

**Proposed Temporary Cold Store and Shop and Services (Fresh Provision Shop) and Associated Filling of Land for a Period of 3 Years at Lots 510, 511, 512 & 524 S.A ss.1 S.A in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.**

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## **Section 1 Background**

### **1.1 Introduction**

- 1.1.1 This planning application is submitted by Kwong Lee Poultry Limited and Kin Sun Pigeon. Kwong Lee Poultry Limited was previously operation at Kwu Tung (Lot 23 in D.D.95) while Kin Sun Pigeon was previously operated at Hung Hui Kiu Lot 1315 RP (Part) in D.D.124).
- 1.1.2 The applicant seeks planning permission for proposed temporary cold store and shop & services (Fresh Provision Shop) and associated filling of land for a period of 3 years at Lots 510, 511, 512 & 524 S.A ss.1 S.A in D.D.90, Lin Ma Hang Road, 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 the storage of poultry business of Kwong Lee Poultry Limited at Lot 23 in D.D.95 and Kin Sun Pigeon at Lot 1315 RP (Part) in D.D.124 (**Figure 10**) (with planning permission A/HSK/300) from Kwu Tung and Hung Shui Kiu respectively which has been resumed by Government for the development. The proposed cold store would be occupied for the storage of iced poultry and the fresh provision shop would be occupied for selling of poultry. 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 abutting Lin Ma Hang 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 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 1,800m<sup>2</sup> which is too large for the operation of the two applicants. 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 1,850m<sup>2</sup> which is more than enough for the operation of the two applicants. 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 3,300m<sup>2</sup> 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 abutting Lin Ma Hang Road. The site area of the site at the application site (i.e. 1,500m<sup>2</sup>) is the most closely to the area of the original site at Kwu Tung and Hung Shui Kiu (i.e. 1,800m<sup>2</sup>).

## **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 Lin Ma Hang Road and most of them were relocated from other New Development Area, the proposal which is not incompatible with the surrounding uses would put scarce land resources into a better use.

## **2.3 Importance to Local Supply of Poultry**

- 2.3.1 Kwong Lee Poultry Limited and Kin Sun Pigeon are suppliers of poultry in Hong Kong. Successful relocation of the Site would help sustain the stable supply of poultry for the citizens of Hong Kong.

## **2.4 No Adverse Traffic Impacts**

- 2.4.1 Only medium/heavy goods vehicle will access to site to deliver the poultry 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 cold store and fresh provision shop. The proposed cold store is not significant in size and it is only 470m<sup>2</sup> 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 It is noted that some temporary structures were found to the west 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 cold store. No workshop activities are proposed within the application site. Storage and shop & services uses are inert and static in nature so that it would not affect the nearby residents. More, the applicant proposed to cover the site with a 540m<sup>2</sup> cold store and shop & services including toilet. 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 west. The applicant will make the warehouse by the material with a density higher than 7kg/m<sup>2</sup>. 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. It shows that the application site is versatile for the relocation of affected business in other parts of Hong Kong.
- 2.7.2 Although some residential settlements were found to the west, significant part of the proposed development would be covered and carried out within enclosed structures. 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 NDAs. Successful relocation of the operation would help to maintain a stable supply of construction materials 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 Drainage Proposal**

**1.1 Existing Situation**

**A. Site particulars**

- 1.1.1 The application site occupied an area of about 1,500m<sup>2</sup>. It is proposed to fill the site with 0.2m concrete for the proposed development.
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by temporary structures to the north and west. To the south is Lin Ma Hang Road. Vacant land is found to the east of the site.

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

- 1.1.3 It is sloping from southeast to northwest from about +10.0mPD to +8.0mPD.

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

- 1.1.4 According to **Figure 3**, it is noted that the level of the application site is comparatively higher than the adjoining land except to the east and south. The land to the further east is even higher than the application site but it is the approved site boundary of another planning permission No. A/NE-MKT/37 of which drainage proposal has been submitted for the consideration of the CE/MN, DSD. As such, external catchment has been identified in **Figure 3**. Although the land to the south is progressively higher than the application site, it is separated by Lin Ma Hang Road so that the road side drain and road side kerb will intercept the stormwater from the south.

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

- 1.1.5 As shown in **Figure 3**, an existing natural drain is found to the west of the application site connecting to an existing open drain as shown in **Figure 4**.

**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 entire catchment is approximately 5,200m<sup>2</sup>;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 13.5\text{m} - 8.0\text{m} = 5.5\text{m}$$

$$L = 100\text{m}$$

$$\therefore \text{Average fall} = 5.5\text{m in } 100\text{m} \text{ or } 1\text{m in } 18.18\text{m}$$

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

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

$$t_c = 0.14465 [ 100 / (5.5^{0.2} \times 5,200^{0.1}) ]$$

$$t_c = 4.37 \text{ minutes}$$

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 280 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 280 \times 5,200 / 3,600$$

$$\therefore Q_1 = 404.44 \text{ l/s} = 24,266.67 \text{ l/min} = 0.41\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:35 & 1:60 in order to follow the gradient of the application site, 450mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

### **1.3 Proposed Drainage Facilities**

1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 450mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 3**).

1.3.2 Catchpits will be provided at the turning point of the surface U-channel.

1.3.3 The collected stormwater will then be dissipate to the existing natural drain to the west of the application site. The existing natural drain is now receiving the stormwater from the application site and it is deemed adequate to receive the stormwater from the application site because the application site has been paved.

1.3.4 All the proposed drainage facilities will be provided and maintained at the

applicant's own expense.

- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.
- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/North and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.
- 1.3.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of surface channel at site boundary is detailed hereunder:
  - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, 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 gap will be reserved at the toe of the site hoarding to allow unobstructed flow of surface runoff.

## Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting Lin Ma Hang Road.
- 2.2 Also, the proposed loading/unloading space and parking spaces at the application site would only be opened to visitors and staff with prior appointment.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

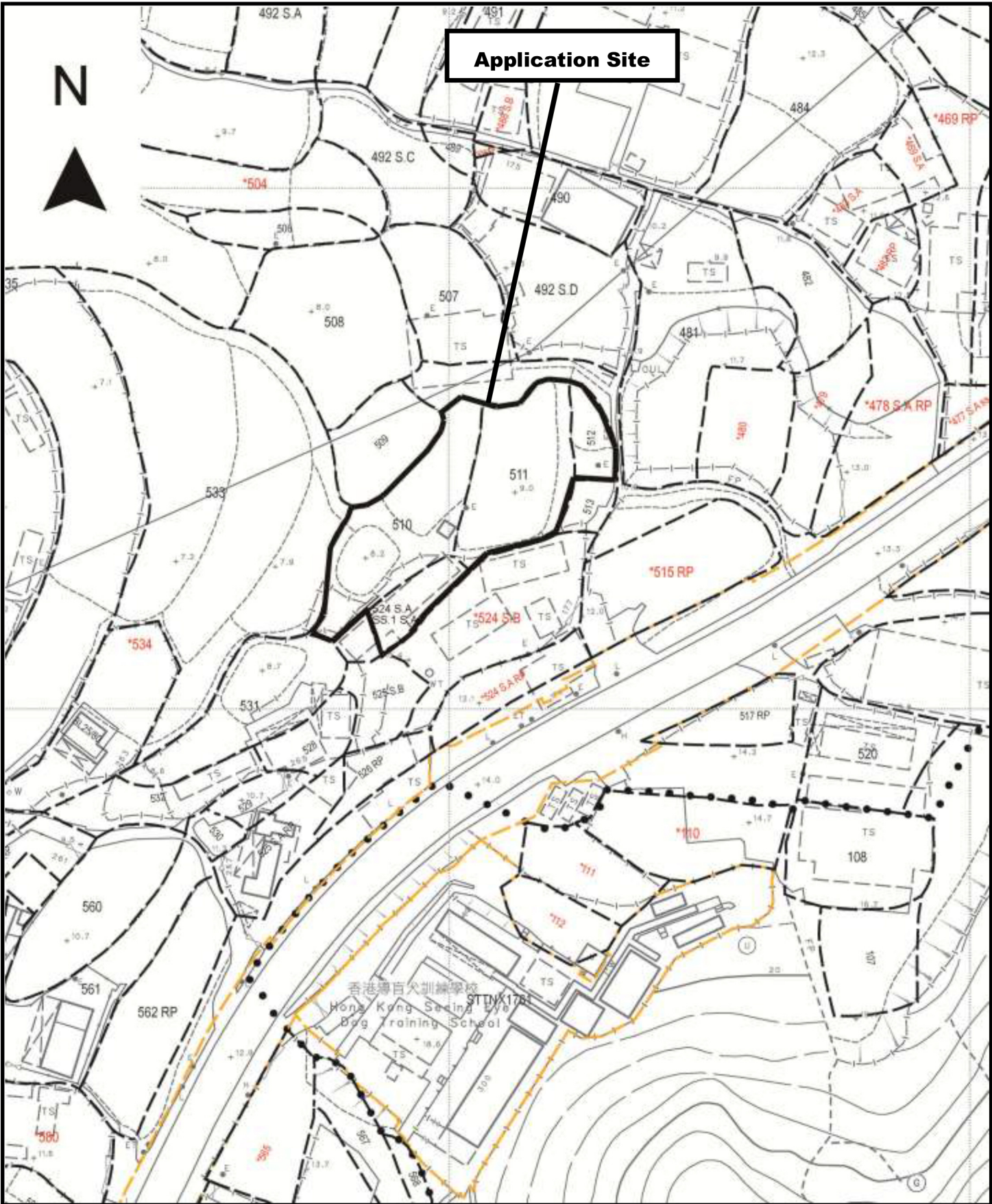
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.5	0.5	2	1
Medium/ heavy goods vehicle	0.2	0.2	2	0
Total	0.7	0.7	4	1

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.

- 2.4 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 Lin Ma Hang Road. The negligible increase in traffic would not aggravate the traffic condition of Kam Tai Road and nearby road networks.



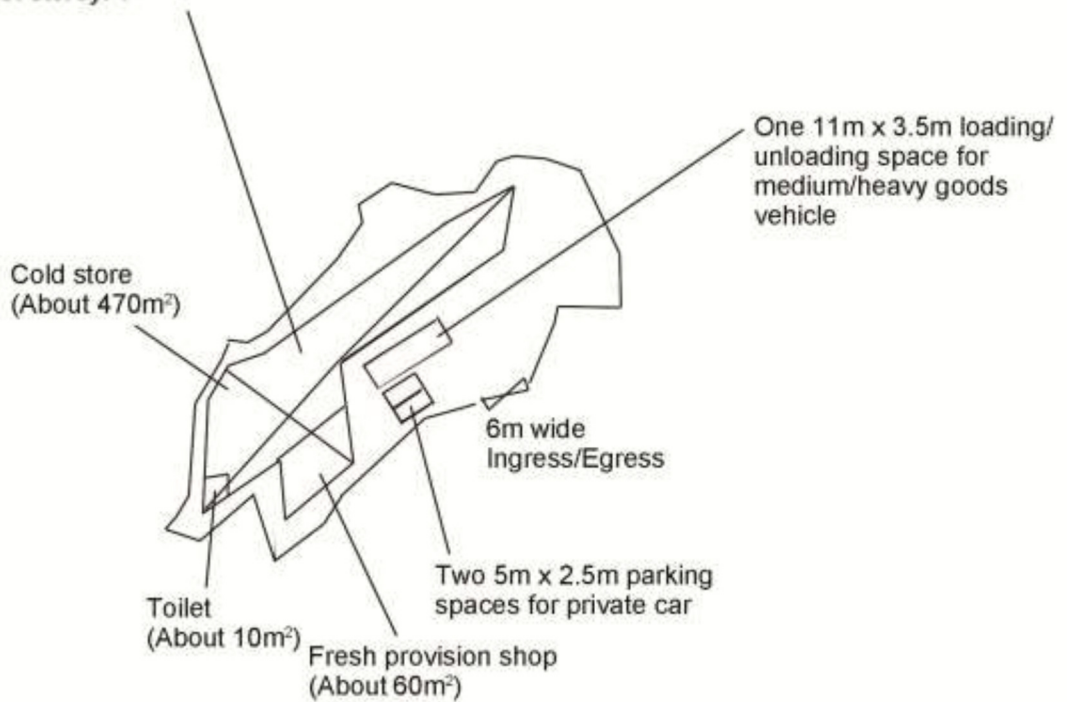
<p>Project 項目名稱:          Proposed Temporary Cold Store and Shop and Services (Fresh Provision Shop) and Associated Filling of Land for a Period of 3 Years at Lots 510, 511, 512, &amp; 524 S.A ss.1 S.A in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.</p>	<p>Drawing Title 圖目:  <b>Application Site</b></p>	<p>Remarks 備註:</p>
	<p>Drawing No. 圖號:  <b>Figure 1</b></p>	<p>Scale 比例:  <b>1:1000</b></p>

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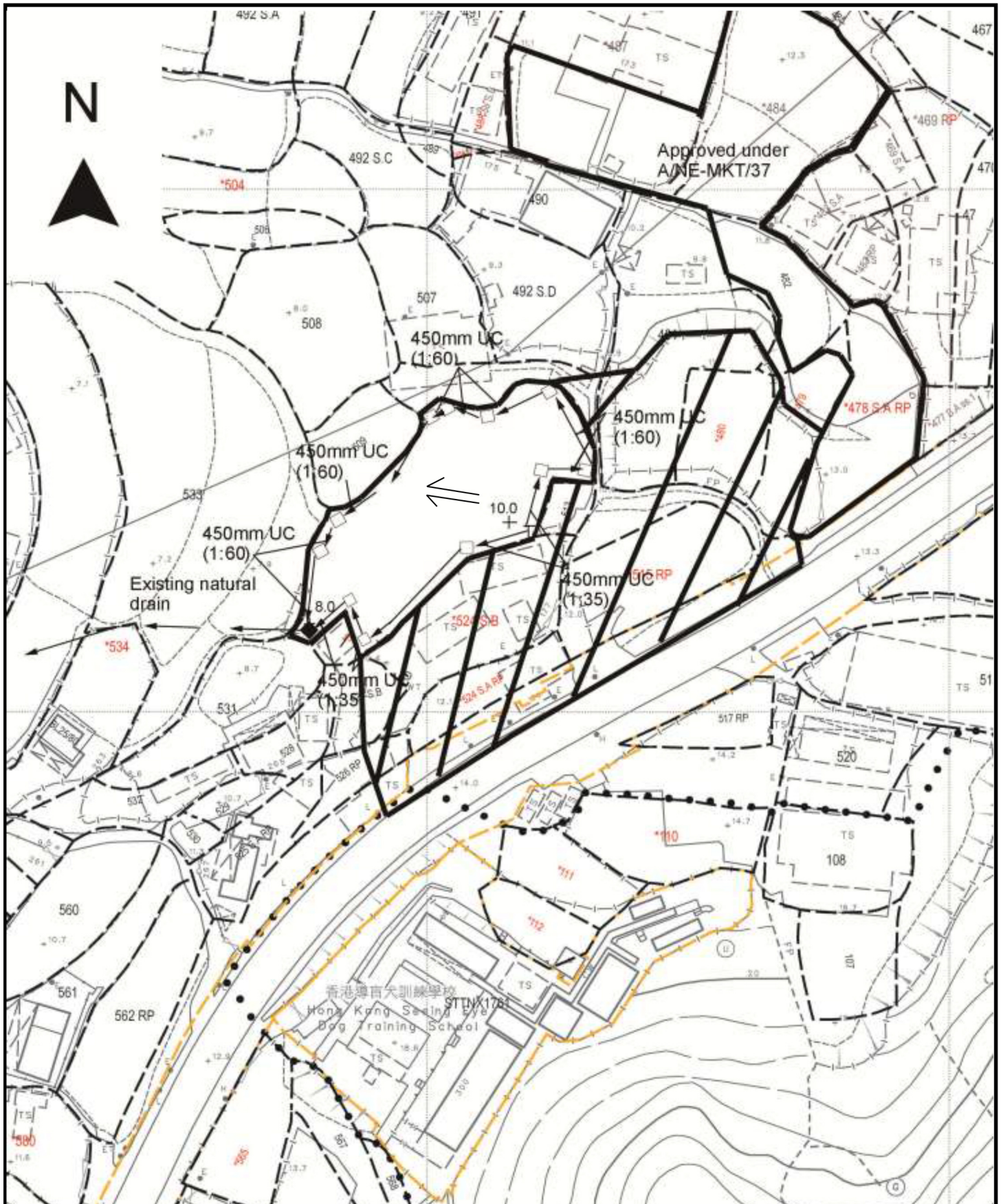


**Structure 1**

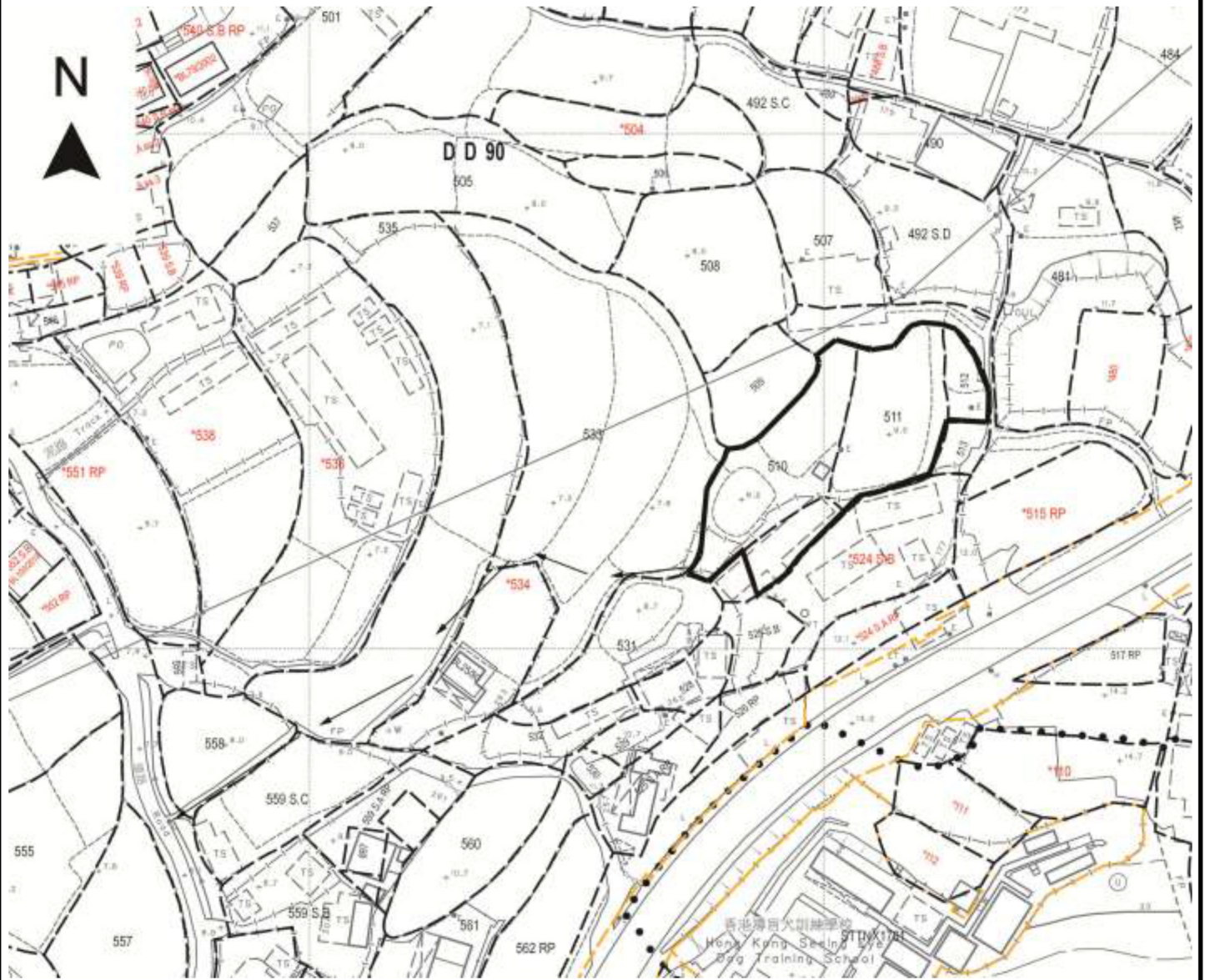
Cold store and Shop & services  
(Fresh Provision shop) & toilet  
GFA: Not exceeding 540m<sup>2</sup>  
Height: Not exceeding 8.5m  
No. of storey: 1



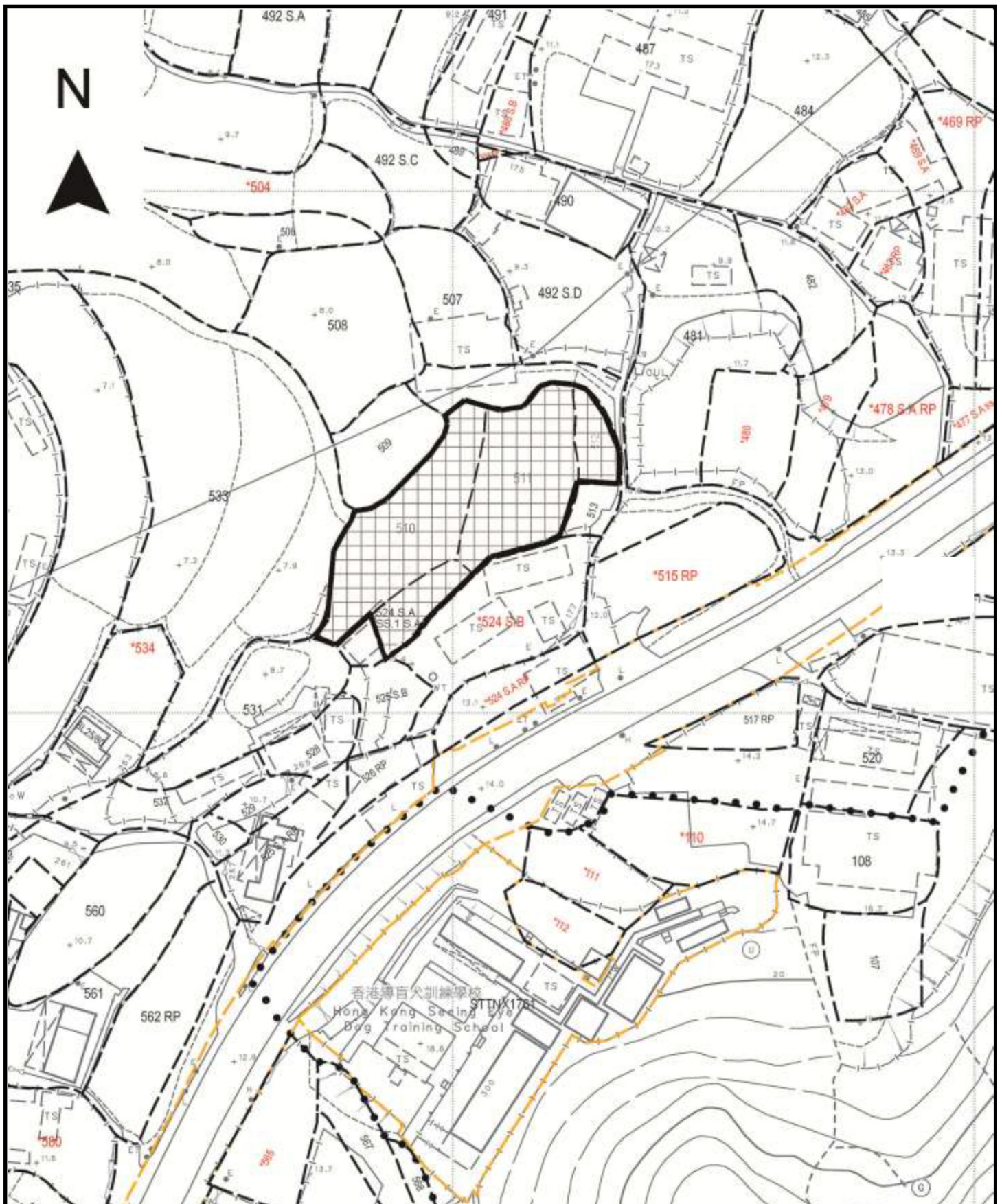
Project 項目名稱: Proposed Temporary Cold Store and Shop and Services (Fresh Provision Shop) and Associated Filling of Land for a Period of 3 Years at Lots 510, 511, 512, & 524 S.A ss.1 S.A in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.	Drawing Title 圖目: Proposed Layout Plan	Remarks 備註:
	Drawing No. 圖號: Figure 2	Scale 比例: 1:1000




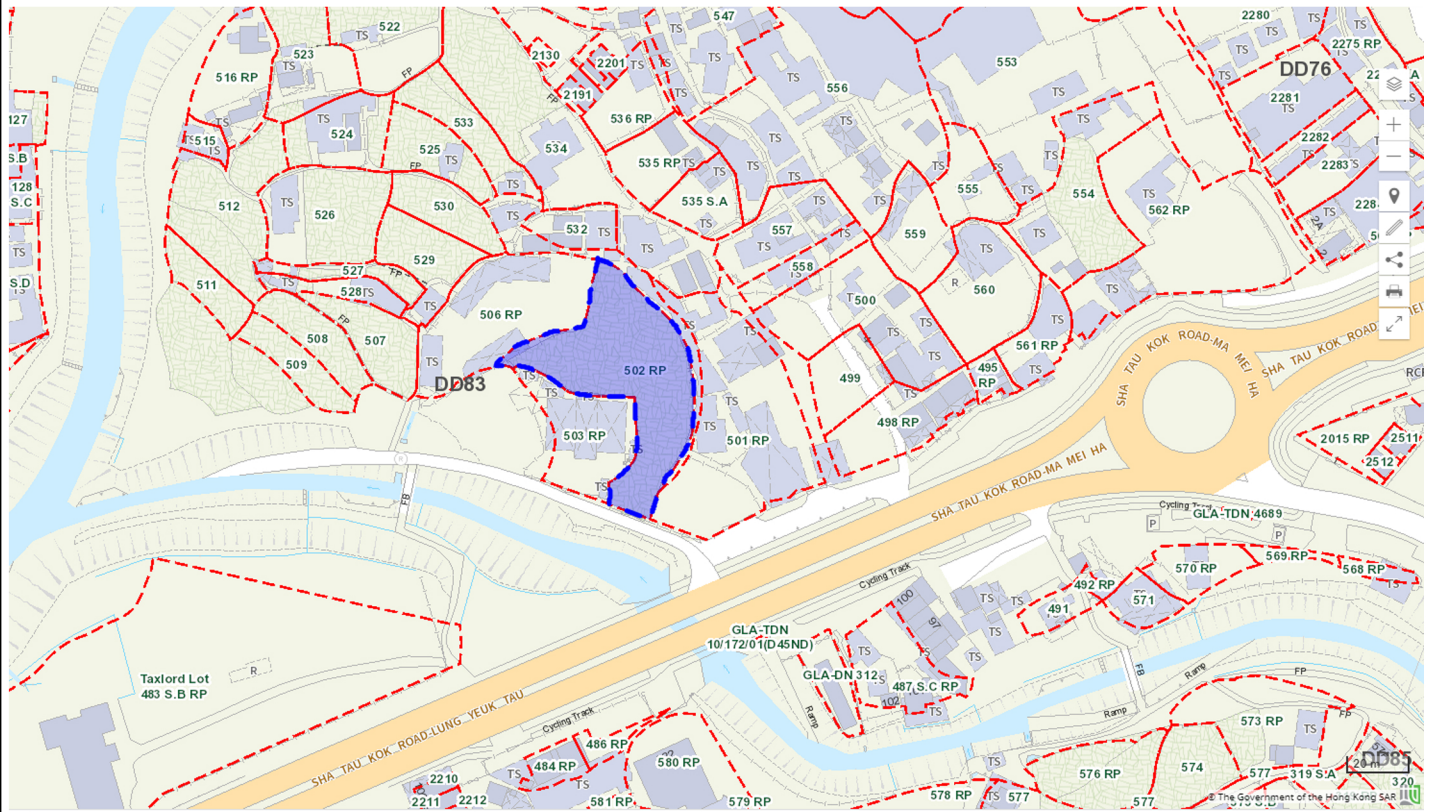
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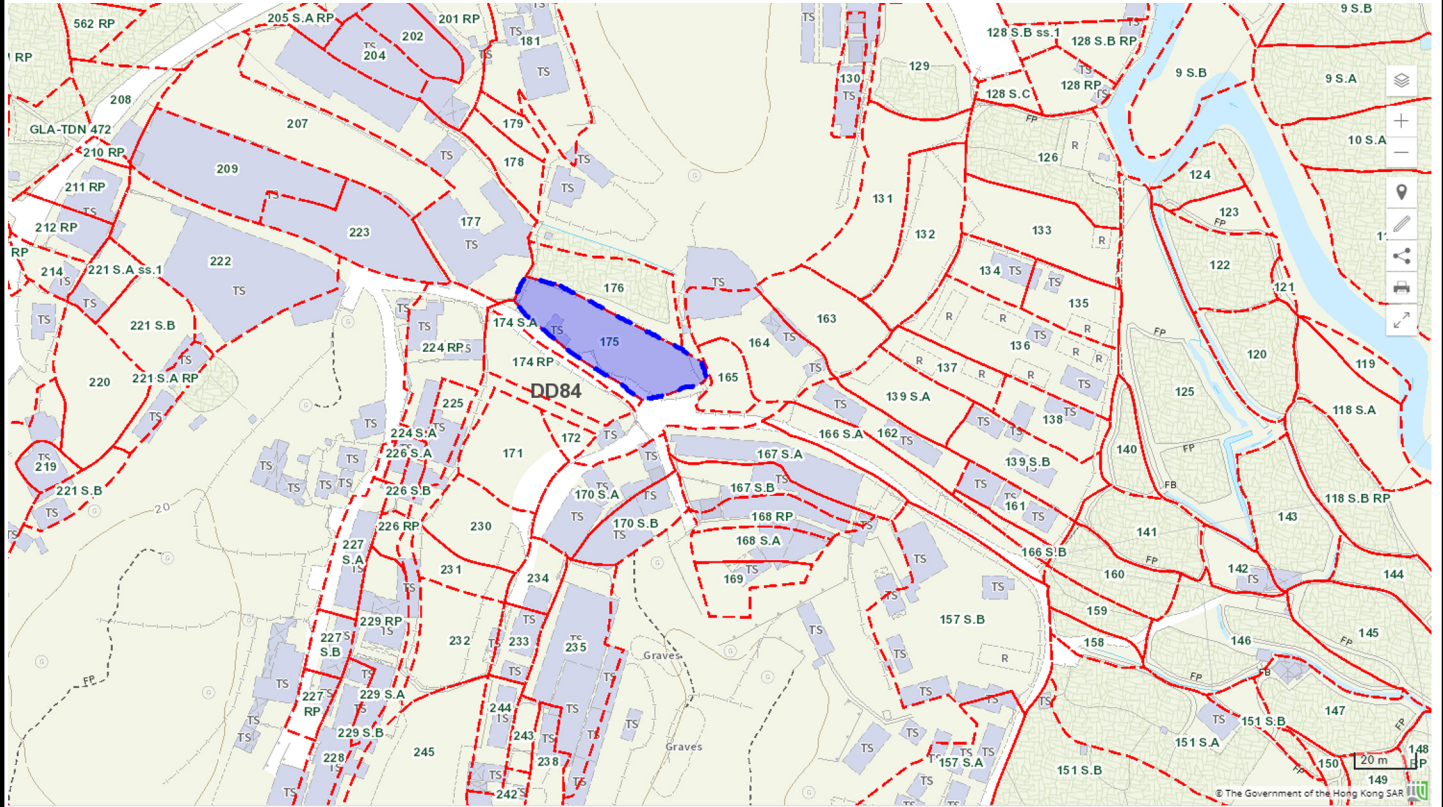
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	<p>Drawing No. 圖號:  <b>Figure 4</b></p>	<p>Scale 比例:          Not to scale</p>



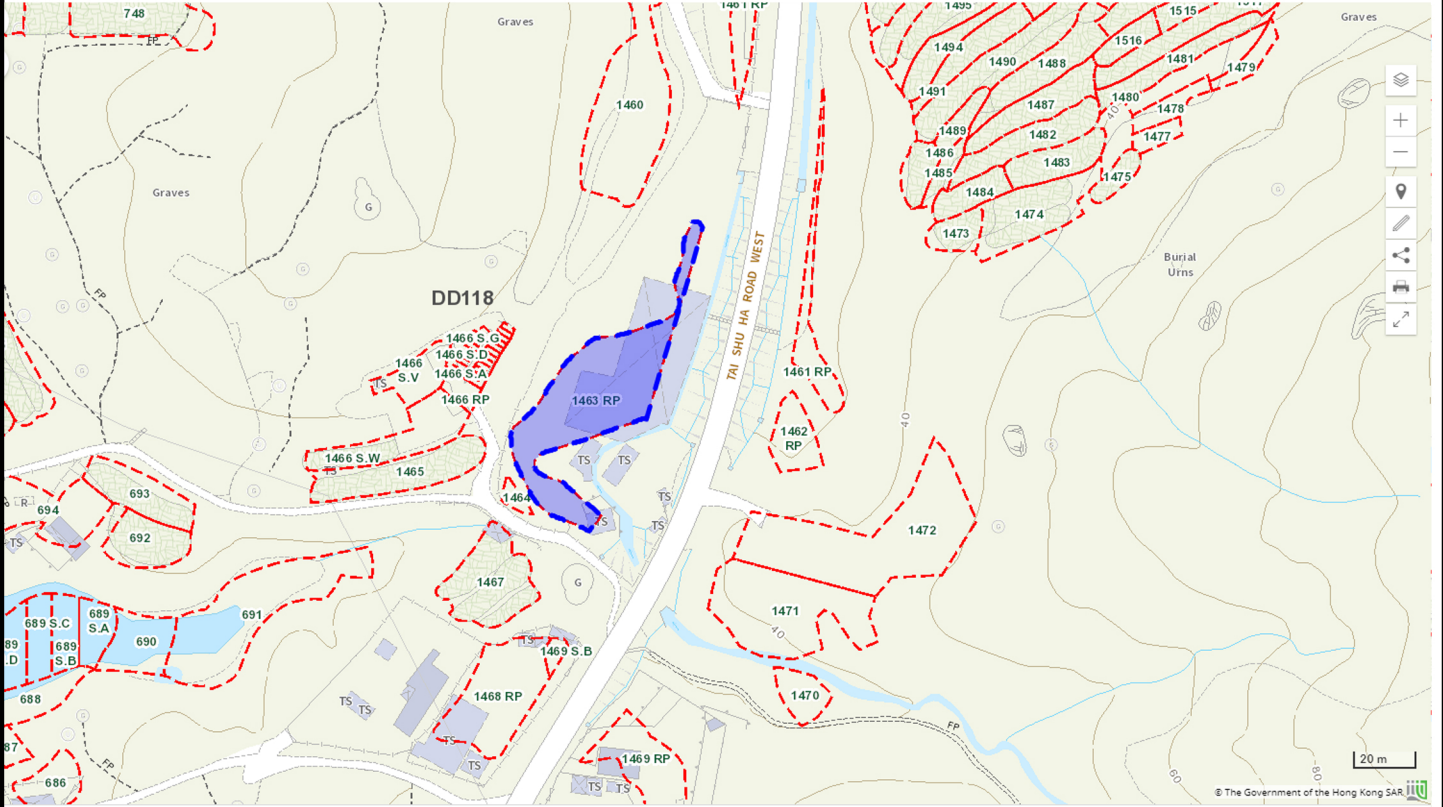
<p>Project 項目名稱:          Proposed Temporary Cold Store and Shop and Services (Fresh Provision Shop) and Associated Filling of Land for a Period of 3 Years at Lots 510, 511, 512, &amp; 524 S.A ss.1 S.A in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.</p>	<p>Drawing Title 圖目:  <b>Proposed Land Filling Plan</b></p> <p>Drawing No. 圖號:  <b>Figure 5</b></p>	<p>Remarks 備註:   Proposed filling of 0.2m concrete</p> <p>Scale 比例:          1:1000</p>
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<p>Project 項目名稱:</p> <p>Proposed Temporary Cold Store and Shop and Services (Fresh Provision Shop) and Associated Filling of Land for a Period of 3 Years at Lots 510, 511, 512, &amp; 524 S.A ss.1 S.A in D.D.90, Lin Ma Hang Road, 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>Drawing No. 圖號:</p> <p>Figure 6</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>	



