

Planning Statement

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

Application Site: Lot 40 in D.D.86

1. Project Overview

This Planning Statement outlines the purpose and details of establishing a temporary warehouse at Lot 40 in D.D.86. The warehouse is intended for the storage of construction materials to support logistics companies affected by government land resumption, assisting them with the proper storage and transportation of affected materials.

2. Project Details

- **Site Area:** 448 square meters
- **Gross Floor Area:** 380.8 square meters
- **Height:** Not exceeding 5.5 meters
- **Land Use:** Agriculture
- **Use:** Specifically for storing construction materials to facilitate operations for logistics companies relocating due to government land resumption projects.
- **Operating Hours:** Monday to Saturday, 8:00 AM to 8:00 PM, closed on Sundays and public holidays.

3. Traffic and Transportation

- **Access Route:** The warehouse access route is Lin Ma Hang Road in Man Kam To.
- **Traffic Impact Assessment:** The warehouse is estimated to have a low traffic impact, with an average of one vehicle entering and exiting per hour. Trucks will quickly load and unload in designated areas, minimizing disruption.
- **Vehicle Restrictions:** 40-foot container trucks are prohibited from entering the site.

4. Environmental Impact

- **Drainage System:** A comprehensive drainage system, including rainwater harvesting and wastewater discharge, will prevent flooding and ensure compliance with environmental standards.
- **Sealed Design:** The warehouse will be sealed with closed doors, windows, and a roof to prevent dust and material leakage, minimizing environmental pollution.
- **Noise Control:** Warehouse operations will not generate significant noise, as it will primarily be used for storage without mechanical equipment or production activities.
- **Environmental Protection Measures:** Regular cleaning and maintenance will be conducted, and waste bins and recycling bins will be provided to encourage proper waste management.

5. Surrounding Environment

The application site is not located near residential areas or other sensitive locations, ensuring that warehouse operations will not disturb nearby residents.