

PLANNING STATEMENT

1. INTRODUCTION

1.1 Background

- 1.1.1 Pursuant to the section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application for **Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot 202 (Part) in D.D. 87, Hung Lung Hang, New Territories (hereinafter referred to “the Application Site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The Site has a total area of approximately 1,935m². Its location is shown on **Plan 1**.
- 1.1.2 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement. Set of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government departments and members of the Board.

2. SITE CONTEXT

2.1 Site Location

- 2.1.1 Plan 1 below shows the locations of the Application Site, comprising of 1 private lot (i.e. Lot 202 (Part) in D.D. 87)

2.2 Accessibility

- 2.2.1 The Site is accessible from Kong Nga Po Road via a local access
- 2.2.2 Road Access Plan of the Application site is shown in Plan 2.

2.3 Existing Site Condition

- 2.3.1 The Application Site covers a total site area of about 1,935m². It is currently vacant, generally flat, hard-paved land and fenced.

2.4 Surrounding Area

- 2.4.1 The surrounding area of the Application site is generally of rural landscape character. It is sitting in an intermix of open storage warehouses, workshops, woodlands, and vacant land. These temporary uses extend along the existing local track towards Kong Nga Po Road. Domestic structures are not found in the vicinity.
- 2.4.2 The proposed use is considered not entirely incompatible with the surrounding environment.

3. PLANNING CONTEXT

3.1 Zoning of the Application Site

- 3.1.1 The Application Site falls within an area zoned as “AGR” on the Approved Hung Lung Hang OZP No. S/NE-HLH/11. The planning intention of this zone is primarily to retain and safeguard good quality agricultural land/farm/ fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 3.1.2 Although the applied use is not entirely in line with the planning intention of “AGR” zones, the applied use is considered not incompatible with surrounding land use which is dominated by open storage and workshop uses, with nearby woodlands.
- 3.1.3 The Application Site falls wholly within “AGR” zone. Since the application is only on a temporary basis, it will not frustrate the long-term planning intention of the “AGR” zone.

3.2 Planning Intention

- 3.2.1 The proposed use- Open storage and of construction materials and machineries is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject “AGR” zone. However, according to the Notes of the OZP, the TPB may grant planning permission for temporary use or development of any land or building not exceeding a period of three years within “AGR” zone.
- 3.2.2 The site falls within Category 2 area under the TPB PG No. 13G, that is areas “mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites which are regarded as “existing uses” under the Town Planning Ordinance and/or subject of previous planning approvals.”
- 3.2.3 The application site is located in the heart of the Boundary Commerce and Industry Zone of the Northern Metropolis as proposed in the Northern Metropolis Action Agenda 2023. According to the plan, “Emerging industries have development potential in the area include food technology, green/ environmental industry and advanced construction industry, etc.” The proposed use is in line with direction of the above Action Agenda.

3.3 Previous Application

- 3.3.1 There is no previous approved S. 16 application in respect of the Application Site.

3.4 Land Status

- 3.4.1 The Application site consists of 1 private lot, i.e. Lot 202 in D.D. 87 of Old Schedule Agricultural Lot held under the Block Government Lease.

3.5 Maximize Utilization of Valuable Land Resources

- 3.5.1 The proposed development provides an interim solution to maximize land utilization of the application site and allow more efficient use of scarce land resources rather than leaving the site idle and deteriorate.

4. DEVELOPMENT PROPOSAL

4.1 Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a period of 3 Years.

- 4.1.1 The proposed development intends to be a temporary open storage of construction materials and machineries with ancillary facilities and associated filling of land for a period of 3 years.

4.2 Development Details

- 4.2.1 The Site occupied an area of 1,935m² (about). Details of development parameters are shown below:

Table 1: Development Parameters of the Proposed Development Application Site Area	1,935m ² (about)
Covered Area	230 m ²
Uncovered Area	1,705m ² (about)

4.3 Operation Arrangement

- 4.3.1 The proposed open storage is mainly used for storage of construction materials, such as metal pieces, ceramic tiles, piping, etc., and machineries to facilitate construction projects in the North District. The operation hours are from 9 a.m. to 6p.m., from Mondays to Saturdays only. There will be no operation on Sundays and public holidays. As the Site is for 'open storage' use with no storefront, no visitors are anticipated at the Site.

4.4 Minimal Traffic Impact

- 4.4.1 The Site is accessible from Kong Nga Po Road via a local access (**Plan 4**). A 7.3m wide ingress/egress point is proposed at the application site. 1 Parking space for private car and 1 loading/ unloading space for medium goods vehicle will be provided at the site.
- 4.4.2 The estimated average traffic generation is one private car and one medium good vehicle per day.
- 4.4.3 As the proposed development is primarily for storage, there will be no visitors at the site.
- 4.4.4 Minimal traffic impact is anticipated from the estimated average traffic generation.
- 4.4.5 "TS460" and "5KM/H" signs are proposed at the site ingress/egress to ensure pedestrian safety.
- 4.4.6 Sufficient space is provided for vehicles to smoothly maneuver to and from the local track. A swept path analysis is included in the application to demonstrate the maneuvering of vehicles into and out of the parking and loading/unloading spaces
- 4.4.7 No vehicles will be allowed to queue back to or reverse onto/from the Site to the public road.
- 4.4.8 Management/control measures to be implemented to ensure no queuing of vehicles outside the subject site include the following: 1. Staff on site will manage vehicles entering and exiting the subject site, 2. There will be no visitors at the site, and all deliveries and pickups

- to the site will be scheduled ahead of time, 3. Sufficient space will be provided for maneuvering within the site, and departing vehicles will wait inside the site and give way to vehicles entering the site
- 4.4.9 1 Parking space for private vehicles is provided for staff, and 1 Loading/Unloading space is provided for Medium Goods Vehicle; details of parking and L/UL spaces are shown at Table 3 below:

Table 2: Parking and L/UL Provisions

Type of Parking Space:	
Private Car Parking Space for Staff - 2.5m (W) x 5m (L)	1
Type of L/UL Space	
L/UL Space for Medium Goods Vehicle - 3.5m (W) x 11m (L)	1

4.5 Minimal Drainage Impact

- 4.5.1 A drainage proposal is submitted, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development. The Applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/ the Board.

4.6 Minimal Landscape Impact

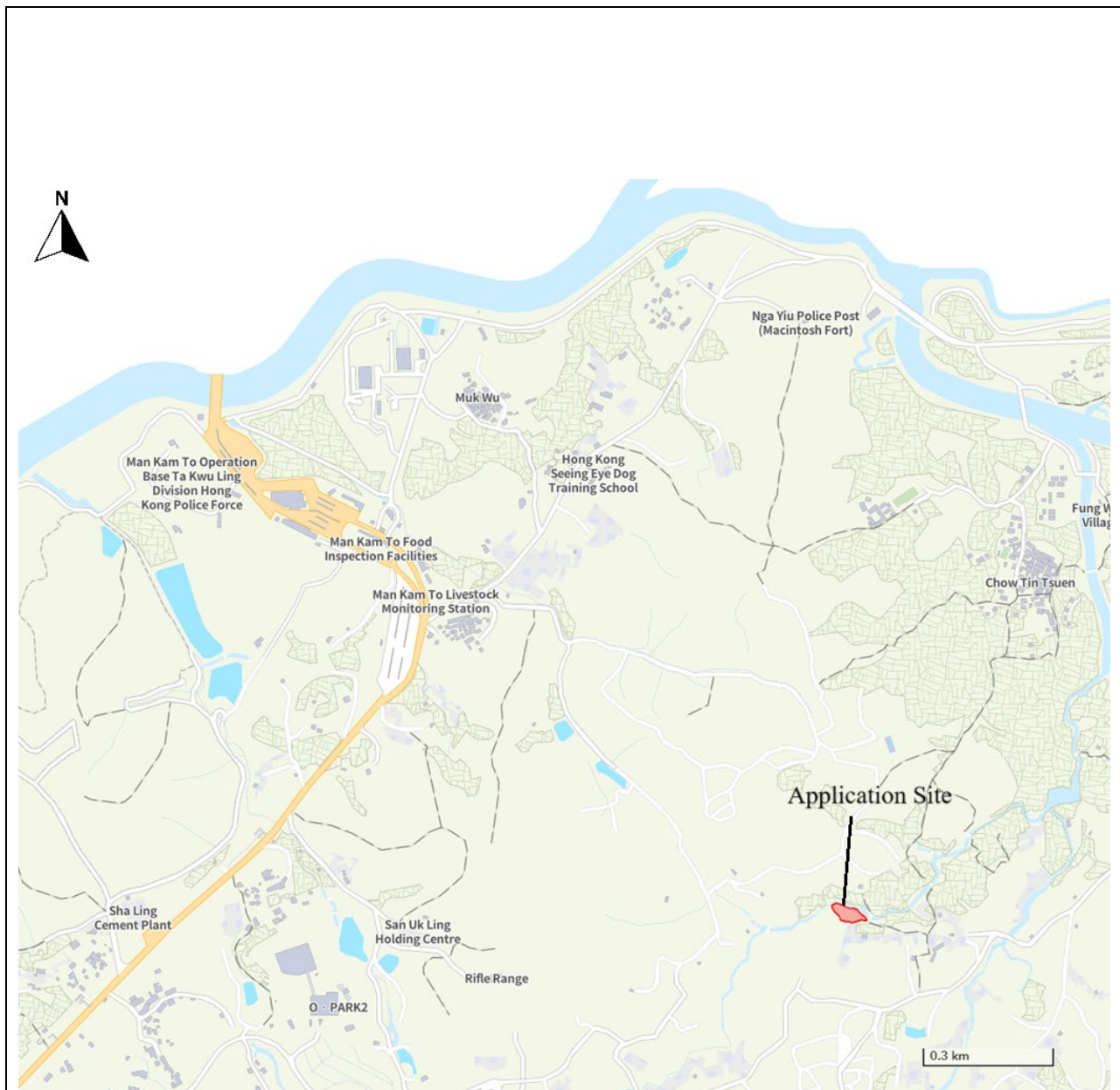
- 4.6.1 The proposed use would not involve felling of trees. No adverse landscape impact would be caused to the surroundings.

4.7 Minimal Environmental Impact

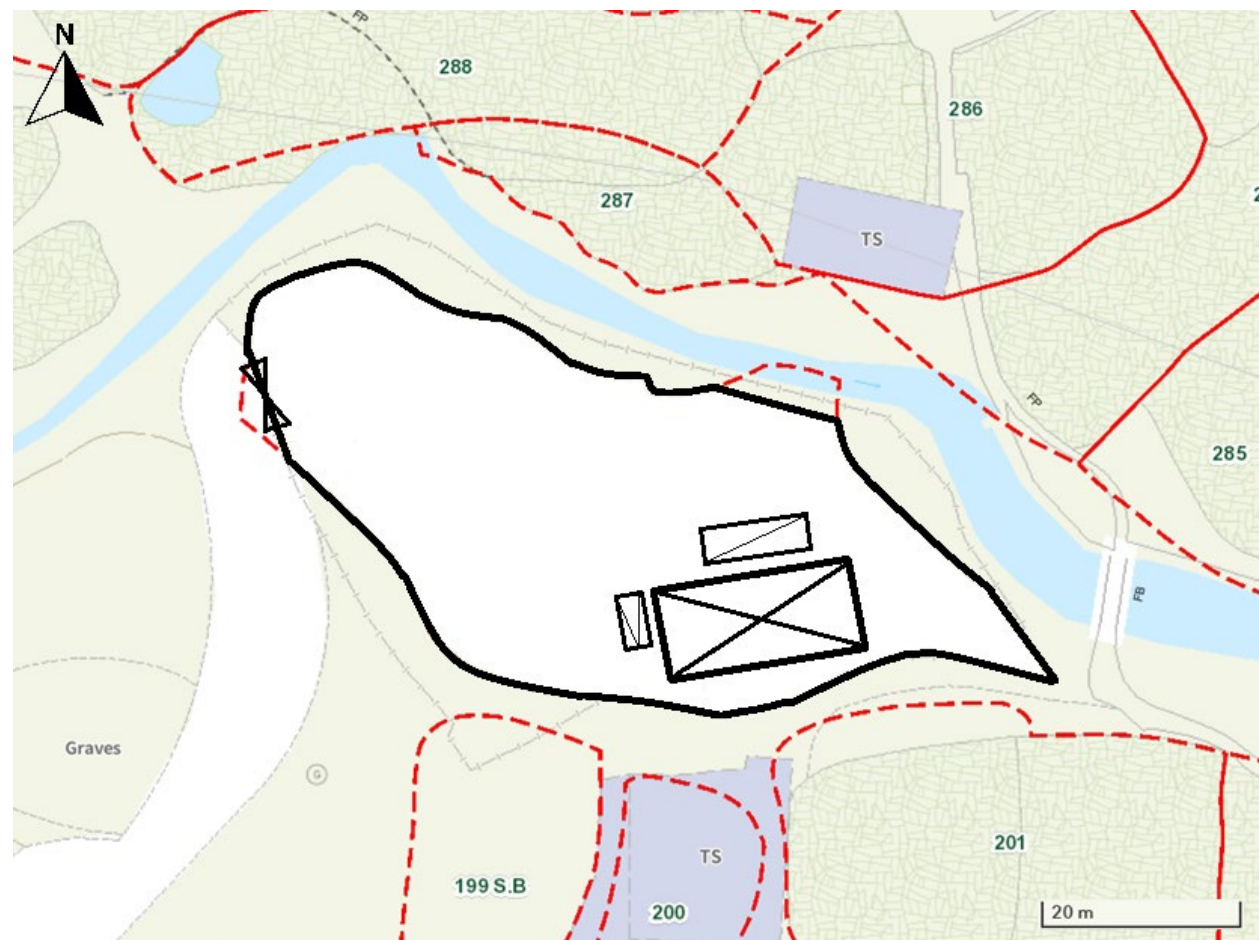
- 4.7.1 No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. The machineries will only be stored at the Site and no operation of the machineries will be conducted.
- 4.7.2 The applicant will strictly follow the 'Code of Practice on handling the Environmental Aspects of Temporary Uses and Open Storage Site' issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding area. 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
- 4.7.3 The application site is surrounded by open storage and warehouses with no sensitive users in the vicinity. Vehicular access to the site will come from the West side of the site and will not pass by the sensitive receivers in the area, thus no environmental nuisance is anticipated.

5. CONCLUSION

- 5.1 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage and access proposals to mitigate any adverse impact arising from the proposed development. The applicant will implement the accepted proposals after planning approval has been granted by the Board.
- 5.2 The Site falls within area zoned as “AGR” zone on the Approved Hung Lung Hang OZP No. S/NE-HLH/11. Although the proposed development is not entirely in line with planning intention of the “AGR”, the application is only on a temporary basis, it would not frustrate the long-term planning intention of the “AGR” zone.
- 5.3 Furthermore, the site falls within Category 2 area under the TPB PG No. 13G, that is areas “mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites which are regarded as “existing uses” under the Town Planning Ordinance and/or subject of previous planning approvals.”
- 5.4 The application site is located in the heart of the Boundary Commerce and Industry Zone of the
- 5.5 The proposed development is considered not incompatible with the surrounding area which is rural in character intermixed with workshops, open storage yards, and woodlands
- 5.6 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘Proposed Temporary Open Storage and Warehouse of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’.



Project: Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a period of 3 Years	Drawing Title: Application Site Location	Remarks:
	Drawing No: Plan 1	



PARKING AND LOADING/ UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 1
 DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)

NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE : 1
 DIMENSION OF L/UL SPACE : 11 m (L) x 3.5 m (W)

LEGEND

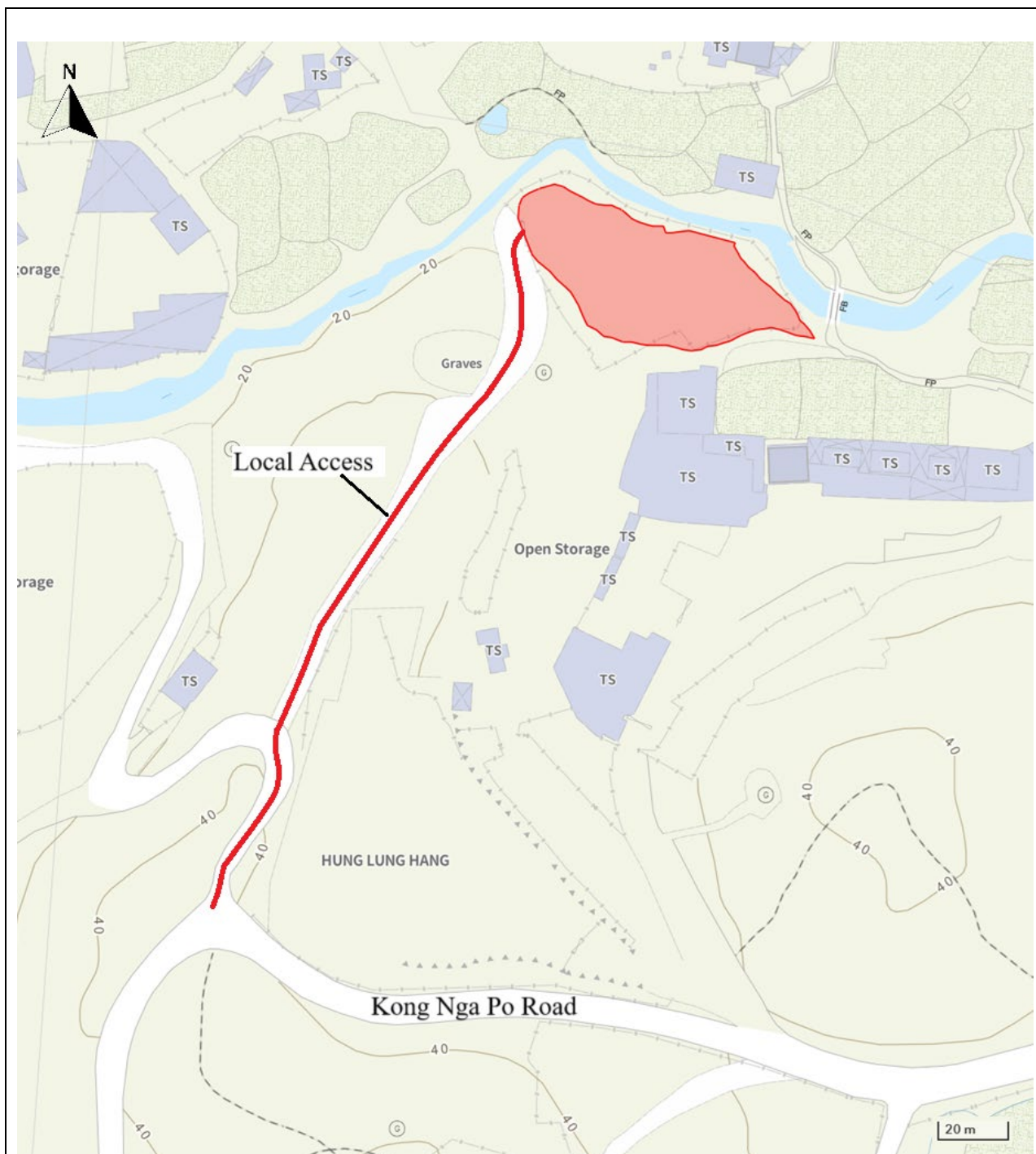
- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

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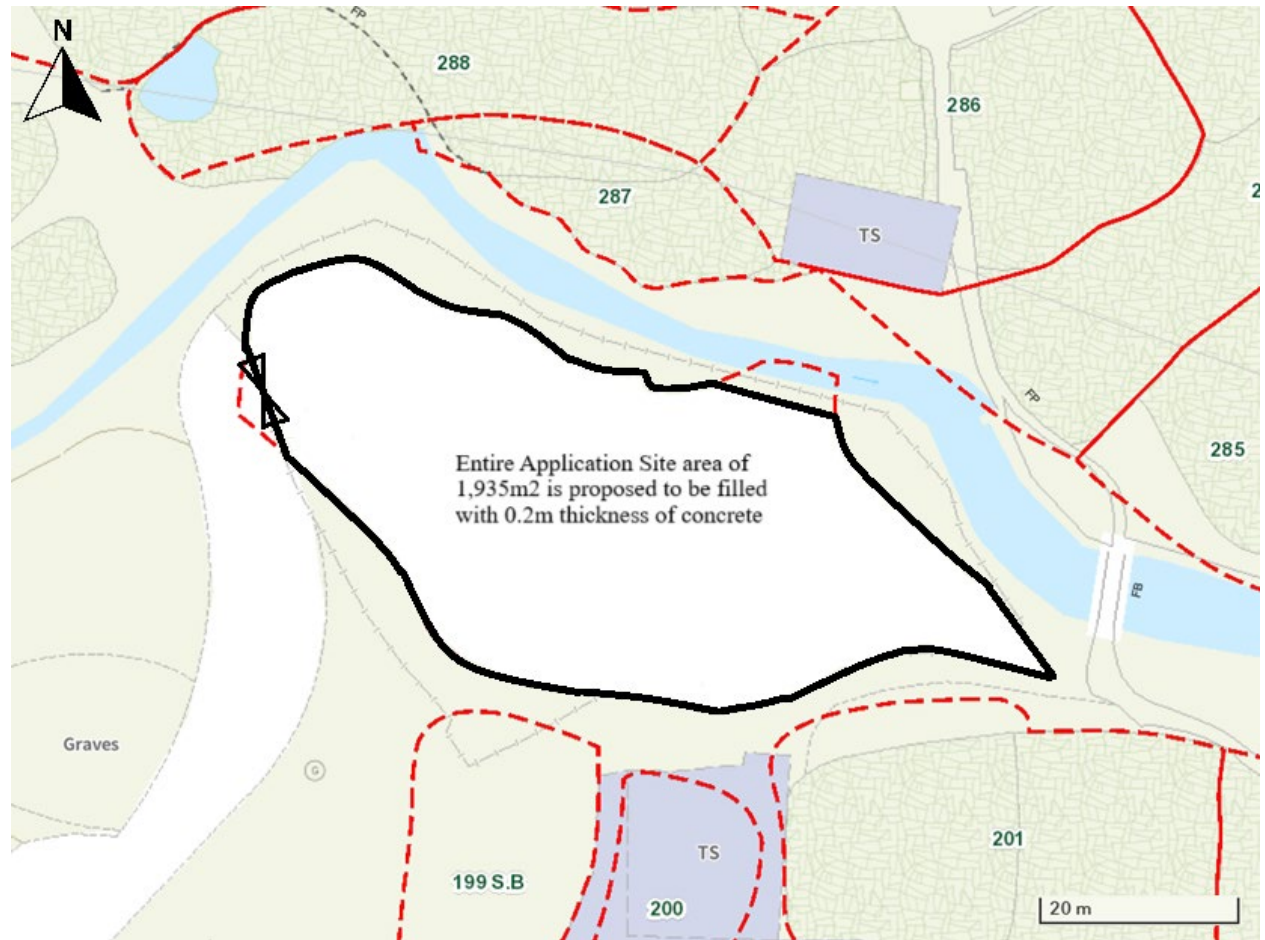
Drawing Title:
 Proposed Layout Plan

Drawing No:
 Plan 2

Remarks:



Project: Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a period of 3 Years	Drawing Title: Road Access Plan	Remarks:
	Drawing No: Plan 3	



Project:
Temporary Open Storage of
Construction Materials and
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Facilities and Associated Filling of
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Drawing Title:
Site Formation Plan

Drawing No:
Plan 4

Remarks: