

Proposed Temporary Open Storage and Warehouse for Storage of Electrical Supplies, Metal and Construction Materials for a Period of 3 Years

at

Lots 2686 (Part), 2687 (Part), 2699 (Part) & 2701 (Part) in D.D. 124, New Territories

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by AMTD Electrical Supplies (HK) Limited. It will be the occupier at the application site.
- 1.1.2 The applicant seeks planning permission for proposed temporary open storage and warehouse for storage of electrical supplies, metal and construction materials for a period of 3 years at Lots 2686 (Part), 2687 (Part), 2699 (Part) & 2701 (Part) in D.D. 124, New Territories (**Figure 1**) Although the proposed use is neither a Column 1 nor 2 use in the “R(D)” 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 occupied for open storage use.
- 1.1.3 The current application is to facilitate relocation of their construction materials business from Shan Ha 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. Lots 982 RP (Part), 983 RP (Part), 984 RP (Part), 995 RP (Part), 996 RP (Part) in D.D.121 & Adjoining Government land) (**Figure 4**) 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.
- 1.1.4 The application site is serviced by a vehicular track leading from Tan Kwai Tsuen 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 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 5**) – 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 similar to the size of the application site. 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 6**) – 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 suitable 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 7**) – 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 8**) – 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 is highly accessible and serviced by a vehicular track leading from Tan Kwai Tsuen Road. The site area of the site at the application site (i.e. 1,900m²) is the most closely to the area of the original site at Tong Yan San Tsuen (i.e. 1,000m²).

2.2 The Site is Unsuitable for Residential Use

- 2.2.1 The application site is abutting a good number of open storage yards and warehouses except to the north. There is no incentive for upgrading the temporary residential structures in the adjacent land to a permanent one.

2.3 No Adverse Traffic Impacts

- 2.3.1 Only medium/heavy goods vehicle will access to site to deliver the vehicle parts 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.
- 2.3.2 The proposed development is an open storage and warehouse for storage of electrical supplies, metal and construction materials including light tubes, bulbs, plugs, electrical wires, pvc pipes, metal wares and alike. 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 200m² in size. As such, the approval of the current application would not bring significant amount of traffic to the area.

2.4 No Adverse Environmental and Visual Impacts

- 2.4.1 It is noted that some residential settlements were found to the north 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 electrical supplies, metal and construction materials. 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 200m² warehouse to store the weather sensitive electrical supplies, metal and construction materials 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.
- 2.4.2 The applicant noted that residential settlements were found to the east. 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.

2.5 The Proposed Development is Compatible with the Surrounding Environment

2.5.1 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 No Undesirable Precedent

2.6.1 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 Yuen Long South New Development Area. Successful relocation of the operation would help to maintain a stable supply of electrical supplies in Hong Kong and should be considered unique from any other temporary development proposals in the subject "R(D)" 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 serviced by a vehicular track leading from Tan Kwai Tsuen Road.
- 1.2 The proposed parking space and loading/unloading space at the application site would only be opened to staff with prior appointment. No visitors will be allowed to enter the application site.
- 1.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

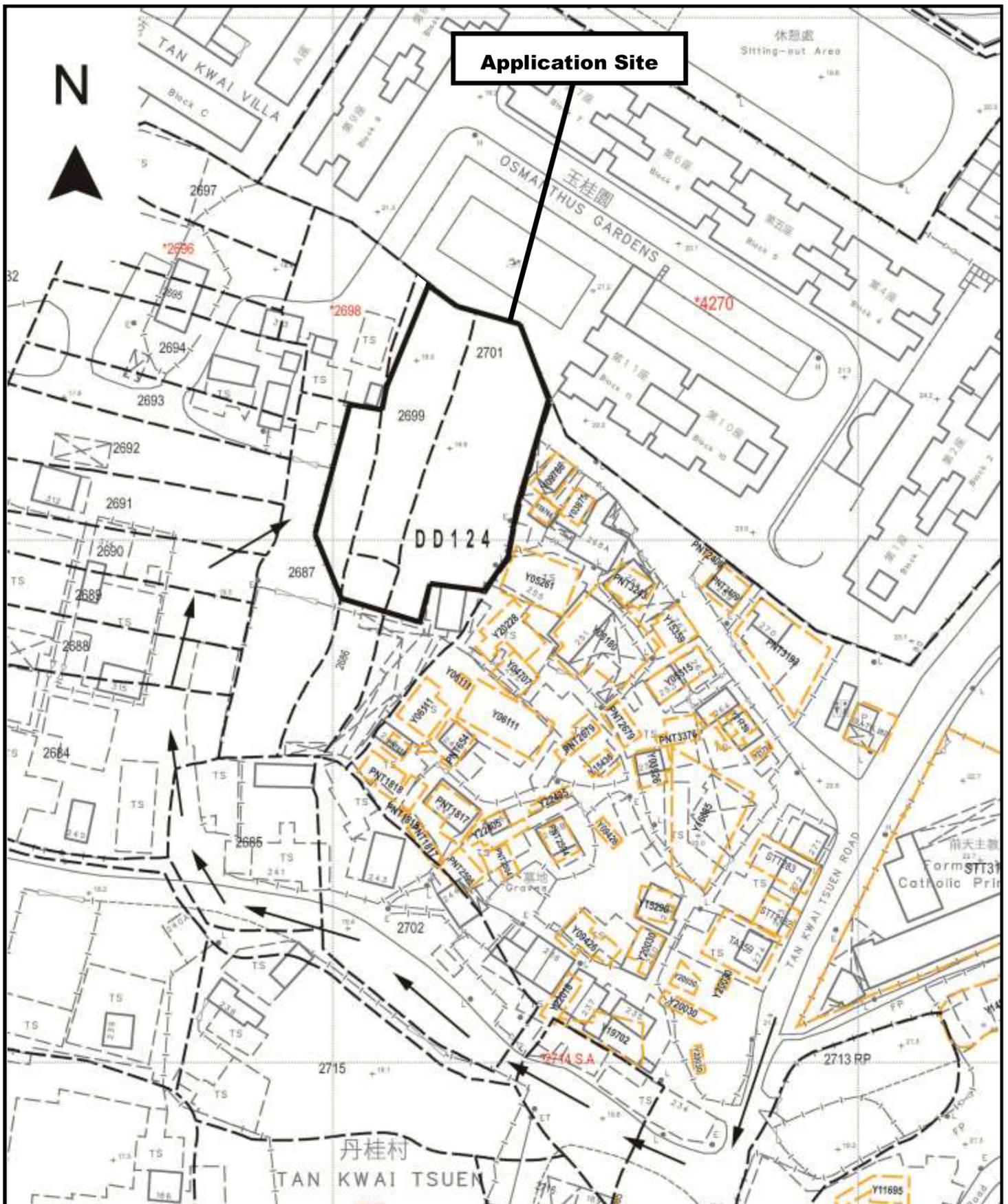
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.1	0.1	1	1
Medium/heavy goods vehicle	0.2	0.2	2	0
Total	0.3	0.3	3	1

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 private car and medium/heavy goods vehicle is taken as 1 and 2 respectively; &

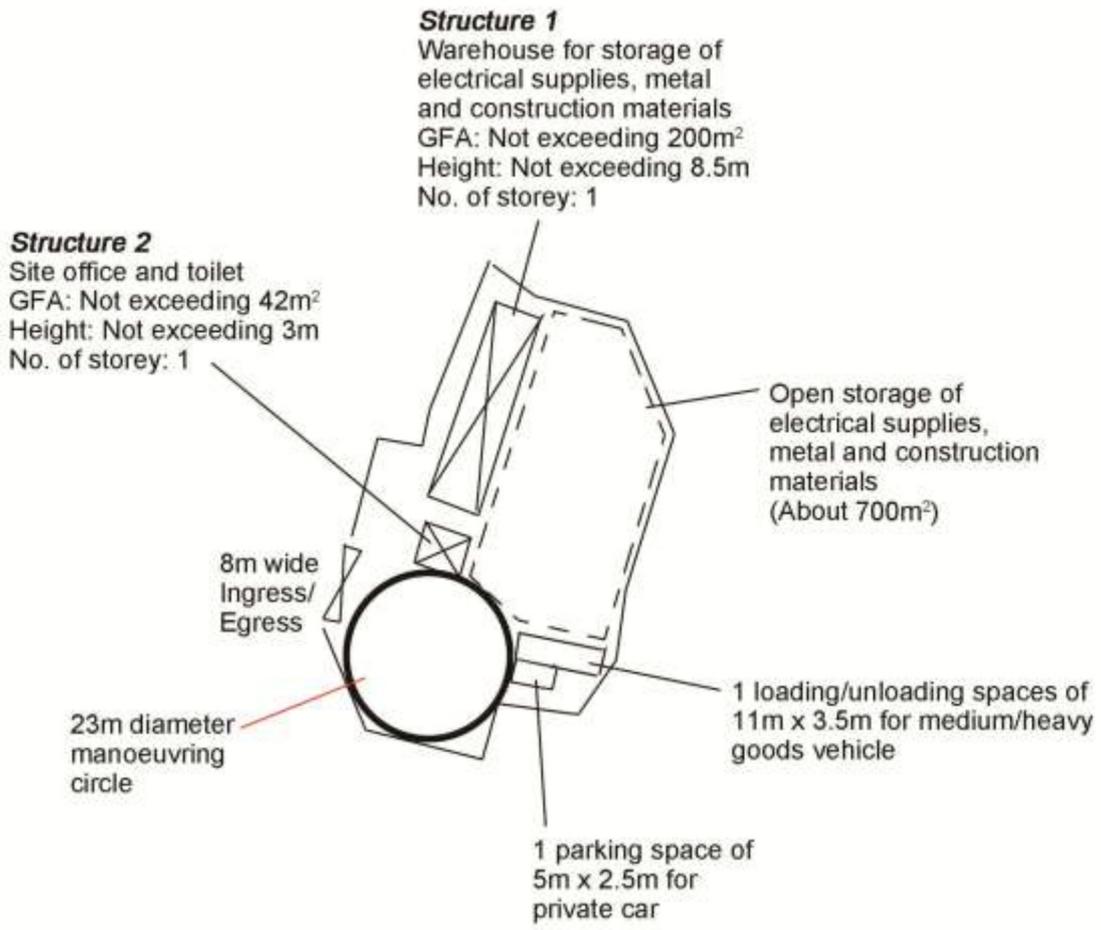
Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

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



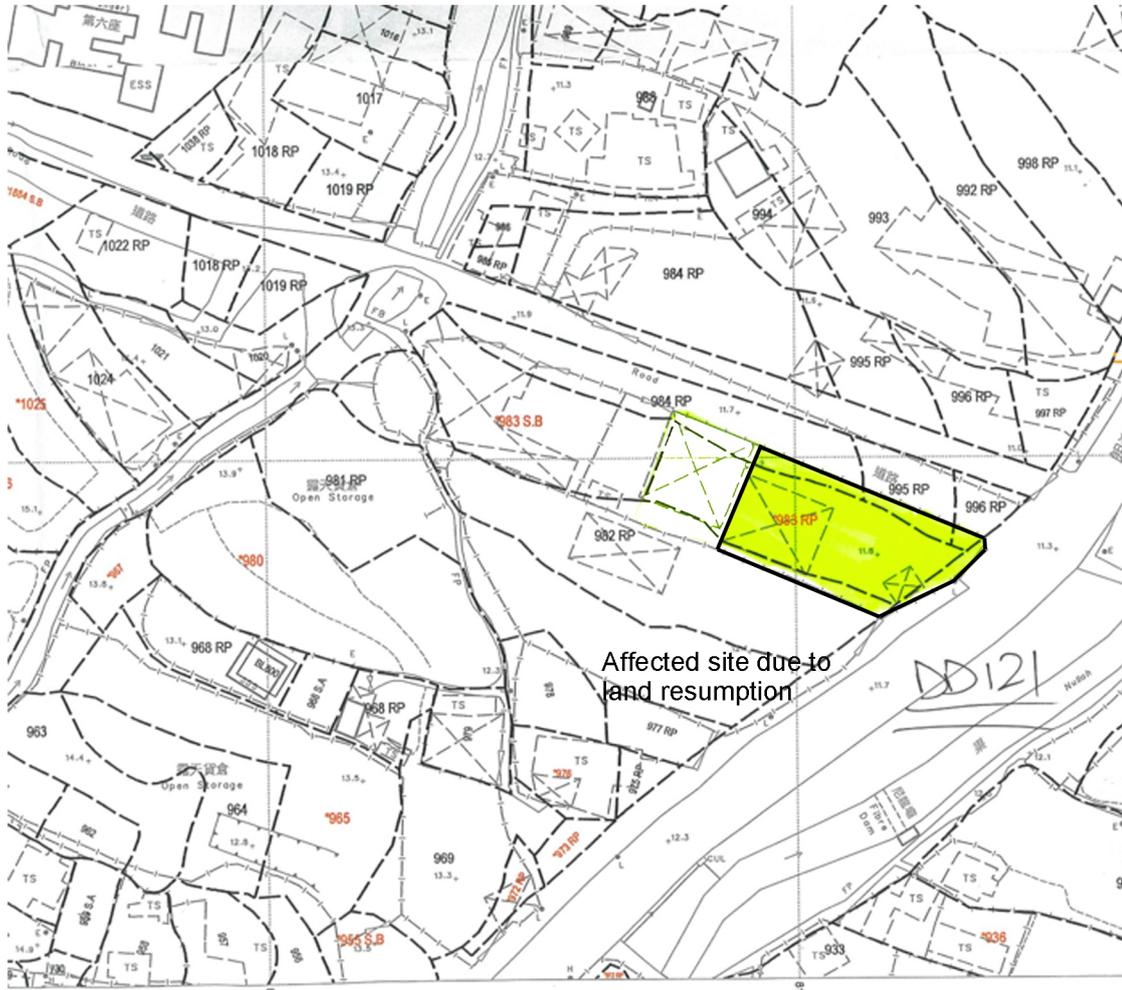
<p>Project 項目名稱: Proposed Temporary Open Storage and Warehouse for Storage of Electrical Supplies, Metal and Construction Materials for a Period of 3 Years at Lots 2686 (Part), 2687 (Part), 2699 (Part) & 2701 (Part) in D.D. 124, New Territories</p>	<p>Drawing Title 圖目: Vehicular Access Leading to the Application Site</p>	<p>Remarks 備註:  Vehicular access leading to the site from Tan Kwai Tsuen Road</p>
	<p>Drawing No. 圖號: Figure 2</p>	<p>Scale 比例: 1:1000</p>

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	Drawing No. 圖號: Figure 3	Scale 比例: 1:1000

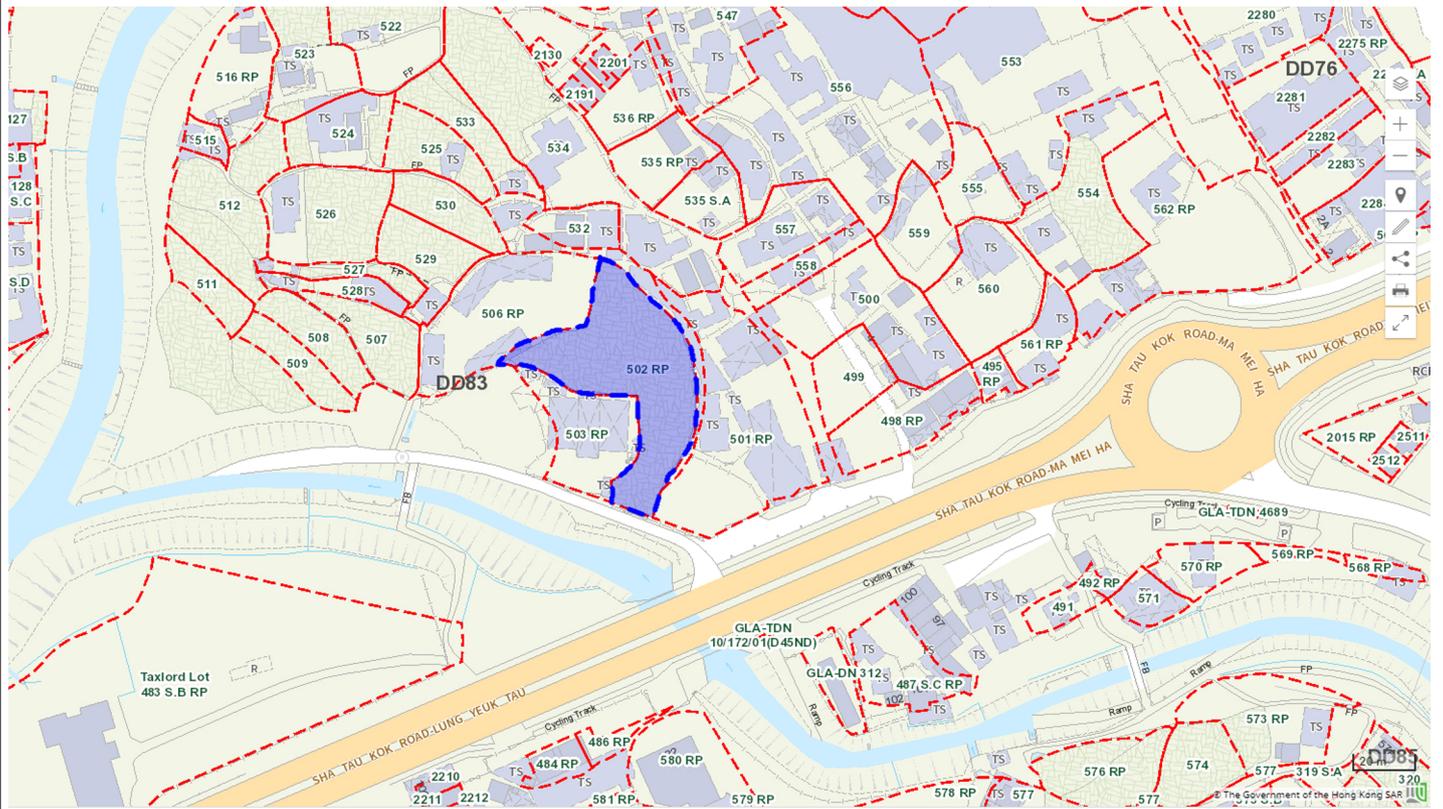
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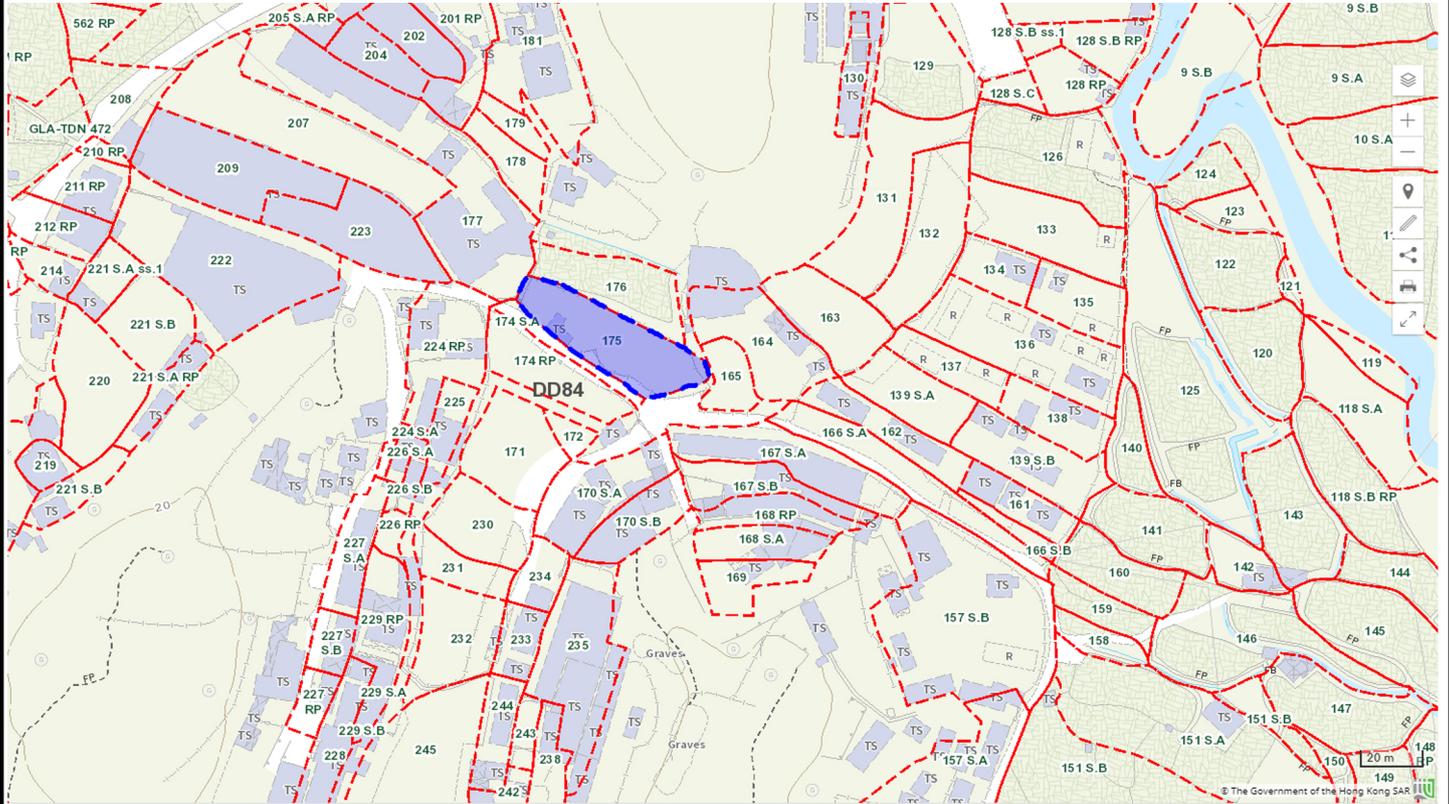
Affected site due to land resumption

DD121

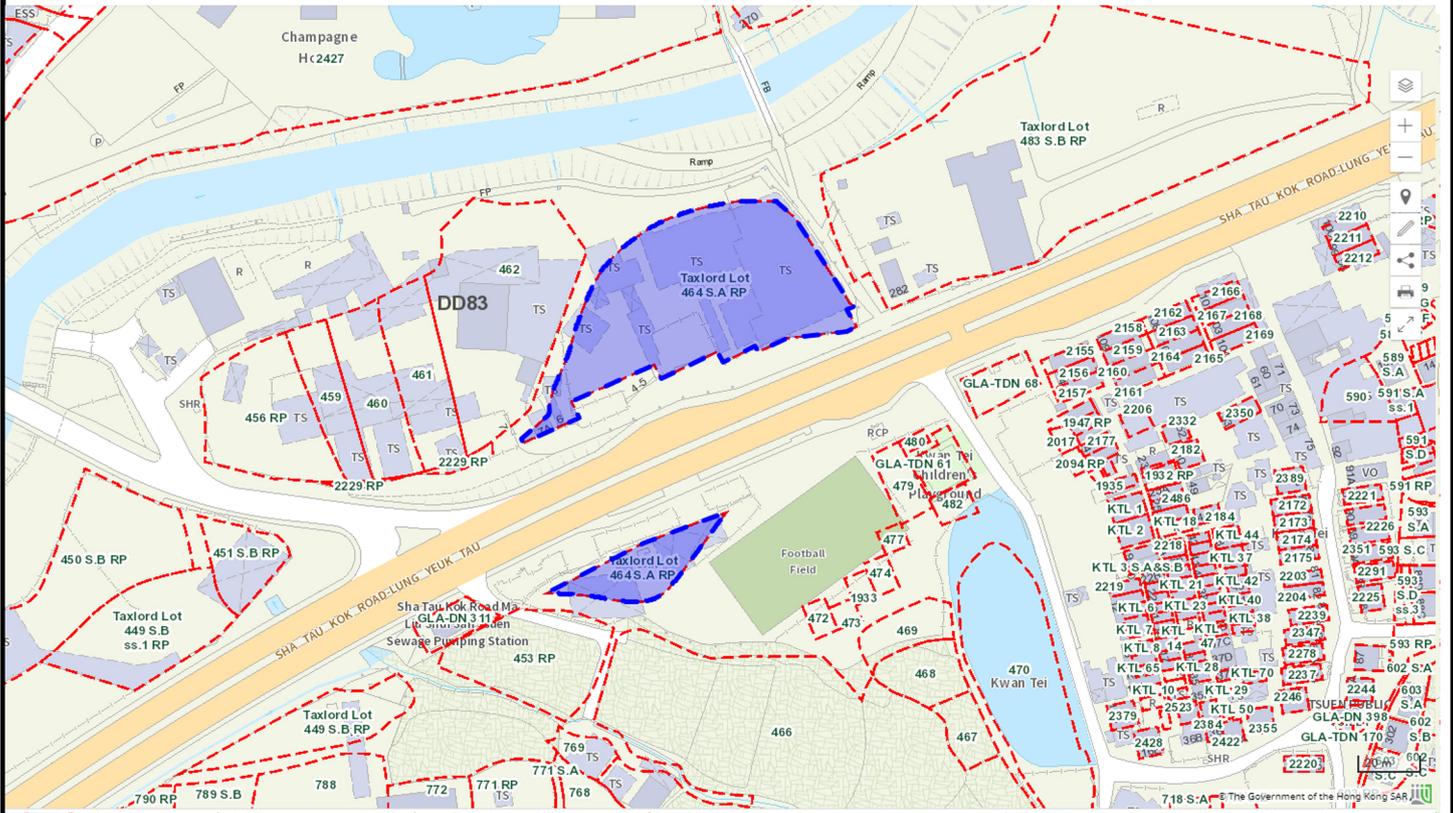
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	<p>Drawing No. 圖號: Figure 4</p>	<p>Scale 比例: Not to scale</p>



<p>Project 項目名稱:</p> <p>Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years at Lot 758 RP (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Alternative Site 1 at Lot 502 RP in D.D.82</p> <p>Drawing No. 圖號:</p> <p>Figure 5</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p> <p>As shown</p>
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	<p>Drawing No. 圖號:</p> <p>Figure 8</p>	<p>Scale 比例:</p> <p>As shown</p>