

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 968 (Part), 969 (Part), 970 (Part), 971 (Part), 972, 973, 975, 976, 977 and 978 RP in D.D. 82, Ping Che, Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for open storage space in New Territories in recent years, the applicant would like to use the Site for open storage of construction materials (i.e. tiles, pipes, bricks, etc.) and machinery to support the local open storage industry.

2) Planning Context

- 2.1 The Site currently falls within area zoned as "Agriculture" ("AGR") on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No.: S/NE-TKL/14 (**Plan 2**). According to the Notes of the OZP, 'Open Storage' is neither a column one nor column two use within the "AGR" zone. Thus, planning permission is required from the Board.
- 2.2 Although the Site falls within "AGR" zone, the Site had been left vacant without active agricultural activities. The Site also falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G (TPB PG-No. 13G), which is considered suitable for open storage and port back-up uses (**Plan 4**). Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and better utilise precious land resources in the New Territories.
- 2.3 The Site is surrounded by open storage yards and sites occupied by temporary structures for workshop and warehouse uses, hence, the proposed development is considered not incompatible with the surroundings. Furthermore, various similar applications for 'open storage' use have been approved by the Board within the same "AGR" zone, which the latest application (No. A/NE-TKL/786) for the same use was approved by the Board on a temporary basis of 3 years on 24.01.2025. Hence, approval of the current application would not set undesirable precedent within the same "AGR" zone.

- 2.4 The Site is the subject of one previous S.16 planning application (No. A/NE-TKL/737) for 'warehouse (excluding D.G.G.)' use which was submitted by a different applicant with a different use and development parameters as the current application. The application was approved by the Board in 2023 and was consequently revoked on 11.06.2025 due to non-compliance with approval conditions.

3) Development Proposal

- 3.1 The Site occupies an area of 4,539 m² (about) (**Plan 1**). No structure is proposed at the Site. More than 50% of the Site will be used for area designated for open storage of construction materials and machinery (i.e. about 2,359 m², 52% of the site area). Construction materials (i.e. tiles, pipes, bricks, etc.) and machinery (i.e. generator, elevator, etc.) are openly stored only within the designated area with stacking height not more than 3 m (**Plan 5**). Other parts of the Site are proposed for parking space for private car (PC), loading/unloading (L/UL) spaces for container vehicle (CV) and circulation space. The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. No staff will be stationed at the Site during operation hours. As the Site is for open storage use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	4,539 m ² (about)
Covered Area	N/A
Uncovered Area	4,539 m ² (about)
Area designated for Open Storage	2,359 m ² (about)
Height of Stacking	Not more than 3 m

- 3.2 The Site is currently filled with soil with a site level of +8.7 mPD (about). The applicant propose the Site to be hard-paved with concrete of not more than 0.1 m in depth which, the Site level is proposed to be +8.8 mPD (about) (**Plan 6**). The filling of land is to facilitate a flat surface for open storage area, parking and L/UL spaces and circulation area uses. Such land filling is considered necessary and has been kept to minimal to meet the operational needs of the proposed development.

3.3 An existing natural stream located at the west of the Site. To minimise any potential impacts to the surrounding areas, the applicant proposed a 3 m buffer from the existing natural stream along the western site boundary (**Plan 6**). No open storage activities (including construction material and machinery) and filling of land will be carried out within the said buffer area by the applicant.

3.4 The Site is accessible from Ping Che Road via a local access (**Plan 1**). 2 parking and 1 L/UL spaces will be provided at the Site, details of parking and L/UL provision are shown at **Table 2** below:

Table 2 - Parking and L/UL Provision

Types of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	1
Container Vehicle (CV) L/UL Space - 3.5 m (W) x 16 m (L)	1

3.5 No queuing and/or waiting for motor vehicles from the Site onto Ping Che Road via the local access; and no motor vehicles will be permitted to reverse into and out of the Site onto Ping Che Road via the local access. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 3** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 3 - Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction				
	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1	0	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	1	0	1	2
Traffic trip per hour (average)	0	0	1	1	2

- 3.6 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period. No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. Construction materials and machinery would only be stored within the designated storage area during the planning approval period.
- 3.7 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period to minimise adverse environmental impacts and nuisances to the surrounding area.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will also be provided by the applicant, i.e. submission and implementation of drainage and fire service installations (FSIs) proposals to mitigate any adverse impacts after the planning application has been approved by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

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LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Plan showing the Site under TPB PG No. 13G
Plan 5	Layout Plan
Plan 6	Plan showing Filling of Land within the Site
Plan 7	Swept Path Analysis (Container Vehicle)