



羅迅測計師行
Lawson David & Sung
S U R V E Y O R S L I M I T E D
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

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Section 16 Planning Application

**Proposed Temporary Warehouse and Open Storage of Construction Materials
for a Period of 3 Years and Associated Filling of Land at
Lots 128 S.A and 128 S.B RP in D.D. 84, Ping Che, N.T.**

Planning Statement

Applicant

Super Honest Engineering Limited (超安工程有限公司)

Prepared by

Lawson David and Sung Surveyors Limited

October 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 and Open Storage of Construction Materials ("the Proposed Development") for a Period of 3 Years and Associated Filling of Land at Lots 128 S.A and 128 S.B RP in D.D. 84, Ping Che, N.T. ("the Application Site").

The Application Site, covering an area of about 1,415 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' and 'Open Storage' are neither 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 falls within "Category 2" area under TPB PG-No.13G. The Application Site is currently vacant and the Applicant intends to use the Application Site as a temporary warehouse and open storage of construction materials to support the operation of their construction business. The proposed development will erect two 1-storey warehouses for storage of construction materials at the eastern portion, each with a floor area of about 225 sq.m. and a height of not more than 12m. A 1-storey (height about 2.5m) mobile toilet with a floor area of 2 sq.m. will be provided. The open area of the Application Site will then be used for open storage of construction materials (i.e. iron frames) and vehicle manoeuvring.

The Applicant will maintain the existing ingress/egress point and the pedestrian access at the western boundary connecting the local track from Ping Che Road with about 8m and 1m in width respectively. All loading/unloading activities and manoeuvring of vehicles will be conducted at the western portion of the site. The proposed development will provide 1 loading/unloading space (3.5m x 11m) for medium goods vehicle and 2 private car parking spaces for staff/visitors (2.5m x 5m). The Application Site has been fenced off with corrugated metal sheets and wire meshes 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. To minimized any potential noise and environmental impacts to the surrounding area, no workshop activities will be conducted within the Application Site.

The justifications of this application are:

1. The proposed development caters for the demand of warehouse and open storage facilities;
2. The Application Site is unsuitable for agricultural rehabilitation;
3. Similar approvals for warehouse and open storage uses have been given in the same "AGR" zone;
4. The proposed development will encourage optimization of valuable land resource;
5. The proposed development is in compliance with TPB PG-No.13G;
6. The proposed development is considered not incompatible with surrounding land uses; and
7. The proposed development will not generate adverse traffic, environmental and drainage impacts 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 128 號 A 分段及第 128 號 B 分段餘段(“申請地點”)，作為期三年的擬議臨時貨倉及露天存放建築材料及相關填土工程(“擬議發展”)的規劃申請。

申請地點的面積約 1,415 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」和「露天貯物」皆不屬「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。

申請地點座落於城規會規劃指引編號第 13G 的「第二類」地區。申請地點現時為空置土地。申請人計劃將申請地點用作臨時貨倉及露天存放建築材料用途。擬議發展將於申請地點東面興建兩座樓面面積各約 225 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。同時，申請地點內會提供一座一層高(約 2.5 米高)，面積約 2 平方米的流動洗手間。申請地點的露天位置將會用作露天存放建築材料(鐵架)及供車輛移動。

申請人會沿用現時申請地點西面的出入口(約 8 米闊)以及行人通道(約 1 米闊)，此出入口由一條道路連接坪輦路。所有上落貨及車輛迴轉將於申請地點的西面進行。申請地點亦設有 1 個中型貨車上落貨位 (3.5 米 x 11 米)和 2 個供職員/訪客使用的私家車停車位 (2.5 米 x 5 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。為減少擬議發展對附近地方的潛在噪音及環境影響，申請地點內不會進行任何工場活動。

本規劃申請的理據為：

1. 擬議發展將滿足區內對貨倉及露天貯物設施的需求；
2. 申請地點不適合用作農業復耕；
3. 申請地點座落的「農業」地帶有類近貨倉及露天存放用途申請獲得規劃許可；
4. 擬議發展可有效利用寶貴的土地資源；
5. 擬議發展符合城規會指引編號 13G；
6. 擬議發展與周邊土地用途兼容；及
7. 擬議發展不會對附近地方構成不良的交通、環境及排水影響；

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 and Open Storage of Construction Materials for a period of 3 years and Associated Filling of Land (the “proposed development”) at Lots 128 S.A and 128 S.B RP in D.D. 84, 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 1,415 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’ and ‘Open Storage’ are neither 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 is currently vacant and the Applicant intends to use the Application Site as a warehouse and open storage of construction materials to support the operation of their construction business.

Under the Town Planning Board Guidelines No. 13G (TPB PG-No.13G), the Application Site falls within a “Category 2” site. The proposed development is considered compatible with the surrounding environment with multiple recent planning approvals of similar warehouse/open storage uses in the vicinity. With the submission of relevant technical assessments along with this application, the Application Site is considered a suitable location 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 1,415 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 and wire meshes (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. To the immediate south of the Application Site sees several temporary structures, storage yard and vacant land. To the immediate west of the

Application Site is the existing access road as well as several temporary structures. An approved warehouse for storage of construction materials and electronic products (Application No. A/NE-TKL/721) and two approved open storage yards (Application Nos. A/NE-TKL/707 and 734) are located to the north within the same “AGR” zone. To the east of the Application Site are two 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. To the further southwest sees various clusters of open storage/storage yards, temporary structures and vehicle repairing workshops with some obtaining planning approvals. The Application Site is fronting Ping Yuen River and its tributary at the immediate north and east.

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 west. 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.

The Applicant is the land owner of the subject lots. The Applicant will apply for a Short Term Waiver (STW) for the proposed structures to the Lands Department upon obtaining planning approval for this application.

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’ and ‘open storage’) 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 Application

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

Application No.	Applied Use	Decision	Decision Date
A/NE-TKL/304	Proposed Temporary Open Storage of Packaged Used Computer Parts and Ancillary Office for a Period of 3 Years	Rejected	7.3.2008

3.3 Similar Applications within the Same “AGR” Zone

13 applications for similar warehouse and/or open storage 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	Site Area (m ²)	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	1,649	Approved with Conditions	18.3.2022
A/NE-TKL/707	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	8,481	Approved with Conditions	23.9.2022
A/NE-TKL/714	Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	630	Approved with Conditions	19.5.2023
A/NE-TKL/721	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 years	3,873	Approved with Conditions	19.5.2023
A/NE-TKL/734	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	5,032.5	Approved with Conditions	11.8.2023
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/743	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	700	Approved with Conditions	19.4.2024
A/NE-TKL/745	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	1,704	Approved with Conditions	15.3.2024
A/NE-TKL/746	Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5,913	Approved with Conditions	15.3.2024
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	7,508	Approved with Conditions	21.6.2024
A/NE-TKL/758	Renewal of Planning Approval for Temporary Open Storage of Recyclable Materials and Ancillary Workshop for a Period of 3 Years	1,636.02	Approved with Conditions	5.7.2024
A/NE-TKL/762	Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	1,649	Approved with Conditions	2.8.2024
A/NE-TKL/763	Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	4,970	Approved with Conditions	4.10.2024

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

According to TPB PG-No.13G, the Application Site falls within a “Category 2” area. The guidelines stipulate that applications for open storage and port back-up uses in “Category 2” could be granted on a temporary basis up to a maximum period of 3 years, 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. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas.

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant seeks planning permission to use the Application Site as temporary warehouse and open storage of construction materials for a period of 3 years and associated filling of land. The Application Site has an area of about 1,415 sq.m. The existing vehicular ingress/egress point and pedestrian access at the western boundary connecting to the local track to Ping Che Road with 8m and 1m in width respectively will be maintained by the Applicant.

Two 1-storey (height: about 12m) warehouses for storage of construction materials (iron frames), each with a floor area of 225 sq.m. are proposed at the eastern portion of the Application Site. A gap of at least 2.7m will be reserved between the two warehouses. A 1-storey (height: about 2.5m) mobile toilet, with a floor area of 2 sq.m. will be provided. The open area of the Application Site will then be used for open storage of construction materials (i.e. iron frames), parking and vehicle manoeuvring (see Layout Plan at **Figure 4**). The Application Site is fenced off by the existing 2.5m high corrugated metal sheets and wire meshes on all side.

The proposed development involves associated filling of land of about 1,415 sq.m. and a depth of not exceeding 1.2m. A plan showing the proposed land filling area of the Application Site is shown in **Figure 5**.

The key development parameters of the application are shown below:-

Applied Use	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years
Site Area	About 1,415 sq.m.
Total Floor Area (Non-domestic)	About 452 sq.m.
No. of Structures	3 - 2 proposed warehouses - 1 proposed mobile toilet
Height of Structures	2.5 – 12m (1 storey)
No. of Parking Spaces	2 nos. (private cars for staff/visitors)
Loading/unloading Spaces	1 no. for medium goods vehicle (3.5m x 11m)

4.2 Vehicular Access and Parking Arrangement

The Applicant will continue using the existing vehicular ingress/egress point and pedestrian access of the Application Site, which is about 8m and 1m wide respectively and located at the western side of the Application Site connecting to the local track to Ping Che Road. The Applicant will provide 1

loading/unloading space (3.5m x 11m) for medium goods vehicle and 2 private car parking spaces (2.5m x 5m) for staff/visitors.

A swept analysis (see **Appendix 1**) is prepared 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 western portion such that no waiting or queuing of goods vehicles along Ping Che Road will arise under any circumstances.

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 2 round trips daily at non-peak hours (between 10am – 4pm). There will be no more than 3 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 (Medium 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	0	1	0	0
12:00-13:00	0	0	0	0
13:00-14:00	1	0	0	0
15:00-16:00	0	1	0	0
16:00-17:00	0	0	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 (i.e. iron frames). To minimize any potential noise and environmental impacts to the surrounding area, no workshop activities to be conducted within the Application Site.

4.4 Drainage Proposal

Drainage facilities including 225mm peripheral U-channels, catchpits with sand trap and 300mm PVC pipe are proposed to collect the surface runoff and divert them to the existing stream (Ping Yuen River) to the north of the Application Site. A drainage proposal is submitted (see **Appendix 2**) to show the proposed drainage design.

4.5 Landscape and Tree Preservation

There are existing trees planted by the Applicant within the Application Site. To facilitate the proposed development, some of the existing trees will be relocated to the edge of 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.

4.6 Fire Service Installations Proposal

To minimize the fire hazard, the Applicant will provide fire service installations (FSIs) to the satisfaction of the Fire Services Department. A FSIs proposal (see **Appendix 3**) is submitted together with this application.

4.7 Environmental Consideration

The nature of the proposed development will merely involve the storage of construction materials. 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) The existing 2.5m high corrugated metal fencing and wire meshes will be maintained along the site boundary;
- (c) 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; and
- (d) No more than 2 round trips by goods vehicles daily to minimize the traffic and noise impact; and
- (e) A mobile toilet will be provided onsite. The waste generated will be removed on a regular basis by contractor to avoid any hygienic nuisance to the surroundings.

5. Planning Justifications

5.1 Cater for the Demand of Warehouse and Open Storage Facilities

With the ongoing resumption projects in the Northern Metropolis area, a significant number of warehouse and open storage sites in Northern New Territories and North Eastern New Territories have been / will be resumed by the Government for development of New Development Areas/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 and open storage uses and increasing difficulty in acquiring planning permission, the shortage of warehouse and open storage sites has already become a key economic and logistics issue concerning the whole Territory. Granting approval to this application will maintain the supply of land for such use and help satisfy the needs for warehouse and open storage facilities in the locality. The proposed development would therefore provide a temporary solution to meet the pressing market demand of warehouse and open storage facilities in the North East New Territories. Given the proposed development is to support the Applicant's construction business, it would in turn support the local construction industry as well.

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 recent planning approvals for similar open storage / warehouse uses are situated in 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 Similar Approvals for Warehouse and Open Storage Uses in the Same “AGR” Zone

As mentioned in Para 3.3, about 13 similar applications for warehouse and/or open storage uses have been approved by the Board in the same “AGR” zone of the Ping Che and Ta Kwu Ling OZP in the last three years. With the proximity of these planning approval for similar warehouse / open storage uses, approval of this application is considered acceptable within the subject “AGR” zone and in line with previous decisions of the Board.

5.4 Optimization of Valuable Land Resources

The Application Site is currently vacant. Instead of leaving the Application Site idle and deteriorating at its current status, the proposed development provides an interim solution to maximum land utilization on the site. Additionally, 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 with flat and formed 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.

5.5 Compliance with TPB PG-No.13G

The Application Site currently falls within a “Category 2” area under TPB PG-No.13G. No adverse traffic, environmental and drainage impacts on the surrounding areas are anticipated. The Applicant has also submitted respective technical assessments to support the application and the concerns of relevant Government departments can be addressed through implementation of approval conditions. In addition, similar applications for warehouse and open storage uses have been approved in the same “AGR” zone and “Category 2” area in the last three years. Therefore, the proposed development is in line with the TPB PG-No. 13G.

5.6 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 open storage yards, warehouses, unused land / structures, scattered fallow agricultural land, and temporary structures, with numbers of recently approved applications of similar uses in vicinity. Taking into consideration that the Applicant has proposed proper mitigation measures, including no workshop activities within the Application Site 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.

5.7 No Adverse Impacts on the Surrounding Areas

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

Traffic

The Application Site is accessible via a local track off Ping Che Road and no more than 2 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, as demonstrated in the swept path analysis (see **Appendix 1**), sufficient spaces will be reserved at the western 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. As such, no adverse traffic impact is anticipated.

Environment

The Application Site will only be used as warehouse and open storage of construction materials. 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. The sewage generated will be removed by contractor at regular interval. 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 no workshop activities conducted within the Application Site, no adverse environmental impacts on the surrounding area is expected.

Drainage

Drainage facilities will be proposed and provided within the Application Site for this application, in which surface runoff will be effectively collected from and discharged out of the Application Site. The Applicant has accordingly submitted a drainage proposal (see **Appendix 2**) to elaborate. Therefore, no adverse drainage impact would be generated from the Application Site.

6. Conclusion

The Application Site falls within “AGR” zone on the approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14. 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 and open storage of construction materials, which will be able to meet the market demand of warehouse and open storage facilities in the North East New Territories.

Despite the fact that the Application Site falls 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 / warehouse uses, with several of them obtaining planning approvals in the last three years, 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.

Since no adverse impacts on the surrounding are anticipated and technical concerns of relevant Government departments could be addressed through implementation of approval conditions, the proposed development is considered in line with TPB PG-No.13G.

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
October 2024