

Proposed Temporary Warehouse for Storage of Food Provisions and Cleaning Products for a Period of 3 Years and Associated Filling of Land for a Period of 3 Years

at

Lot 681 RP in D.D.118, Yuen Long, N.T.

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by Ming Kee Hong Cleaning Products Company. The applicant seeks planning permission for proposed temporary warehouse for storage of food provisions and cleaning products for a period of 3 years at Lot 681 RP in D.D.118, Yuen Long, 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.
- 1.1.2 The current application is to facilitate relocation of their food business from Ha Tsuen which has been resumed by Government for the Hung Shui Kiu/ Ha Tsuen New Development Area. The previous site falls within the Hung Shui Kiu/ Ha Tsuen New Development Area and the concerned lot (i.e. Lots 673 (Part), 674 (Part), 675 S.A, 675 S.B and 676 (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long) (**Figure 12**) has been resumed by the Government. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.3 The application site is serviced by a vehicular track leading from Tai Shu Ha Road West.

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 Six prospective sites in Yuen Long and North 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 1618RP in D.D.125 (**Figure 6**) – This site is an ideal site for the relocation of applicant's business because it has been approved for vehicle repair workshop on 9.12.2022 by Town Planning Board (TPB Ref.: A/HSK/418). However, this site will be resumed by Government shortly too so that it cannot guarantee the continuous operation of the applicant's business in the future. Another relocation may be necessary in the near future so that it would frustrate the potential of this site and extra money is required for the relocation of which the applicant cannot afford. Further, the acquisition cost of this site is not affordable by the applicant. Also, the site is adjacent to 'Village Type Development' ("V") zone and the vehicular access falls within the 'Village Type Development' zone which is incompatible to the adjacent uses.
- 2.1.4 Alternative Site 2 – Lot 502 RP in D.D.83 (**Figure 7**) – 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 1,800m² 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.
- 2.1.5 Alternative Site 3 – Lot 175 in D.D.84 (**Figure 8**) – 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 1850m² 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.
- 2.1.6 Alternative Site 4 – Lot 1463 RP in D.D.118 (**Figure 9**) – 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. The site is zoned 'CA' which is environmental sensitive when comparing to the current application site.
- 2.1.7 Alternative Site 5 – Taxlord Lot 464 S.A RP in D.D.83 (**Figure 10**) – 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.
- 2.1.8 Alternative Site 6 – Lot 1282 in D.D.124 (**Figure 11**) – The size of the site is about 370m² only so that it would be too small for the relocation of applicant's business.

The said site would not be adequate for the smooth manoeuvring of medium goods vehicle within the site after storage of construction materials which may generate adverse traffic impact to the nearby pedestrian and vehicle. The site will be resumed by Government shortly too so that it cannot guarantee the continuous operation of the applicant's business in the future. Another relocation may be necessary in the near future so that it would frustrate the potential of this site and extra money is required for the relocation of which the applicant cannot afford.

- 2.1.9 The Site at the application site is deemed suitable for relocation as it is highly accessible and abutting a local vehicular access. The site area of the site at the application site (i.e. 2,530m²) is the most closely to the area of the original site at Ha Tsuen (i.e. 1,480m²).

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. In view of that warehouses have been found along Tai Shu Ha Road West and most of them were relocated from other New Development Areas, the proposal which is not incompatible with the surrounding uses would put scarce land resources into a better use.

2.3 Importance to Local Food Provisions and Cleaning Products Industry

- 2.3.1 The applicant is a supplier of food provisions and cleaning products from China in Hong Kong. Successful relocation of the Site would help sustain the operation and help support the sustainable supply of food and cleaning products in Hong Kong market.

2.4 No Adverse Traffic Impacts

- 2.4.1 Only medium goods vehicle will access to site to deliver the food provisions and cleaning products 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 food provisions and cleaning products. No visitors will be allowed to visit the site. The proposed warehouse is not significant in size and it is only 2,250m² in size. 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 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 food provisions and cleaning products. No 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 a 2,250m² warehouse to store the food provisions within the warehouse. No operation use will be held at the application site which may generate noise or visually eyesore to the nearby residents. The loading/unloading of goods and manoeuvring of vehicle will also be carried out within the enclosed warehouse. 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. 5/93 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 west. The applicant will make the warehouse by the material with a density higher than 7kg/m². No opening of the warehouse would be facing east. All the windows will be closed during the operation hours.

2.6 No Adverse Drainage Impacts

- 2.6.1 The applicant has submitted a drainage proposal in support of the current application and the result of the proposal demonstrated that the drainage impact of the proposed development would be minimal.

2.7 The Proposed Development is Compatible with the Surrounding Environment

- 2.7.1 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.
- 2.7.2 Almost all of the proposed development would be covered by a 8.5m high warehouse. Loading/unloading of goods, manoeuvring of vehicle and storage use will be carried out within a warehouse. Thus, the impact to the nearby residents is minimal.

2.8 No Undesirable Precedent

- 2.8.1 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 Hung Shui Kiu / Ha Tsuen New Development Area. Successful relocation of the operation would help to maintain a stable supply of food provisions and cleaning products 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.

Proposed Temporary Warehouse for Storage of Food Provisions and Cleaning Products for a Period of 3 Years and Associated Filling of Land for a Period of 3 Years

at

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Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

1.1.1 The application site occupies an area of about 2,530m².

1.1.2 The site is serviced by a vehicular access leading from Tai Shu Ha Road West. The area adjacent to the proposed development is mainly rural in nature. The applicant proposes to excavate the site by 2m to make the undulated site suitable for warehouse use.

B. Level and gradient of the subject site & proposed surface channel

1.1.3 It has a gradient sloping from east to west from about +30.5mPD to +28.2mPD. **(Figure 4)**

C. Catchment area of the proposed drainage provision at the subject site

1.1.4 The land to the north, east and west is found lower in level than the application site. There is an river to the west of the application site. The land to the south is higher than the application site. As such, an external catchment has been identified in **Figure 4**.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

1.1.5 As shown in **Figure 4**, a river is found to the west of the application site. The stormwater intercepted by the proposed surface channel at the application site will be dissipated to the said river.

1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the catchment including the external catchment is approximately 3,550m²; **(Figure 4)**
- ii. It is assumed that the value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 34.6\text{m} - 28.2\text{m} = 6.4\text{m}$$

$$L = 75\text{m}$$

$$\therefore \text{Average fall} = 6.4\text{m in } 75\text{m} \text{ or } 1\text{m in } 11.72\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [75 / 8.53^{0.2} \times 3,550^{0.1}]$$

$$t_c = 3.11 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 310 mm/hr

By Rational Method,

$$Q_1 = 1 \times 310 \times 3,550 / 3,600$$

$$\therefore Q_1 = 305.69 \text{ l/s} = 18,341.67 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:40 & 1:50 in order to follow the gradient of the application site, 450mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 450mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.3.2 The collected stormwater will then be discharged directly to the river to the west of the application site as shown in **Figure 4**.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/Yuen Long and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, is inevitably for the provision of surface channel. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) 100mm openings will be provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

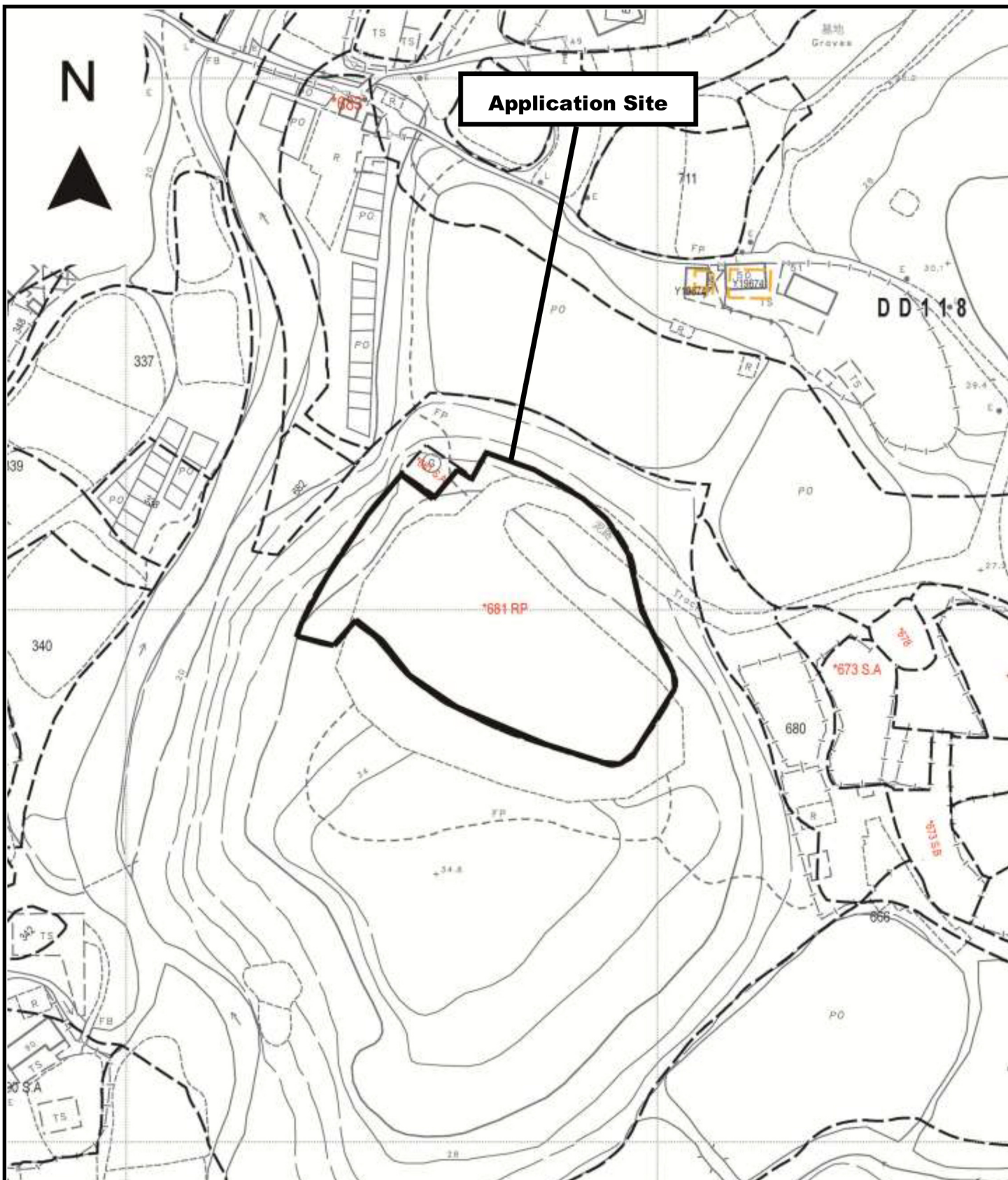
Annex 2 Estimated Traffic Generation

- 2.1 The application site is accessible via a vehicular track leading from Tai Shu Ha Road West. It is intended to serve the storage of food provisions and cleaning products at the site so that the traffic generated by the proposed development is insignificant.
- 2.2 The proposed loading/unloading space at the application site would only be opened to staff and no visitor is allowed to visit the proposed development.
- 2.3 There will be 1 loading/unloading bay for medium goods vehicle not exceeding 24 tonnes. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Medium goods vehicle	0.4	0.4	2	0

Note:

1. The operation hours of the proposed development is from 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be carried out on Sundays and public holidays.
 2. The pcu of medium goods vehicle is taken as 2; &
 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.
- 2.5 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

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Drawing Title 圖目:

Site Plan

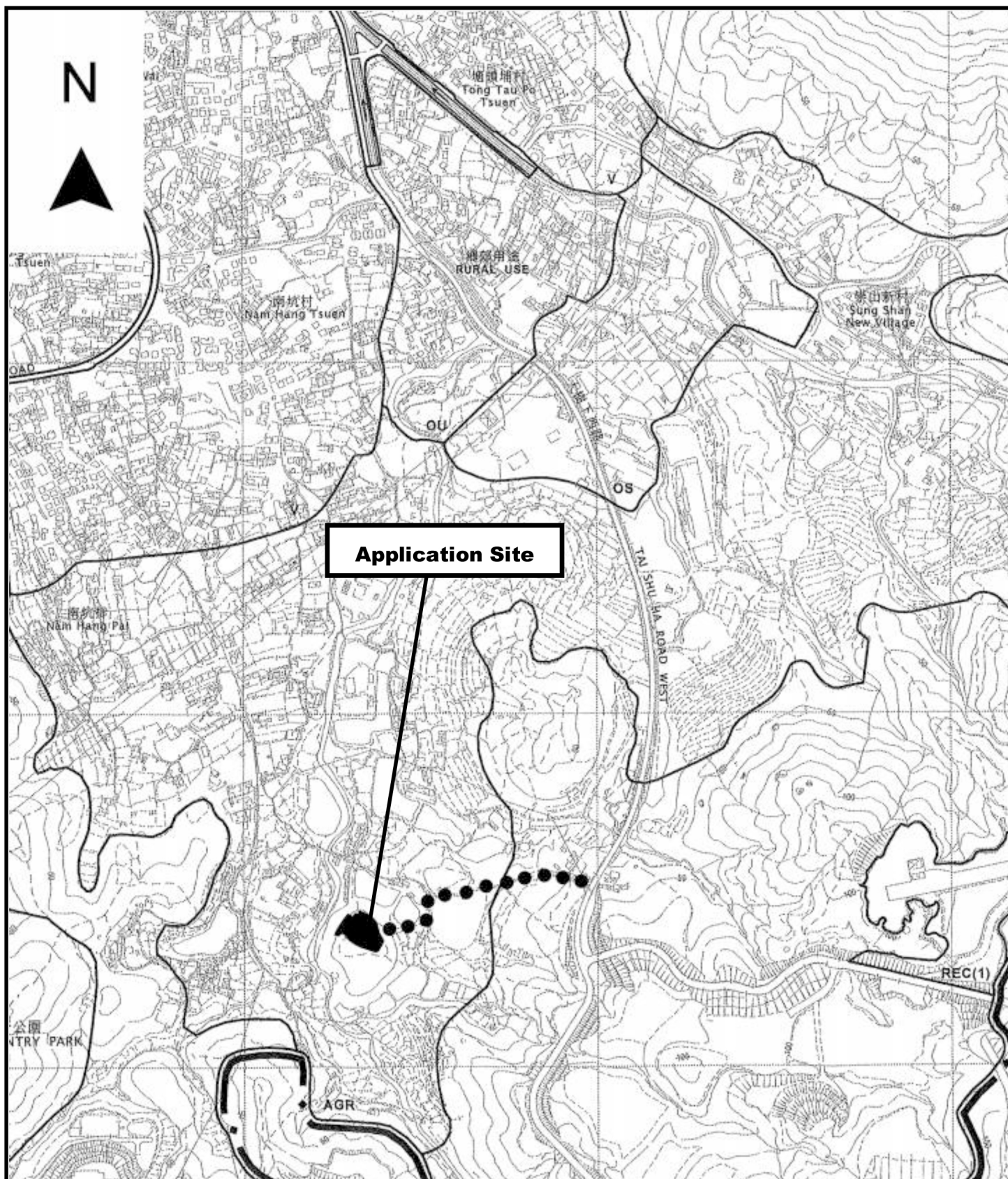
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



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Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

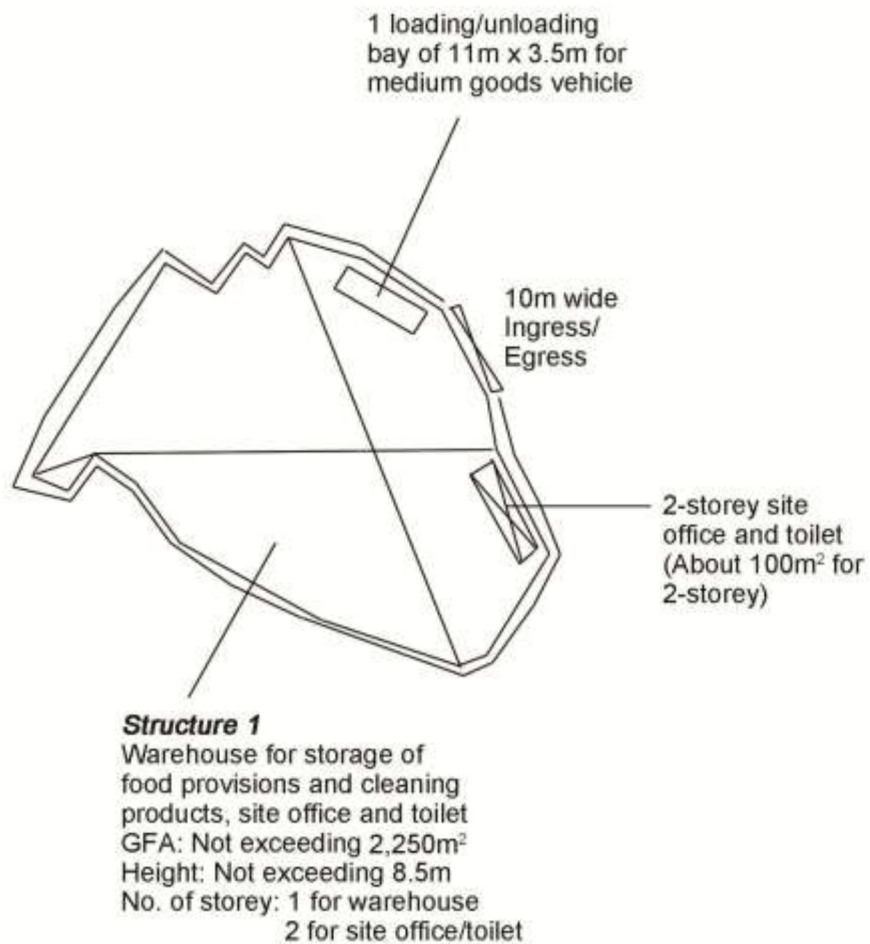
Figure 2

Remarks 備註:

● ● ● Vehicular access leading from Tai Shu Ha Road West

Scale 比例:

1:7500



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Drawing Title 圖目:

Proposed Layout Plan

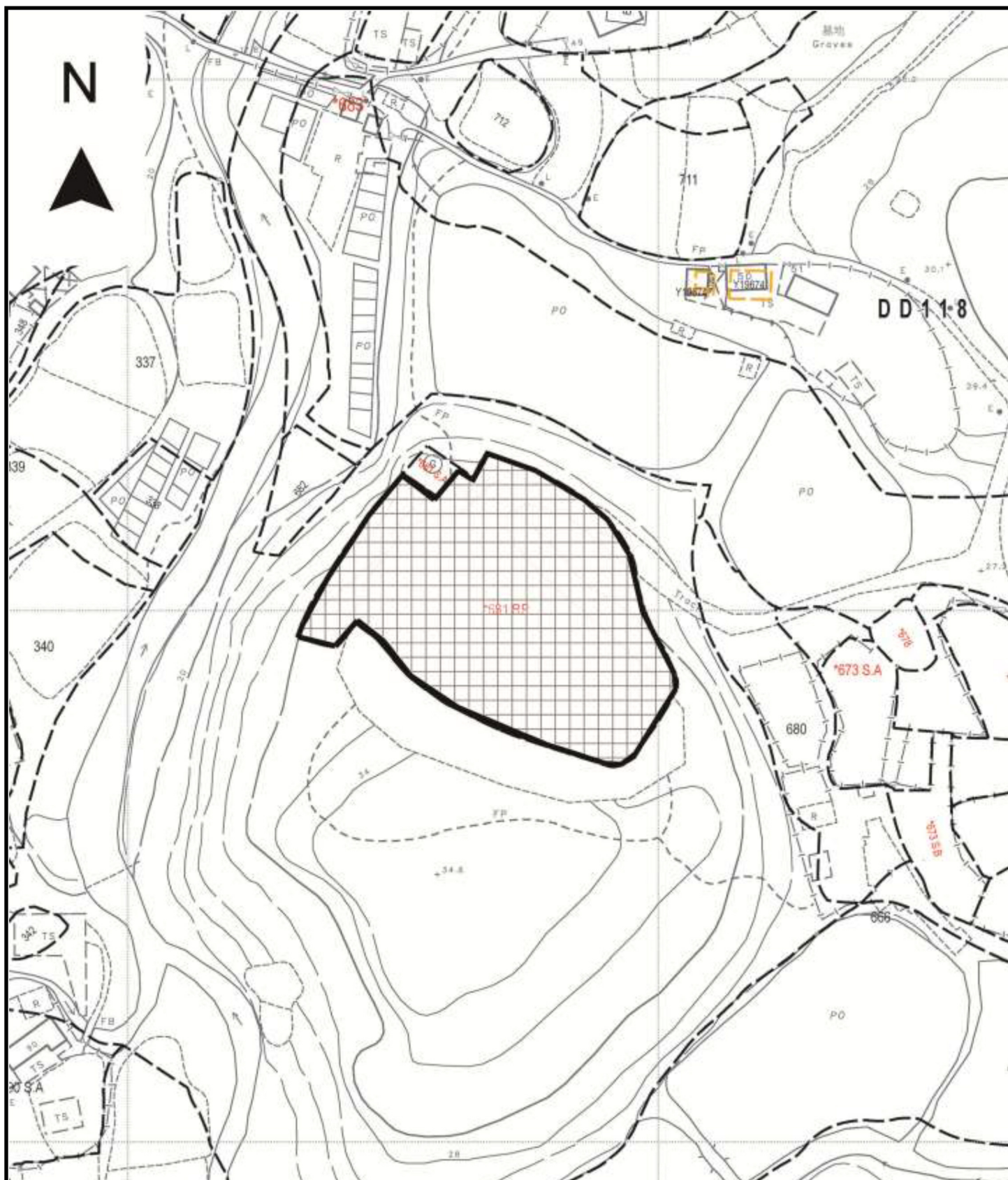
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



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Drawing Title 圖目:

Proposed Land Filling Plan

Drawing No. 圖號:

Figure 5

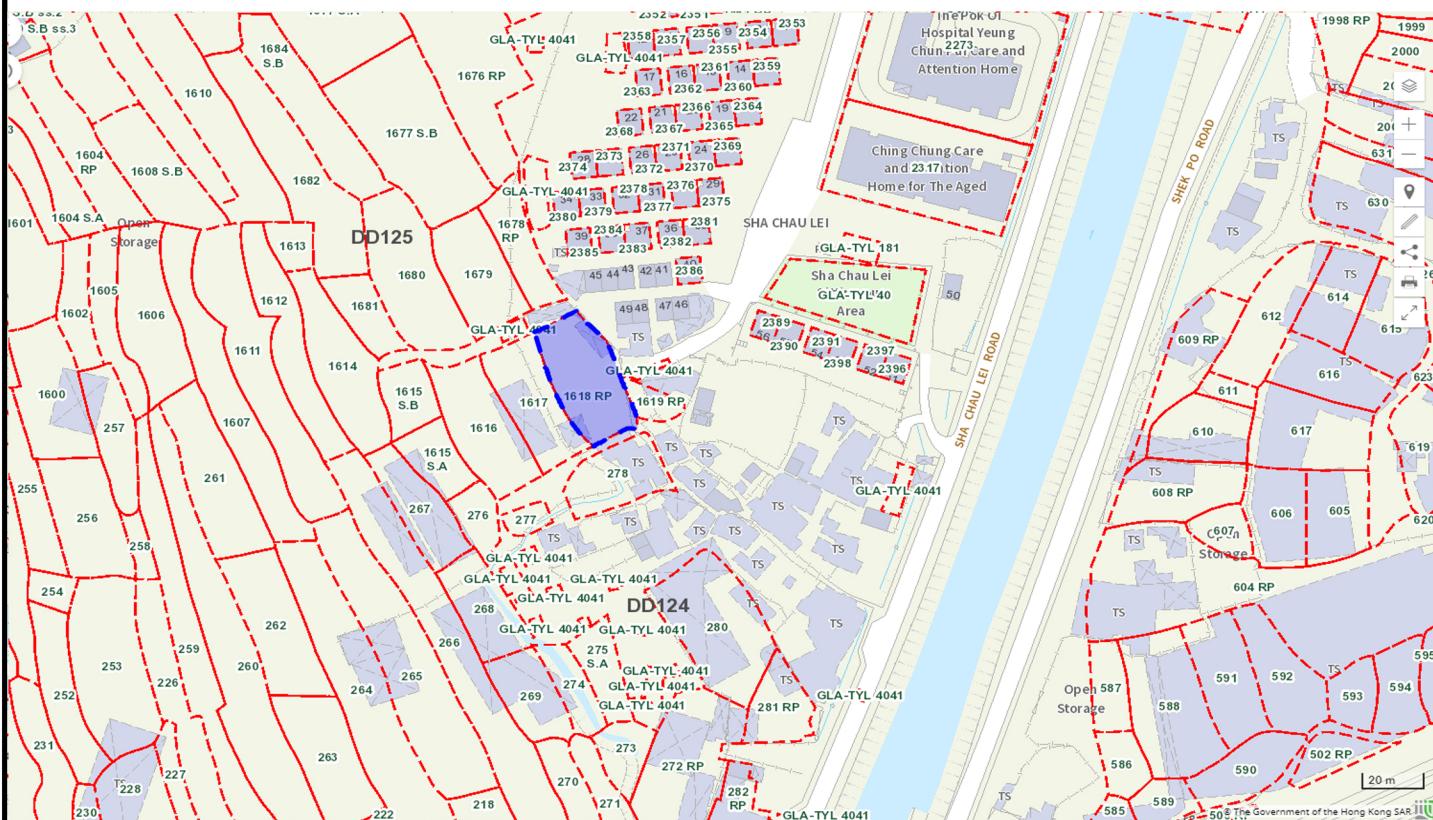
Remarks 備註:



Proposed filling of land by 0.2m concrete

Scale 比例:

1:1000



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Drawing Title 圖目:

Alternative Site 1 at Lot 1618RP in D.D.125

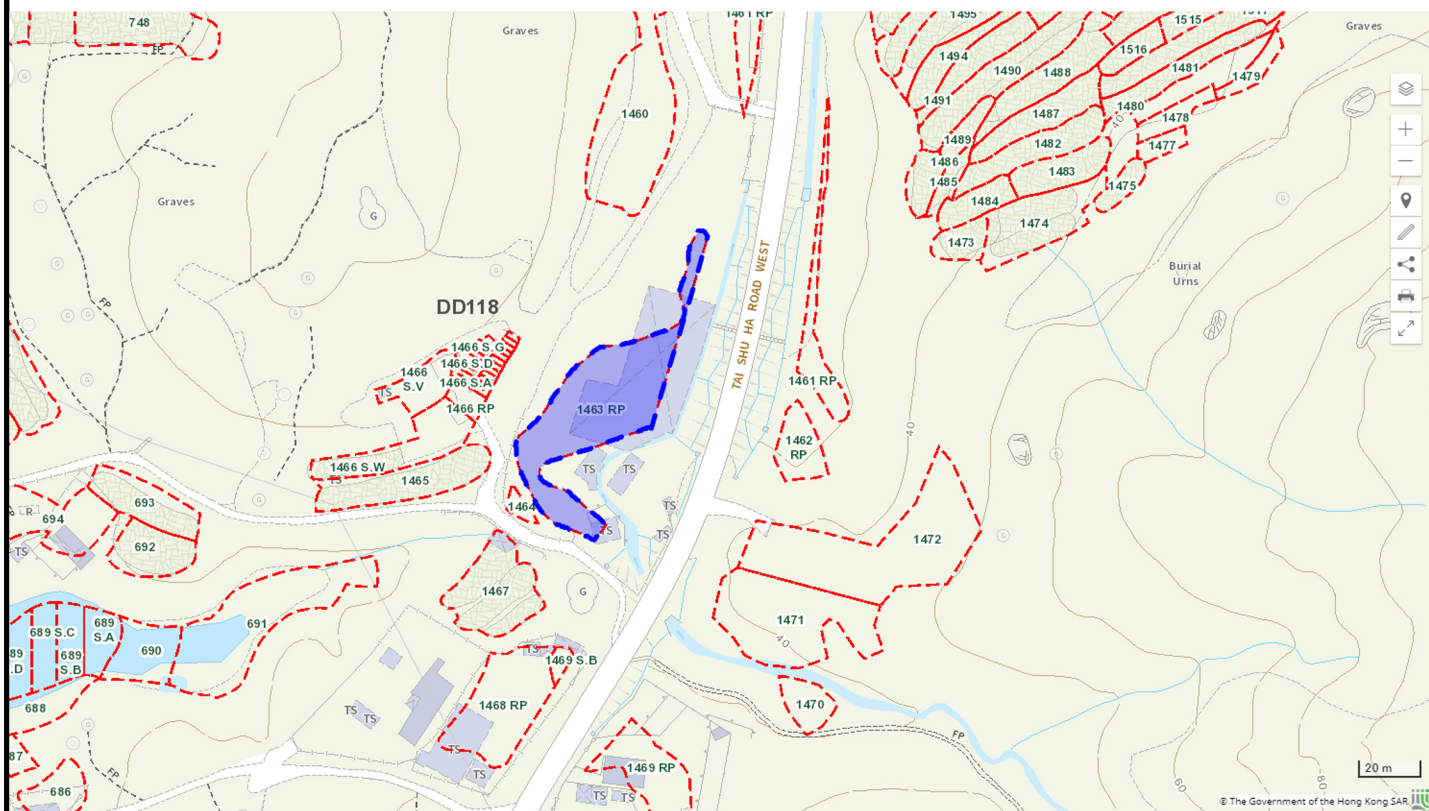
Drawing No. 圖號:

Figure 6

Remarks 備註:

Scale 比例:

As shown



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Drawing Title 圖目:

Alternative Site 4 at Lot 1463 RP in D.D.118

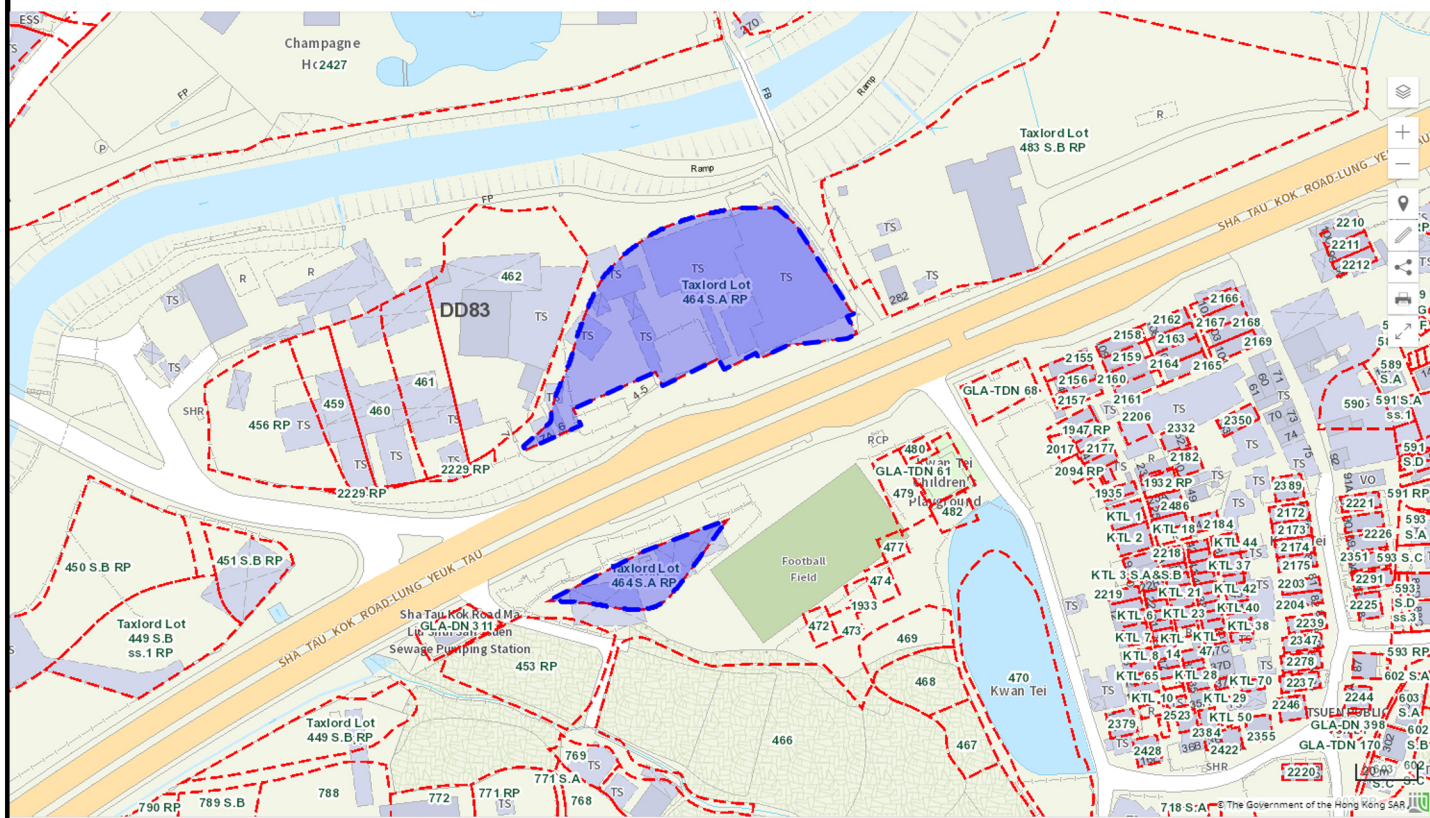
Drawing No. 圖號:

Figure 9

Remarks 備註:

Scale 比例:

As shown



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Drawing Title 圖目:

Alternative Site 5 at Taxlord Lot 464 S.A RP in D.D.83

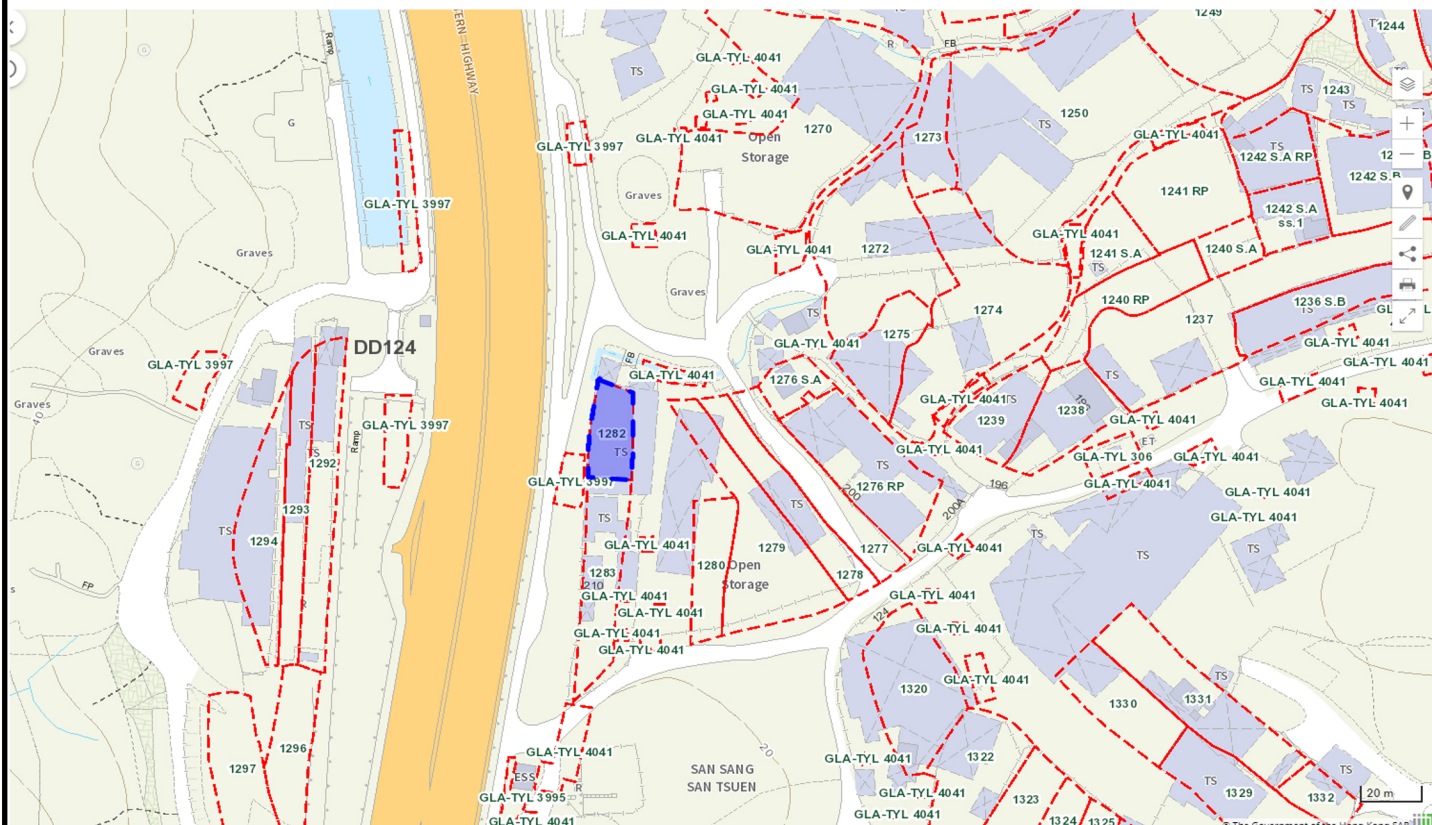
Drawing No. 圖號:

Figure 10

Remarks 備註:

Scale 比例:

As shown



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Drawing Title 圖目:

Alternative site 6: Lot 1282 in D.D.124

Drawing No. 圖號:

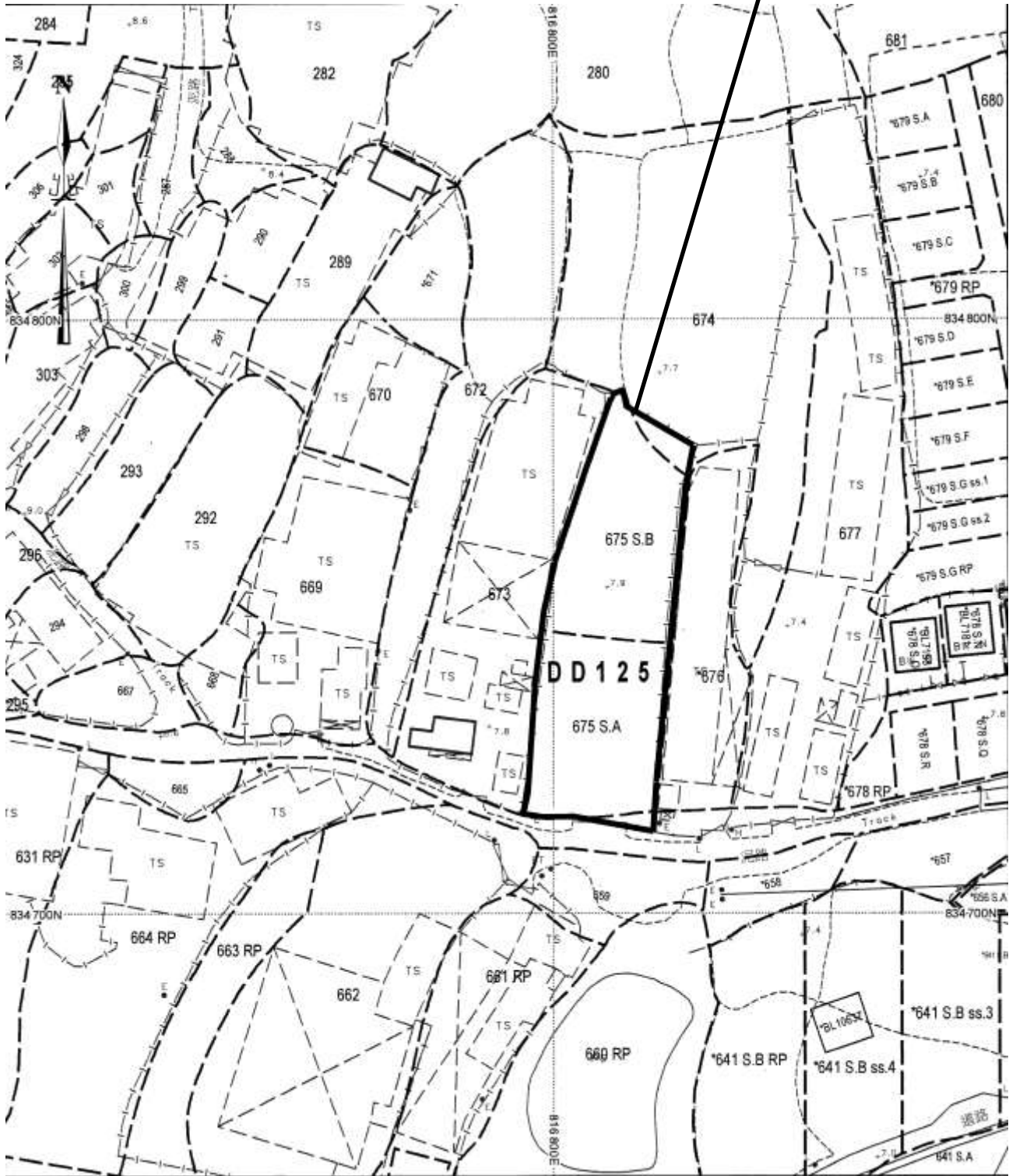
Figure 8

Remarks 備註:

Scale 比例:

As shown

Application Site



Project 項目名稱:

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Drawing Title 圖目:

Resumed Site in Ha Tsuen

Remarks 備註:

Drawing No. 圖號:

Figure 12

Scale 比例:

1:1000