

**Proposed Temporary Warehouse for Storage of Tea Leaves and Associated Filling of Land for a Period of 3 Years
at
Lot 184 RP (Part) in D.D.79, Ta Kwu Ling, N.T.**

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by Tung On Hong (同安茶行). It will be the occupier of the application site.
- 1.1.2 The applicant seeks planning permission for proposed temporary warehouse for storage of tea leaves and associated filling of land for a period of 3 years at Lot 184 RP (Part) in D.D.79, Ta Kwu Ling, N.T. (**Figure 1**) Although the proposed use is neither a Column 1 nor 2 use in the “AGR” zone, the covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently vacant.
- 1.1.3 The current application is to facilitate relocation of their tea leaves business from Tong Yan San Tsuen which will be resumed by Government for the Yuen Long South Development. The previous site falls within the Yuen Long South New Development Area (YLS NDA) and the concerned lot (i.e. Government land under Short Term Tenancy (STT) in D.D.121) (**Figure 5**) which will be resumed by the Government. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.4 The application site is serviced by a vehicular track leading from Ping Yuen Road.

Section 2 Planning Justifications

2.1 Thorough Site Selection Process

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G) were either unaffordable or have been occupied by other operators.
- 2.1.2 Four prospective sites in North and Yuen Long districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, high acquisition costs, traffic concerns and etc. The details of alternative sites for relocation of applicant’s business and why they are not feasible is shown in the following:

- 2.1.3 Alternative Site 1 – Lot 502 RP in D.D.83 (**Figure 6**) – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 1800m² which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,500 per feet. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.4 Alternative Site 2 – Lot 175 in D.D.84 (**Figure 7**) – Although the site is zoned “Category 2” area according to Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G), the site is about 1,850m² which is too large for the applicant. The price of the land is \$20 million of which the applicant cannot afford the cost. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.5 Alternative Site 3 – Lot 1463 RP in D.D.118 (**Figure 8**) – The site is zoned “AGR” and “CA” according to the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 of which the proposed development may not be compatible with the surrounding environment.
- 2.1.6 Alternative Site 4 – Taxlord Lot 464 S.A RP in D.D.83 (**Figure 9**) – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 3,300m² which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,600 per feet. The site is also covered with extensive structures of which site clearance cost is too expensive for the applicant together with the land cost.
- 2.1.7 The Site at the application site is deemed suitable for relocation as it’s size is most suitable for the relocation of the warehouse for storage of tea leaves at Tong Yan San Tsuen. The site area of the site at the application site (i.e. 580m²) is the most closely to the area of the original site at Tong Yan San Tsuen (i.e. about 770m²).

2.2 The Site is Unsuitable for Agricultural Rehabilitation

- 2.2.1 The application site has been vacant for a long period of time and it has not been rehabilitated for agricultural activities. The applicant has made an enquiry to the Development Bureau for the relocation of his warehouse to the application site. Development Bureau replied that the site without the encroachment to ‘Green Belt’ zone is feasible. The proposal which is not incompatible with the surrounding uses would put scarce land resources into a better use.

2.3 Importance to Local Tea Leaves Industry

- 2.3.1 The applicant is a supplier of tea leaves in Hong Kong. Successful relocation of

the Site would help sustain the operation and help support the sustainable supply of tea leaves in Hong Kong market.

2.4 No Adverse Traffic Impacts

- 2.4.1 Only light goods vehicle will access to site to deliver the tea leaves to and from the application site. Also, the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. The operation will only bring negligible amount of traffic to the area. The applicant has also submitted estimated traffic generation/attraction to support his application and the traffic generated and attracted to the site is negligible.
- 2.4.2 The proposed development is a warehouse for storage of tea leaves. No staff will station at the application site and no visitors will be allowed to visit the site. The proposed warehouse is not significant in size and it is only 380m² in total. As such, the approval of the current application would not bring significant amount of traffic to the area.

2.5 No Adverse Environmental and Visual Impacts

- 2.5.1 It is noted that some residential settlements were found to the north and east of the application site. However, the applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. That is to say no operation will be held during the sensitive hours. Secondly, the proposed development is a warehouse for storage of tea leaves. No open storage and workshop activities are proposed within the application site. Storage use is inert and static in nature so that it would not affect the nearby residents. More, the applicant proposed to cover the site with three warehouses to store the tea leaves within the warehouse. No operation use will be held at the application site which may generate noise or visually eyesore to the nearby residents. Lastly, the applicant agreed to undertake the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” and the Professional Persons Environmental Consultative Committee Practice Notes No. 1/23 to upkeep the environment of the application site. The applicant is full of confidence that the proposed development would not generate environmental nuisance to the nearby residents.
- 2.5.2 The applicant noted that residential settlements were found to the north and east. The applicant will make the warehouse by the material with a density higher than 7kg/m². All the windows will be closed during the operation hours.

2.6 The Proposed Development is Compatible with the Surrounding Environment

- 2.6.1 The application site has consulted Development Bureau before submitting the

current application. It is noted that the proposed development is not incompatible with the surrounding environment.

2.6.2 Although some residential settlements were found to the north and east, significant portion of the application site would be covered and storage of tea leaves will be carried out within three warehouses. Thus, the impact to the nearby residents is minimal.

2.7 No Undesirable Precedent

2.7.1 The proposed relocation of the applicant's operation to the application site is a direct result of the Government's land resumption of land for the YLS NDA. Successful relocation of the operation would help to maintain a stable supply of tea leaves in Hong Kong and should be considered unique from any other temporary development proposals in the subject "AGR" zone. Approval of the application would not create an undesirable precedent.

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Annex 1 Estimated Traffic Generation

- 1.1 The application site is service by a vehicular track leading from Ping Yuen Road. **(Figure 2)**
- 1.2 Also, the proposed loading/unloading space at the application site would only be opened to vehicle with prior appointment. No visitors will allow to enter the application site.
- 1.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

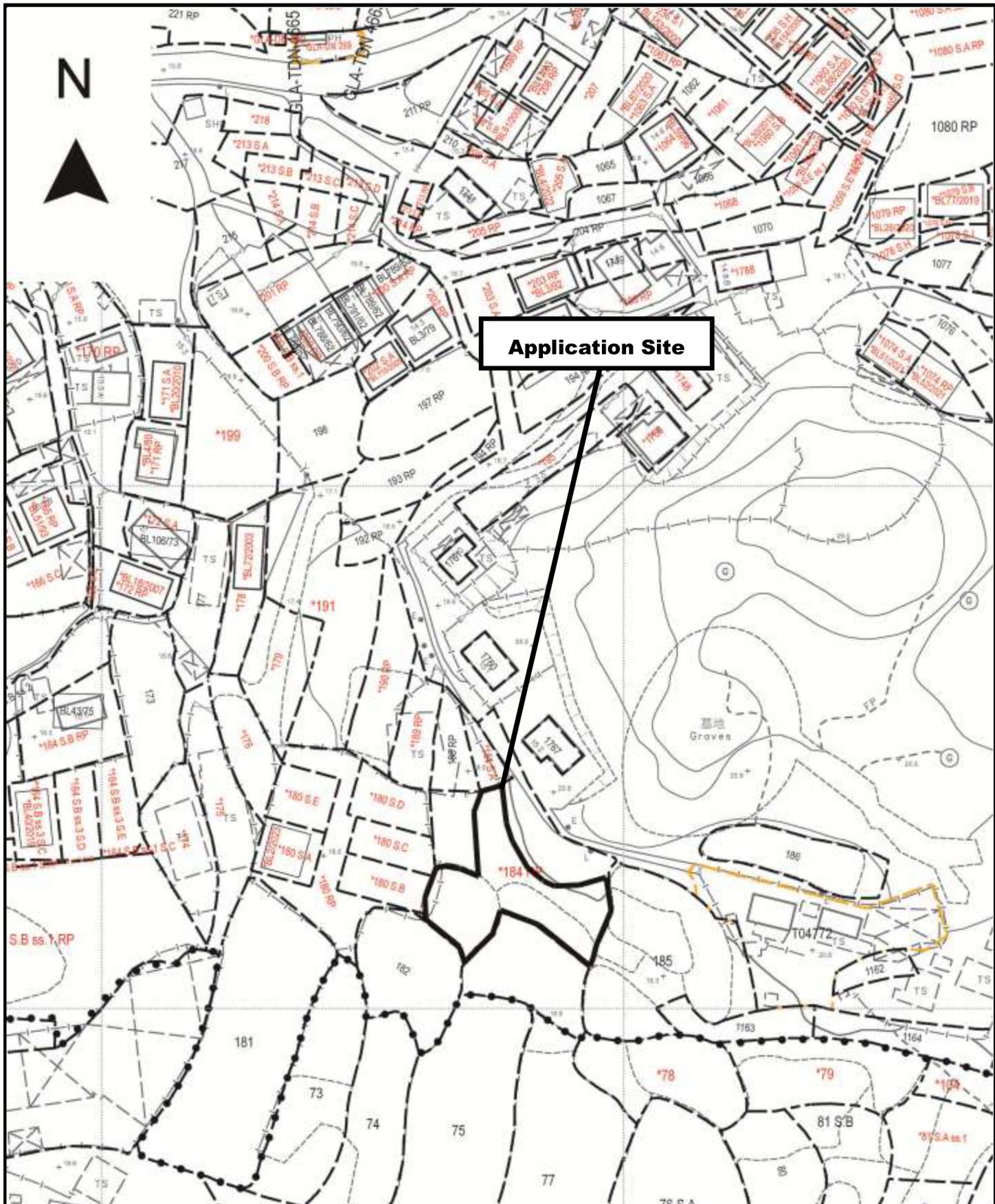
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Light goods vehicle	0.15	0.15	1.5	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays including public holidays;

Note 2: The pcu of light goods vehicle is taken as 1.5; &

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

- 1.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. The negligible increase in traffic would not aggravate the traffic condition of Ping Yuen Road and nearby road networks.



Project 項目名稱:

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Drawing Title 圖目:

Application Site

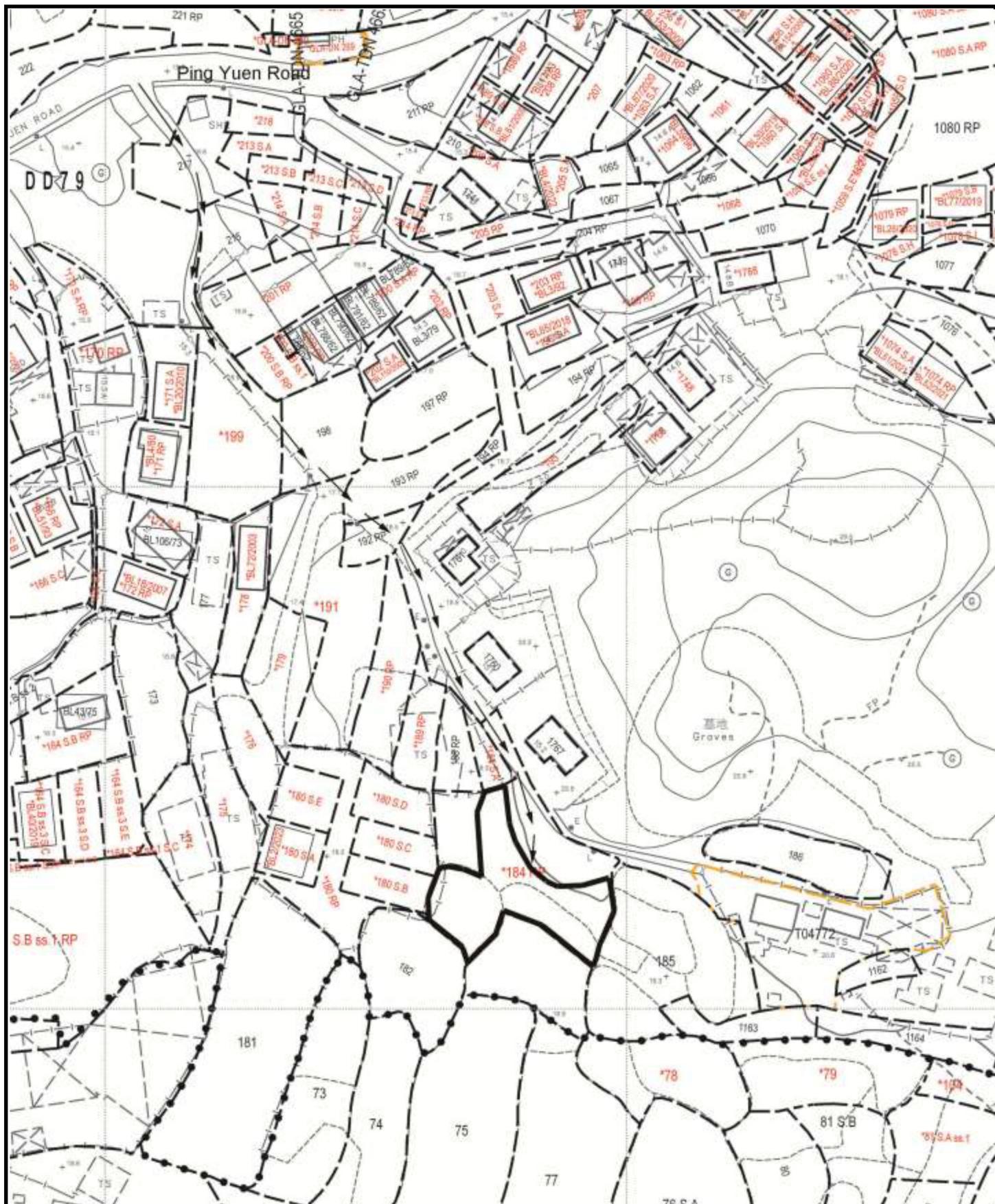
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



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Drawing Title

Vehicular Access Plan

Remarks 備註:

→ Vehicular access leading from Ping Yuen Road

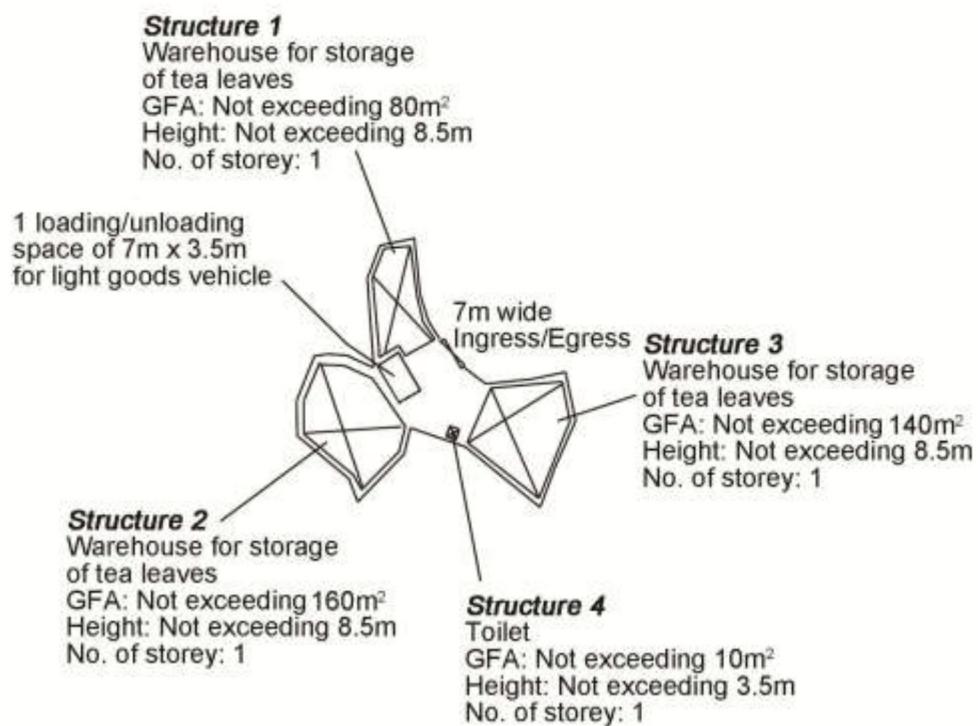
Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000

N
▲



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Tea Leaves and Associated Filling of Land for a Period of 3 Years at Lot 184 RP (Part) in D.D.79, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

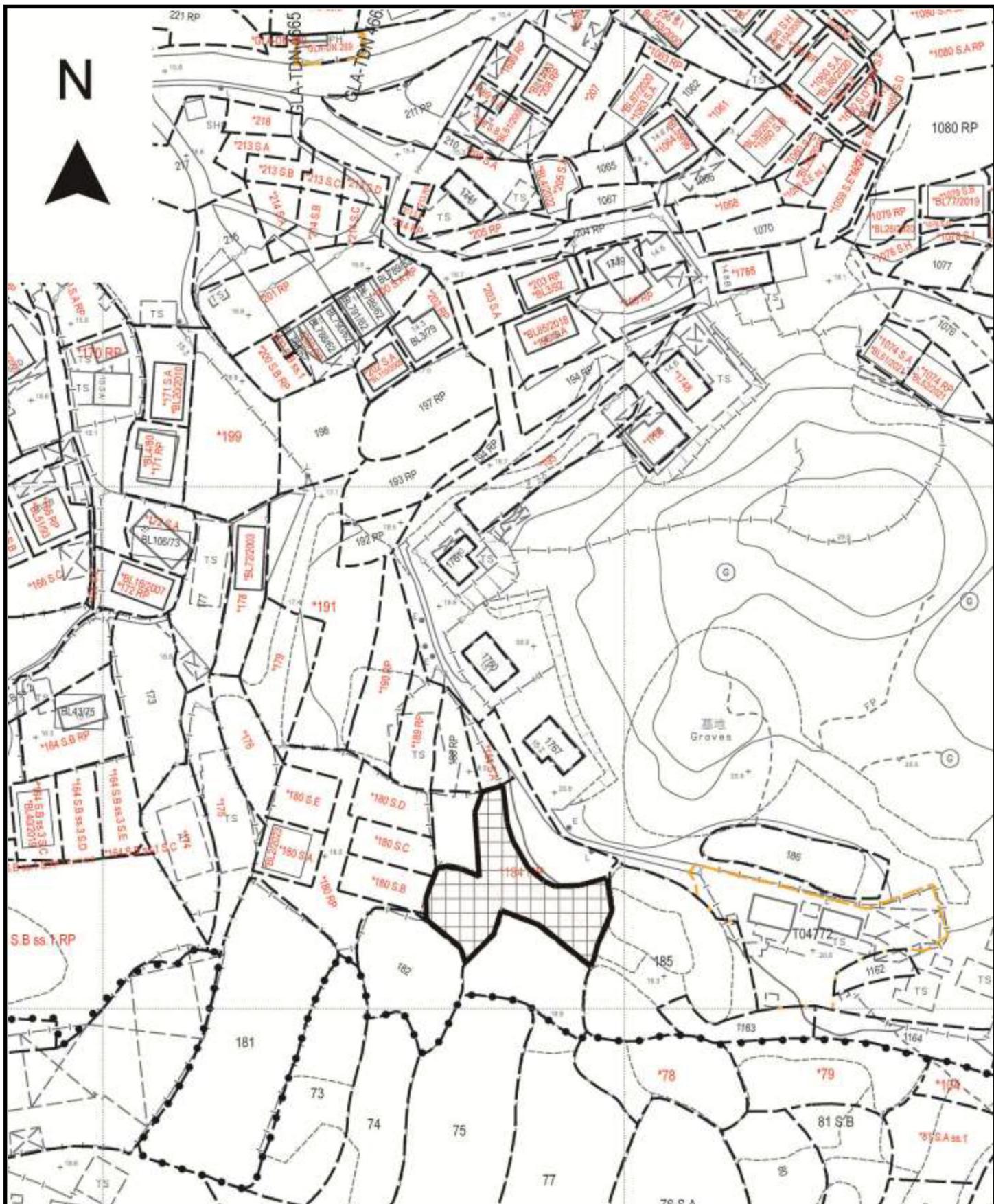
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Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



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Drawing Title

Proposed Land Filling Plan



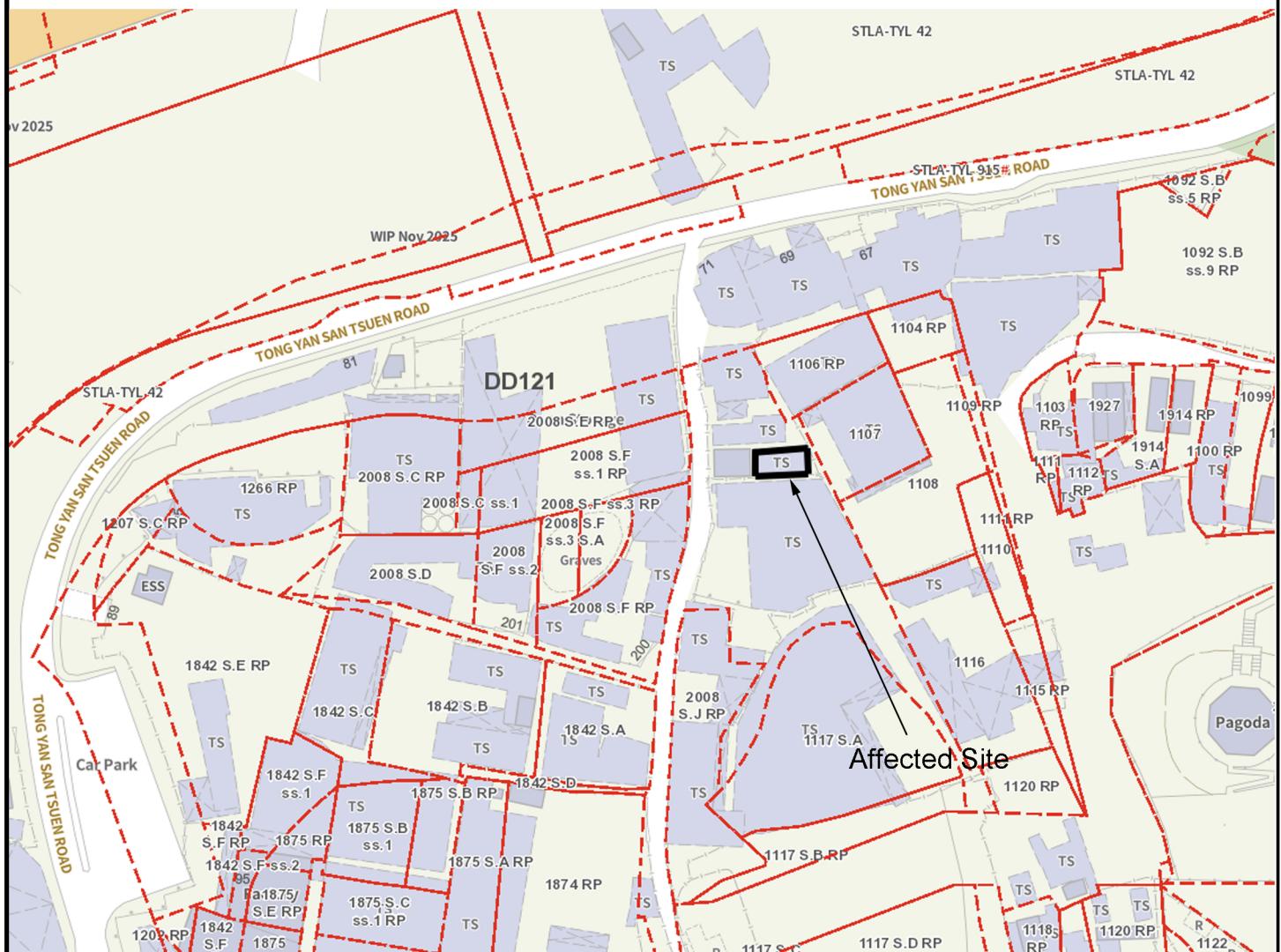
Proposed paving of 200mm thick concrete for the erection of three warehouses

Drawing No. 圖號:

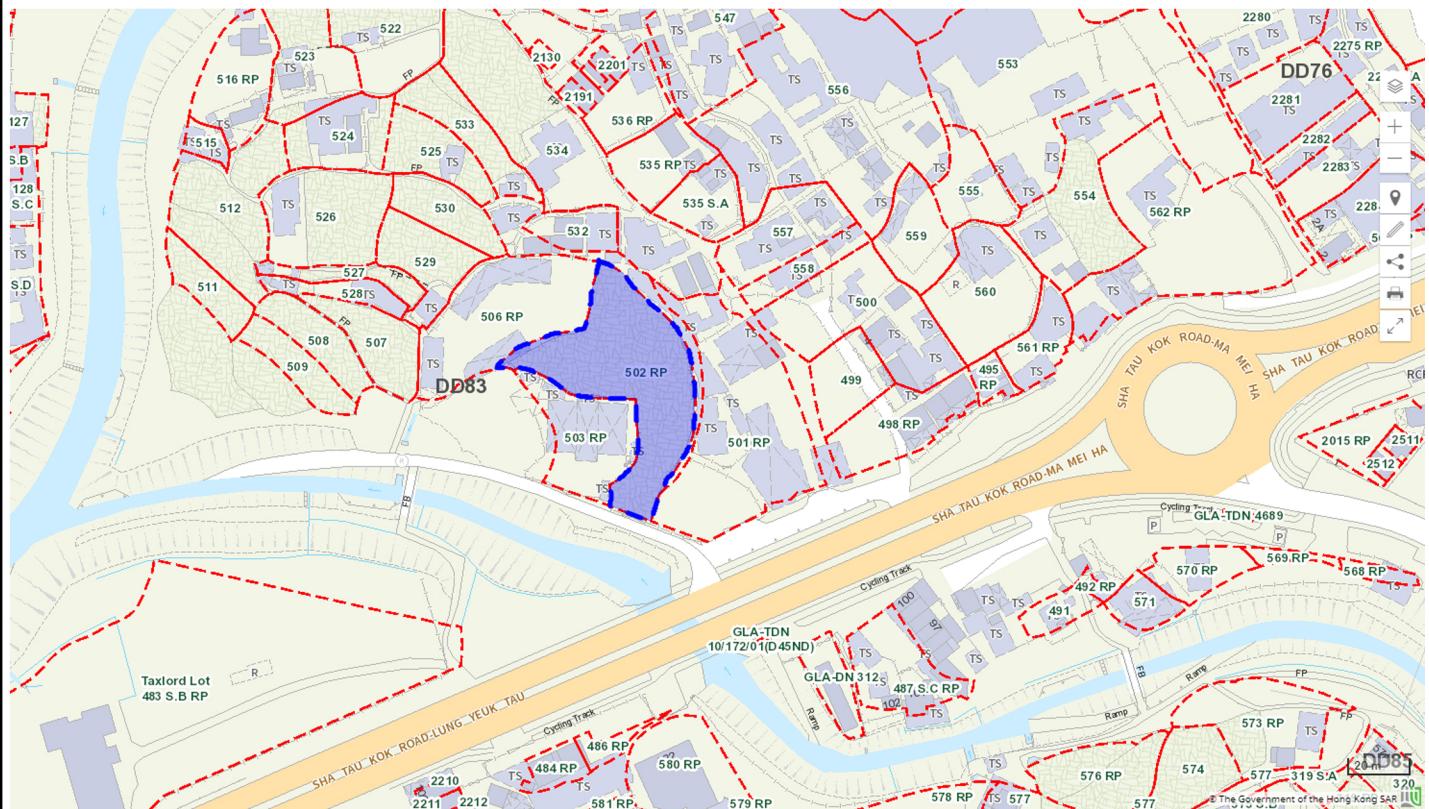
Figure 4

Scale 比例:

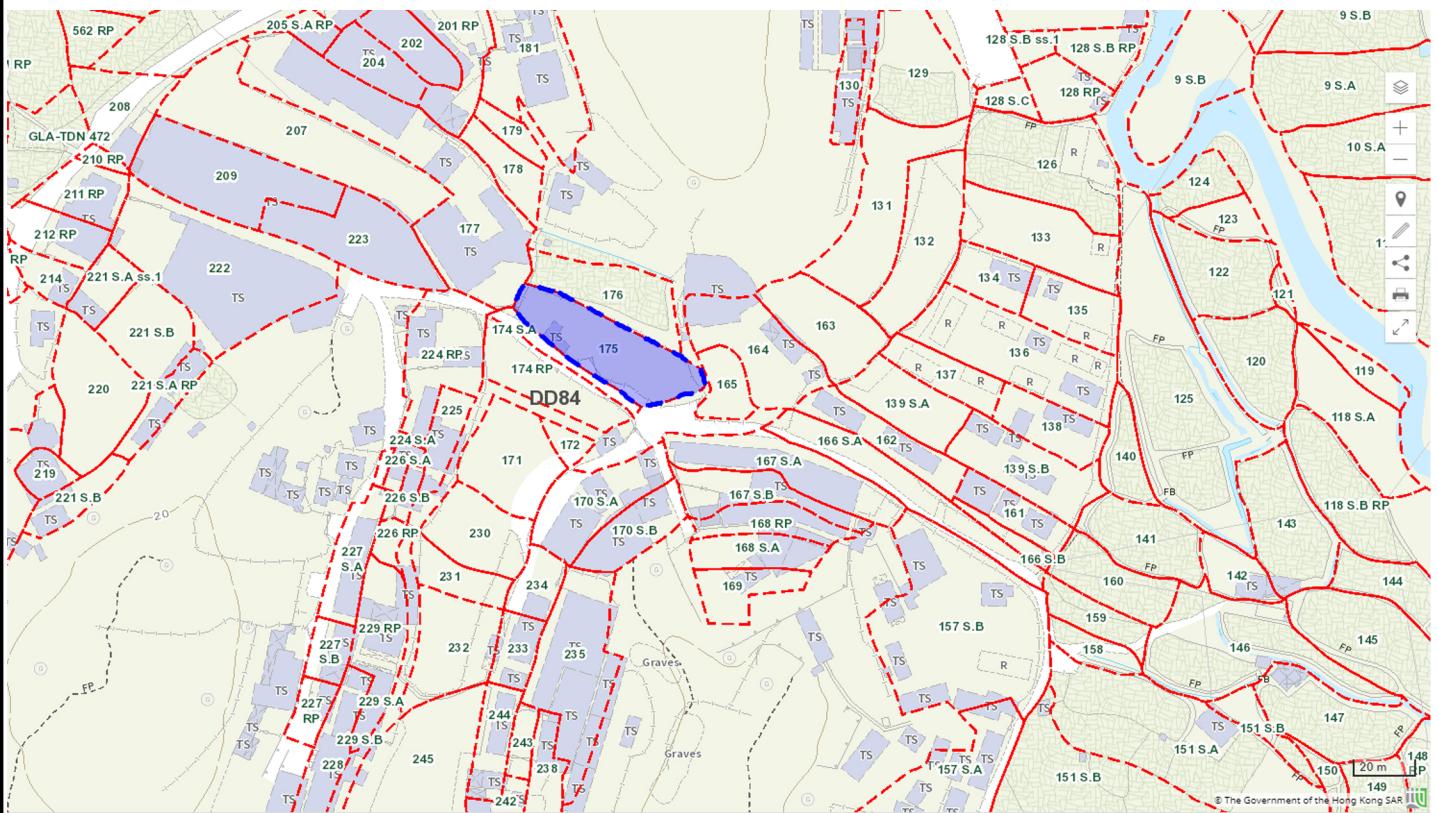
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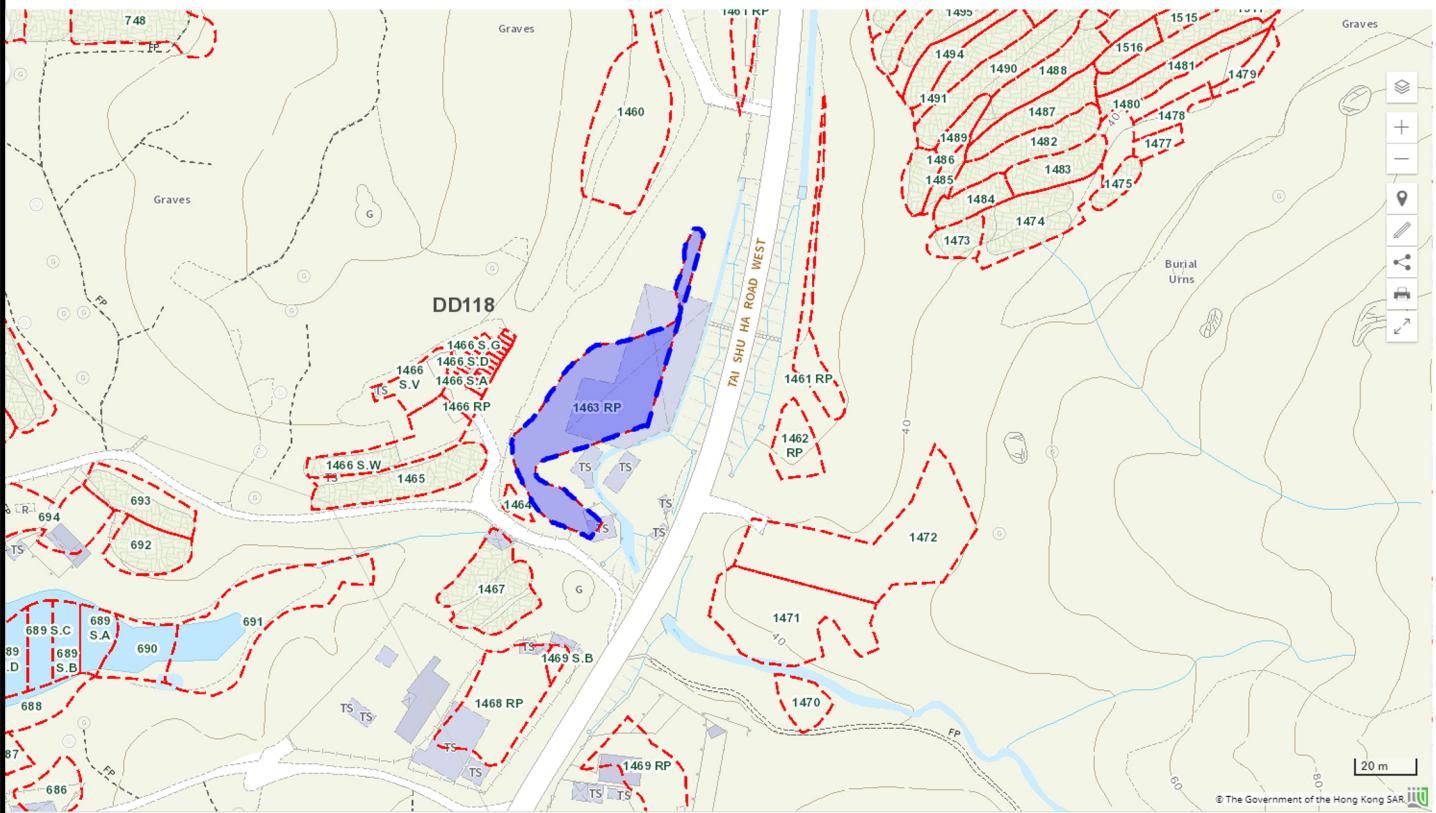
Project 項目名稱:	Drawing Title 圖目:	Remarks 備註:
<p>Proposed Temporary Warehouse for Storage of Tea Leaves and Associated Filling of Land for a Period of 3 Years at Lot 184 RP (Part) in D.D.79, Ta Kwu Ling, N.T.</p>	<p>The Affected Site at Tong Yan San Tsuen</p>	
	<p>Drawing No. 圖號:</p> <p>Figure 5</p>	<p>Scale 比例:</p>



<p>Project 項目名稱:</p> <p>Proposed Temporary Warehouse for Storage of Tea Leaves and Associated Filling of Land for a Period of 3 Years at Lot 184 RP (Part) in D.D.79, Ta Kwu Ling, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Alternative Site 1 at Lot 502 RP in D.D.83</p>	<p>Remarks 備註:</p>
	<p>Drawing No. 圖號:</p> <p>Figure 6</p>	<p>Scale 比例:</p> <p>As shown</p>



Project 項目名稱:	Drawing Title 圖目:	Remarks 備註:
Proposed Temporary Warehouse for Storage of Tea Leaves and Associated Filling of Land for a Period of 3 Years at Lot 184 RP (Part) in D.D.79, Ta Kwu Ling, N.T.	Alternative Site 2 at Lot 175 in D.D.84	
	Drawing No. 圖號:	Scale 比例:
	Figure 7	As shown



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Tea Leaves and Associated Filling of Land for a Period of 3 Years at Lot 184 RP (Part) in D.D.79, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Alternative Site 3 at Lot 1463 RP in D.D.118

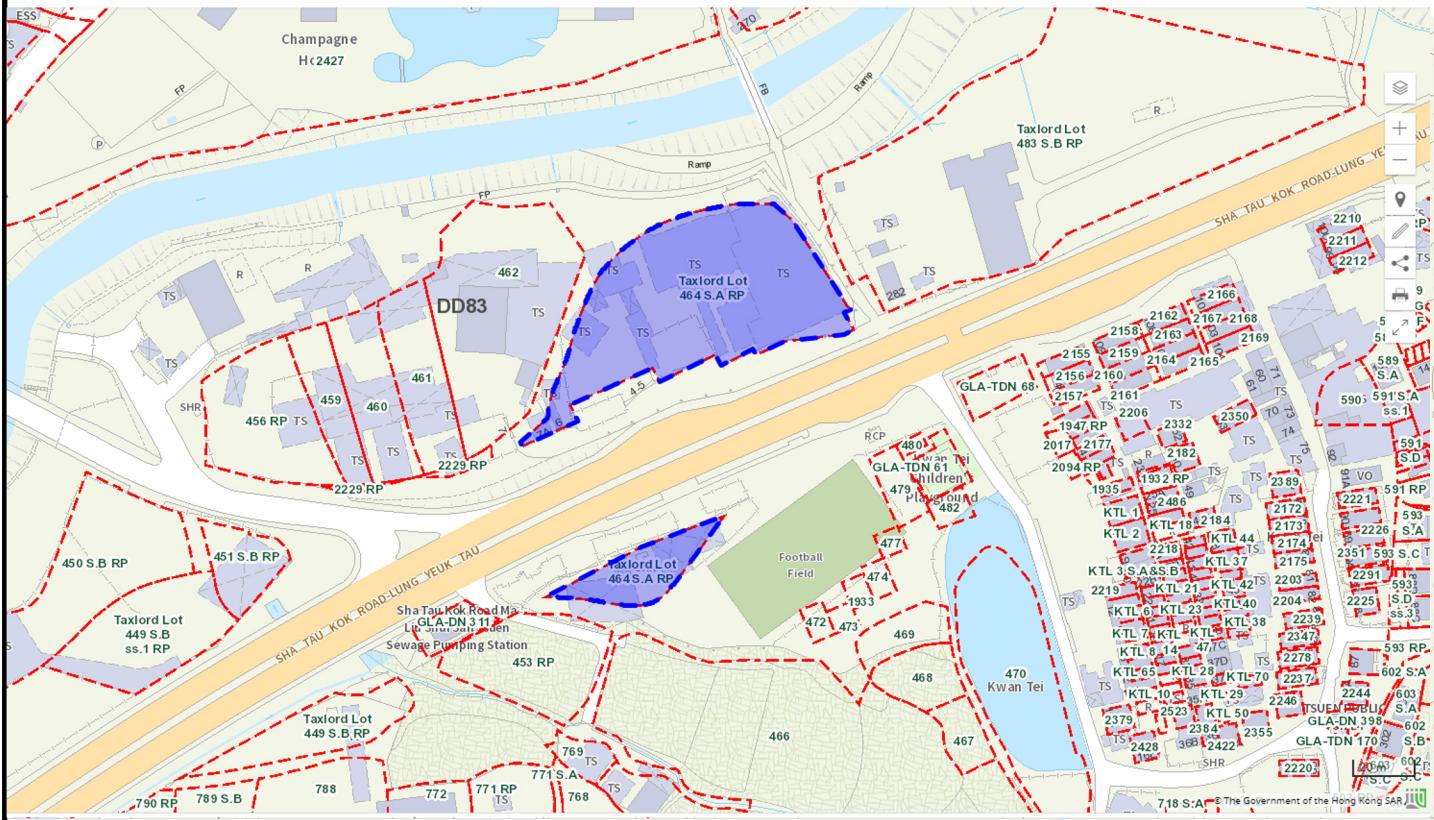
Remarks 備註:

Drawing No. 圖號:

Figure 8

Scale 比例:

As shown



Project 項目名稱:	Drawing Title 圖目:	Remarks 備註:
Proposed Temporary Warehouse for Storage of Tea Leaves and Associated Filling of Land for a Period of 3 Years at Lot 184 RP (Part) in D.D.79, Ta Kwu Ling, N.T.	Alternative Site 4 at Taxlord Lot 464 S.A RP in D.D.83	
Drawing No. 圖號:	Figure 9	Scale 比例: