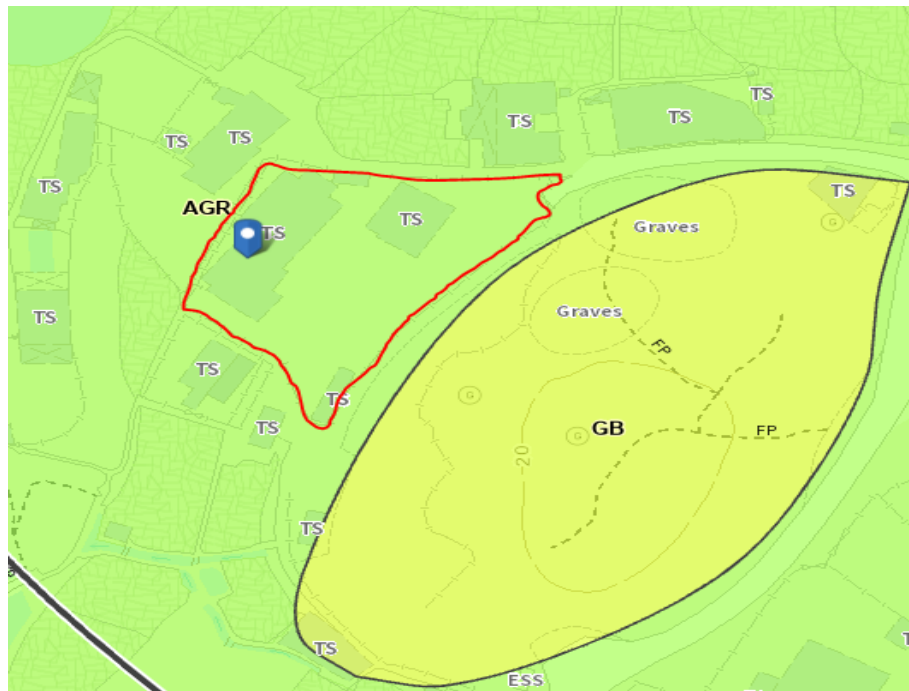


Figure 2. Lots 497-500 (Part) in D.D. 87
(Source: <https://www.ozp.tpb.gov.hk/>)

- ✧ This Planning Statement is prepared and submitted by Centaline Commercial on behalf of Sunwacork Insulation Materials Supplies Limited (“the applicant”).

Objectives

The current application aims to achieve the following objectives:

- ✧ To provide a secured temporary storage space for construction materials required for insulation coating of air-conditioning equipment in mass construction sites;
- ✧ To fully optimise the land resources within “AGR” zone for temporary uses that are beneficial to the community and government.
- ✧ To be compatible with the surrounding environment without deteriorating the long term planning intention of “AGR” zone; and
- ✧ To ensure no adverse environmental or infrastructural impacts on the surrounding areas.

2. Site Profile

Location and Current Conditions of the Application Site

- ✧ As shown in Figure 3 in Appendix 1, the application site is located at Ta Kwu Ling and is accessible from the Northern East direction via a local access leading to Ping Che Road. Public transportation, such as buses and minibuses, can be easily accessed within a 10-minute walk along Ping Che Road. The application site is hard paved and fenced-off. Figure 4 indicates the current conditions of the application site and the surrounding areas.



Figure 4. The entrance of Lot Nos. 497 (part), 498 (part), 499 (part) and 500 (part) in D.D. 87



Figure 5. The West side of Lot Nos. 497 (part), 498 (part), 499 (part) and 500 (part) in D.D. 87



Figure 6. The East side of Lot Nos. 497 (part), 498 (part), 499 (part) and 500 (part) in D.D. 87



Figure 7. The South side of Lot Nos. 497 (part), 498 (part), 499 (part) and 500 (part) in D.D. 87

Surrounding Land Use and Characteristics

- ✧ The application site is mainly surrounded by vehicle repairing workshops, warehouses, covered and/or open storages, temporary structures, vacant land and shrub land. The North and East directions of the application site are temporary open storages of construction machinery and construction materials, which were covered by valid planning permission Nos. A/NE-TKL/714 and No. A/NE-TKL/745 respectively approved by the Rural and New Town Planning Committee in 05/2023 and 03/2024.

3. Planning Context

Statutory Planning Context

- ✧ The application site falls within an area zoned “AGR” on the current OZP (Figure 2). According to the Notes of the current OZP, temporary storage use is neither a Column 1 nor a Column 2 use within the “AGR” zone. Hence, a planning permission is required from the TPB.

- ✧ Although the application site falls within “AGR” zone, there are no active agricultural activities. As stipulated in (11)(b) of the Notes of the Current OZP, “...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...”. Approval of the current application on a temporary basis of 3 years would better utilize precious land resources and would not frustrate the long-term planning intention of the “AGR” zone.

Similar Planning Applications

- ✧ Within the past three years, there were similar applications for similar temporary warehouse uses within the “AGR” zone(s) on the current OZP. Details of the similar applications are described in Figure 8 below.

Application No.	Address with Proposed Use(s)	Zoning(s)	Approval Date
A/NE-TKL/695	Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, New Territories Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	AGR	18/03/2022
A/NE-TKL/702	Lot 554 S.A. ss.2 (Part) in D.D. 77, Ta Kwu Ling, New Territories Proposed Temporary Warehouse for Storage of Metal For a Period of 3 Years and Filling of Land	AGR and I(D)	26/08/2022

Section 16 Planning Application for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot Nos. 497 (part), 498 (part), 499 (part) and 500 (part) in D.D. 87, Ping Che, Ta Kwu Ling, New Territories

Application No.	Address with Proposed Use(s)	Zoning(s)	Approval Date
A/NE-TKL/714	Lot 217 (Part) in D.D. 84, Ping Che, New Territories Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	AGR	19/05/2023
A/NE-TKL/721	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, New Territories Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years	AGR	19/05/2023
A/NE-TKL/724	Lots 175 and 176 in D.D. 84, Ta Kwu Ling, New Territories Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	AGR	11/09/2023
A/NE-TKL/737	Lots 967 (Part), 968 (Part), 969 (Part), 971 (Part), 972, 973, 975, 976, 977 and 978 RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	AGR	11/09/2023
A/NE-TKL/735	Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling, New Territories Proposed Temporary Warehouse and Open Storage for a Period of 3 Years	AGR and "Open Storage"	27/10/2023
A/NE-TKL/745	Lots 175 and 176 in D.D. 84, Ta Kwu Ling, New Territories Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	AGR	15/03/2024

Application No.	Address with Proposed Use(s)	Zoning(s)	Approval Date
A/NE-TKL/744	<p>Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D. 76 and Adjoining Government Land, Ta Kwu Ling, New Territories</p> <p>Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years</p>	AGR	05/04/2024

Figure 8: Similar Planning Applications within the Past Three Years

Town Planning Board Guidelines (TPB PG-No. 13G)

- ✧ The application site falls under Category 3 areas in the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) revised by the TPB in April 2023.
- ✧ Although “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable within these areas, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

4. Development Proposal

Site Configuration and Layout

- ✧ The use of the application site is proposed to be Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years. The area of the application site is about 1892m². The application site is accessed through an ingress/egress point (in about 4.85 m) located at the northern-east boundary, which is connected to a local access leading to Ping Che Road (Figure 3).
- ✧ According to the indicative layout plan (Figure 9), the application site comprises three one-storey temporary structures (with a maximum height of 5m), providing a total gross floor area of approximately 750m² for warehouse, an ancillary office and a toilet. Within the application site, there is provision for one parking space for private cars and one loading and unloading (“L/UL”) bay for medium goods vehicles (“MGV”). The remaining area will be used for loading/unloading and vehicle manoeuvring spaces.
- ✧ The storage of construction materials within the application site is non-polluted and non-dangerous in nature and will remain stationary all the time. All storage activities will only be confined to within the application site area without affecting the neighbouring uses. The operation hours of the proposed use are from 9:00 a.m. to 5:30p.m. (Mondays to Saturdays) and there will be no operations on Sundays and public holidays.
- ✧ For implementation of the development proposal, the applicant is ready to apply to the Lands Department for a Short Term Waivers (“STW”) for permitting the structures to be erected on site once the current application is approved.
- ✧ Key development parameters of the proposed use are listed in Figure 10. Figure 11 provides details of the proposed ancillary temporary structures under the current application.

Proposed Use	Proposed Temporary Warehouse for Storage of Construction of Materials for a Period of 3 years
Operation Hours	From 9:00a.m. to 5:30p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
Site Area	About 1892m ²
Covered Area	About 750m ²
Uncovered Area	About 1142m ²
Temporary Structures No(s).	3
No. of Storeys	1
Maximum Height	About 5m
Total Non-Domestic Gross Floor Area	About 750m ²
Plot Ratio	0.396
Site Coverage	39.6%
No. of Car Parking Spaces Private Car [5m(L) x 2.5m (W)]	1
No. of L/UL Bay MGVs [11m(L) x 3.5m (W)]	1

Figure 10: Key Development Parameters

Structure No.	Proposed Use	Floor Area (about m ²)	No. of Storeys	Maximum Height [about (m)]
1	Warehouse	725	1	5
2	Ancillary Office	15	1	3
3	Toilet	10	1	3
Total		750		

Figure 11 : Details of the Proposed Structures

Proposed Traffic Arrangement

- ✧ The application site can be accessed through a local access that leads to Ping Che Road. The proposed development will only make use of MGV and private cars to travel to and/from the application site via the proposed access route. One parking space for private cars and one L/UL bay for MGVs are provided within the application site.
- ✧ The configuration of the proposed layout ensures sufficient space for maneuvering vehicles throughout the application site such that no waiting or queuing of goods vehicles along the local access road will arise under any

circumstances. The proposed development (Figure 9) would make use of the ingress/egress point in about 4.85 m for vehicular access. Sufficient manoeuvring space with manoeuvring circle with radius in not less than 8m is also proposed for the proposed types of goods vehicles under the current application to manoeuvre within the application site and into/out of the parking and L/UL spaces.

	Morning Peak		Afternoon Peak	
	In	Out	In	Out
MGV	1	1	1	1
Private Car	1	-	-	1

Figure 12: Estimated Traffic in and out of the Proposed Development

- ✧ As the vehicular trip generation and attraction for the proposed use were insignificant, the additional traffic trip is expected to be accommodated without affecting the operation of the nearby junctions and links. Hence, no adverse traffic impact is anticipated from the proposed use.
- ✧ Regarding the traffic management for controlling queuing of vehicles outside the application site or at the local access road, the applicant would propose the following measures:
 - Traffic regulator will be deployed near the access of the subject site to conduct traffic control to ensure no queuing of vehicles outside the application site;
 - All loading and unloading activities will be confined within the application site and will be organized in advance in order to prevent excessive traffic flow to the nearby road links and junctions; and
 - Road signs are proposed to alert drivers and pedestrians. A restricted speed for drivers is required for safety within the application site.

Landscape Consideration

- ✧ As the application site is hard-paved and there are no existing trees within the application site, the site currently has very low agricultural value. The proposed use would induce no significant landscape impact.

Environmental Consideration

- ✧ Given that no offensive operation would be involved, no adverse air quality impact from vehicular emissions and industrial emissions during the operation stage of the proposed use is anticipated.

- ✧ Construction materials stored within the application site are non-polluted and non-dangerous in nature and will remain stationary all the time. All storage activities will only be confined to the application site without affecting the neighboring uses.

- ✧ The applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/pollution control ordinances during operation stages of the proposal. No adverse environmental impact and misuse of the proposed use is anticipated.

Drainage Consideration

- ✧ An existing discharge point has been proposed to the application site and peripheral U-shape channels are proposed to facilitate drainage collection within the application site. If necessary, the applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the TPB and/or the relevant government department(s) in compliance with the approval conditions.

5. Planning Justifications

The application site has not been used as a piece of agricultural land since 1992

- ✧ No agricultural activities have been found on the application site and it was covered by structures since 1992. The current storage use has harmoniously co-existed with the surrounding neighbourhood with no complaints for over 30 years. Sympathetic consideration could be granted by the TPB for the proposed use within the application site.

Reasonable proposed covered storage area in the application site

- ✧ According to paragraph 1.4 of TPB PG-No. 13G revised by the TPB in April 2023, “Open Storage” uses relate to activities carried out on a site for which the greater part of the site (i.e. generally assumed to be more than 50% of the site area) is uncovered and used for storage, repair or breaking other than container-related uses. The development proposal of an uncovered area of about 60% strictly follows the relevant requirement as stipulated in the guideline(s).

Not influencing the Planning Intention of “AGR” Zone

- ✧ Considering different open storage and warehouse uses adjacent to the application site, the planning intention of “AGR” zone may hardly be accommodated in short term until the surrounding land uses are compulsorily required for agricultural activities again. Moreover, approving the proposed temporary use under the current application would facilitate ongoing and flexible adaptation to meet the changing demands of land use.
- ✧ The temporary nature of the proposed use under the current application will not influence the long-term planning intention of the “AGR” zone considering that the proposed use is only applied for a period of 3 years.

Compatible with Land Uses of the Surrounding Areas

- ✧ The surrounding areas of the application site are mainly used for open storage yards and warehouses. Other uses such as vehicle repair workshops, temporary structures, vacant land and shrub land are also found close to the application

site. The proposed use is therefore considered compatible with the land use in the surrounding areas considering the similar geographical settings and no detrimental impacts to the surrounding areas.

No adverse Traffic, Landscape, Environmental and Drainage Impacts

- ✧ The proposed development will make use of MGVs and private cars to travel to and/or from the application site via the proposed access route. Specific requirements have been considered in the design and layout of the proposed site, ensuring sufficient provisions of car parking spaces, L/UL loading spaces, manoeuvring spaces, and the implementation of appropriate traffic management measures upon approval of the application.
- ✧ Regarding the traffic management with the proposed use, the impacts of the application site to the traffic in and out would be minimal and are accommodated without influencing the nearby traffic junctions and links. Appropriate traffic management measures have been designed to remove any potential adverse effects to the surrounding roads for the safety of pedestrian and vehicles. Therefore, it is expected that the proposed use will not result in any adverse traffic impacts on the areas near the application site.
- ✧ As the application site is hard-paved and there are no existing trees within the application site, the site currently has very low agricultural value. The proposed use would induce no significant landscape impact.
- ✧ As there are no massive industrial operations in the application site, no adverse vehicular and industrial emissions could be involved for the proposed use. The storage of construction materials within the application site would be non-polluted and non-dangerous in nature and will remain stationary all the time. Storage activities will only be confined to the application site area without affecting the neighbouring uses. The applicant will strictly follow Environmental Protection Department's latest policies and comply with all environmental protection/ pollution control ordinances.
- ✧ An existing discharge point proposed to facilitate drainage collection. No significant adverse drainage impact is expected. If necessary, the applicant will

submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the TPB and/or the relevant government department(s) in compliance with approval conditions.

Not being an Undesirable Precedent

- ✧ Considering the similar applications being approved by the TPB on the same OZP as discussed in Section 3, the application site accommodates the same uses of open storage of construction of materials and contributes to support the supply of construction materials. The proposed use benefits the development of construction industries in the long-run and would not set an undesirable precedent.

6. Conclusion

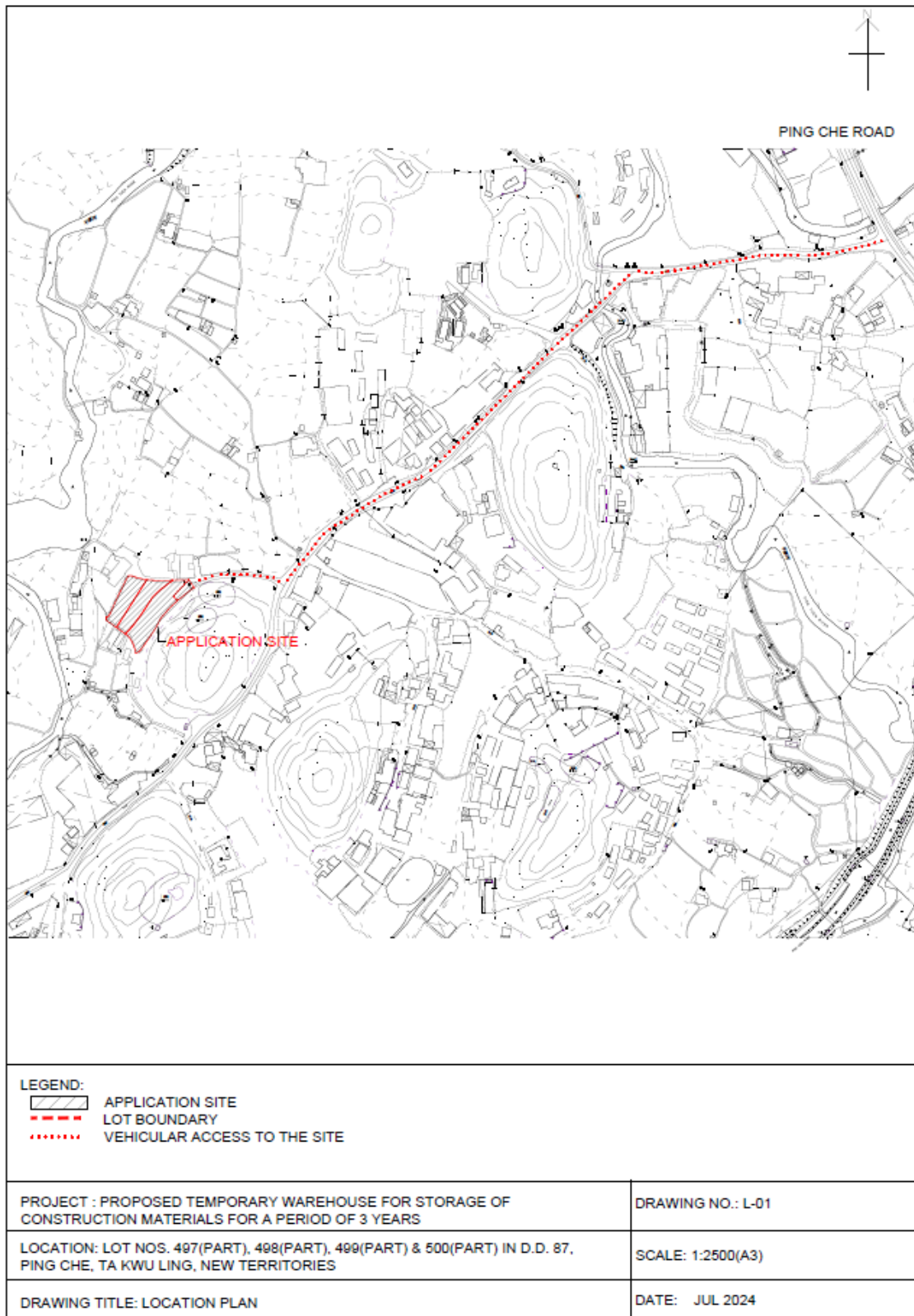
- ✧ This Planning Statement is submitted to the TPB in support of the current application for the proposed use at the application site. The application site has an area of about 1892m². The background information of the application site and the planning justifications of the planning statement are provided to support the consideration of the proposed use for temporary warehouse for storage of construction materials by the TPB.

- ✧ The application site currently falls within an area zoned “AGR” on the current OZP. According to the Notes of the current OZP, temporary use or development of any land or buildings not exceeding a period of three years requires planning permission from the TPB notwithstanding that the use or development is not provided for under the notes of the current OZP. The application is justified based on the following grounds:
 - The application site has not been used as a piece of agricultural land since 1992;
 - Reasonable proposed covered storage area in the application site;
 - The proposed use is of temporary in nature. Approval of the current application would not influence the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;
 - The proposed use is considered compatible with the land uses of the surrounding areas and has no/minimal adverse infrastructural or environmental impacts on the surrounding land uses and neighbourhood;
 - No adverse Traffic, Landscape, Environmental and drainage impacts arising from the proposed use is expected; and
 - The proposed use would not set an undesirable precedent as similar applications were previously approved near the application site.

- ✧ In view of the above, it is recommended that sympathetic consideration would be given by the TPB to approve the current application on a temporary basis for a period of three years.

Appendix I

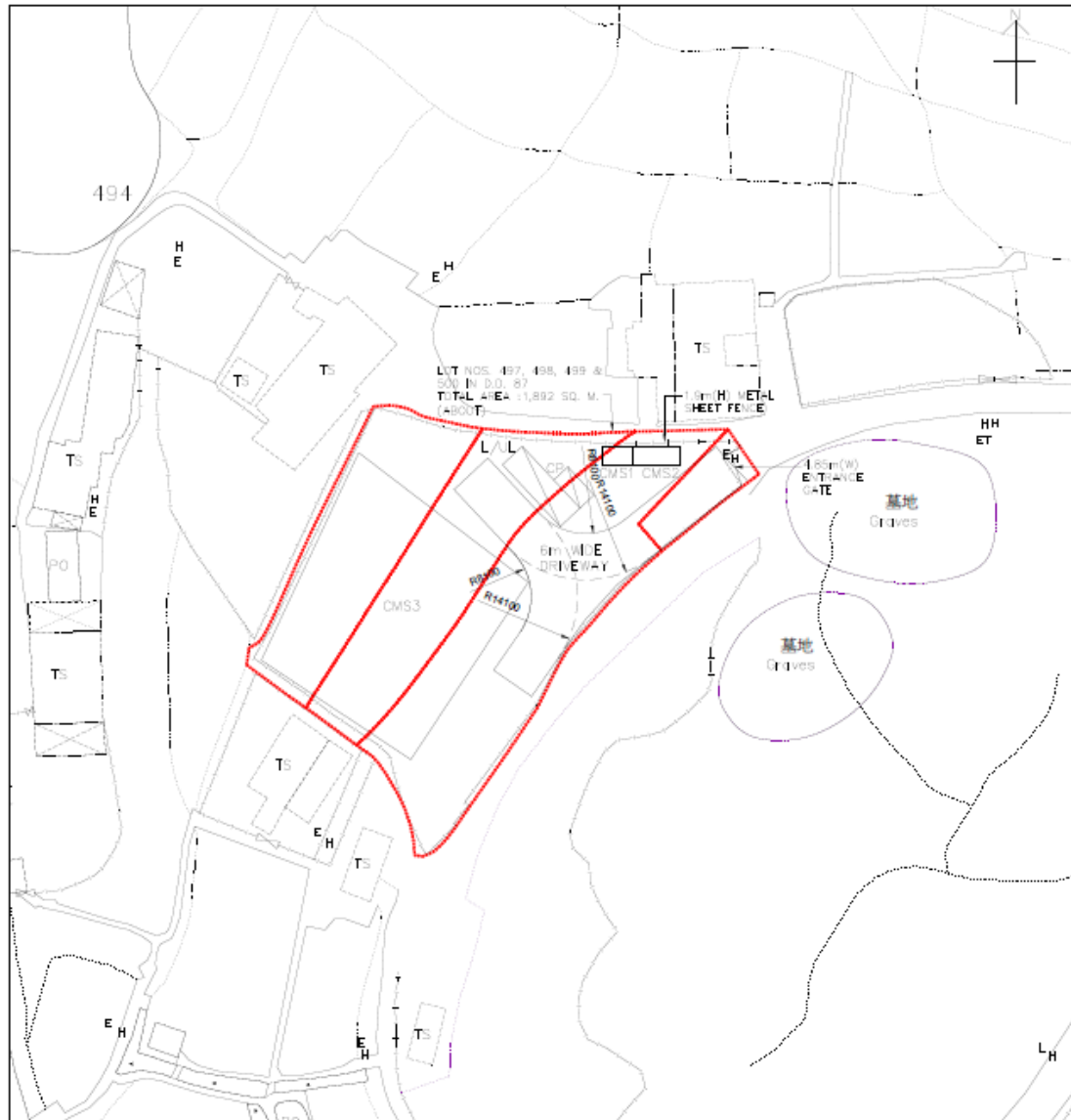
Figure 3 Location Plan of Lot Nos. 497 (part), 498 (part), 499 (part) and 500 (part) in D.D. 87



Appendix II

Figure 9 Layout Plan of Lot Nos. 497 (part), 498 (part), 499 (part) and 500 (part) in D.D. 87

Section 16 Planning Application for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot Nos. 497 (part), 498 (part), 499 (part) and 500 (part) in D.D. 87, Ping Che, Ta Kwu Ling, New Territories



LEGEND:	
---	APPLICATION SITE AND LOT BOUNDARY
CMS1	COVERED METAL STRUCTURE (TOILET) (SIZE: 2.5m X 4m X 3mH; AREA: 10 SQ. M.)
CMS2	COVERED METAL STRUCTURE (ANCILLARY OFFICE) (SIZE: 2.5m X 6m X 3mH; AREA: 15 SQ. M.)
CMS3	COVERED METAL STRUCTURE (STORAGE) (AREA: 725 SQ. M. APPROX. (5m(H)))
CP	OPEN CAR PARKING SPACE (SIZE: 2.5m X 5m)
L/UL	LOADING / UNLOADING SPACE (SIZE: 3.5m X 11m)

PROJECT : PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS	DRAWING NO.: L-02
LOCATION: LOT NOS. 497(PART), 498(PART), 499(PART) & 500(PART) IN D.D. 87, PING CHE, TA KWU LING, NEW TERRITORIES	SCALE: 1:500(A3)
DRAWING TITLE: LAYOUT PLAN	DATE: JUL 2024