

Planning Statement

Proposes Temporary Warehouse For Storage Construction Material For a Period of 3 Years

1 Project Overview

- 1.1 Project Name: Temporary Warehouse For Storage Construction Material For a Period of 3 Years
- 1.2 Site Location: Lots 414 & 416 in D.D. 90, Lin Ma Hang Road, Man Kam To, New Territories, Hong Kong
- 1.3 Land Use: Village-type Development
- 1.4 Site Area: 1,280 square meters
- 1.5 Gross Floor Area: 1,080 square meters
- 1.6 Purpose: Temporary storage of construction materials

2 Project Background and Needs

Background: This project aims to establish a temporary warehouse to address the storage needs for construction materials related to the North District Hospital and multiple government public housing construction sites in Sheung Shui and Fanling. Currently, several government engineering projects are underway in the area, resulting in a high demand for construction materials.

- 2.1 Project Needs: The establishment of this warehouse will effectively solve material storage problems and alleviate the storage pressure on nearby construction sites.

3 Project Details

- 3.1 Use Description: The warehouse will be used primarily for storing construction materials, including but not limited to cement, steel bars, wood, bricks, tiles, etc.
- 3.2 Operation Method: The warehouse will adopt a simple receiving, storage, and dispatch process. All goods will be stored in accordance with standard stacking methods to ensure safety and cleanliness.
- 3.3 Operating Hours: The warehouse operating hours will be from 8:00 AM to

8:00 PM, Monday to Saturday, and closed on Sundays and public holidays.

3.4 Traffic Arrangement

3.4.1 Road Access: The road access to the warehouse is Lin Ma Hang Road.

3.4.2 Traffic Impact: Due to the low traffic volume on this section of the road, this project is not expected to have a significant impact on existing traffic. Trucks are expected to enter and exit approximately once per hour, without imposing a burden on road traffic. The warehouse entrance and exit do not pass-through residential areas, avoiding disturbance to residents.

3.5 Surrounding Environment: Similar storage facilities already exist in the vicinity of the application site, ensuring that the project is in harmony with the surrounding environment.

3.6 Warehouse Design: The warehouse will be designed as a closed structure to effectively block dust, noise and rainwater, preventing materials from affecting the surrounding environment.

3.7 Noise Control: The project will take measures to control noise to minimize the impact on the surrounding environment.

3.8 Drainage Facilities: The project will construct a complete drainage system to effectively handle rainwater and prevent flooding.