

YING SHING (HOPEWELL) ENGINEERING Co. LTD

Planning Statement

S.16 Application for the

Proposed Temporary Open Storage of Construction Materials

With Ancillary Office and Vehicle Parking Facilities

For a Period of 3 Years

At

Lot 751 S.B RP in D.D. 82

Ping Che Road, Man Kam To, New Territories

Introduction

The applicant, YING SHING (HOPEWELL) ENGINEERING COMPANY LIMITED, seeks planning permission for a temporary open storage facility specifically designated for the storage of construction materials, with an ancillary office and designated vehicle parking facilities at the site located at Lot 751 S.B RP in D.D. 82, Ping Che Road, Man Kam To, for a duration of three years. This application intends to facilitate efficient material management and logistical support required for construction projects within the surrounding areas.

Planning Context

According to the Town Planning Board (TPB) Outline Zoning Plan, the subject site is officially zoned as "Recreation" ("REC"). Under the relevant statutory plan, temporary developments for a period not exceeding three years can be permitted with the TPB's approval. This proposed temporary storage aligns with precedents previously established by the TPB within similar zoning categories, notably application number A/NE-MKT/27 in proximity to the site.

Justification of Operational Need and Strategic Importance

This planning application is primarily driven by the significant increase in construction activities within the North District, especially related to major infrastructural projects in the vicinity of Ping Che, Ta Kwu Ling, and Man Kam To. These areas have seen a notable surge in construction operations due to ongoing and planned infrastructure development such as road improvements, public housing projects, and related civil engineering works. Consequently, local demand for efficient and strategically located temporary storage facilities for construction materials has substantially increased.

Specifically, the subject site at Lot 751 S.B RP in D.D. 82 is strategically located along Ping Che Road, providing critical logistical support for construction operations near the Man Kam To Control Point, as well as infrastructure upgrades in nearby rural areas. Current facilities within this locality are either fully occupied or constrained by operational limitations, insufficient vehicular access, or unsuitable zoning restrictions, thus significantly limiting the availability of suitable storage sites.

Therefore, the approval of this temporary storage site will directly support ongoing and planned governmental and private construction initiatives, ensuring uninterrupted supply chains and logistical efficiency. Furthermore, by reducing transportation distances and enhancing logistics management, the site will contribute to lowering the overall carbon footprint and improving the environmental sustainability of regional construction activities.

In conclusion, this application addresses a critical, tangible need emerging from specific local construction demands, reinforcing the necessity and strategic importance of this temporary storage facility to the sustainable development and operational efficiency of construction projects within the North District.

Site Suitability and Existing Conditions

The site is currently flat, vacant, and devoid of significant vegetation or existing structures. No filling engineering or extensive site formation is necessary for the proposed development. Its existing conditions and immediate availability for development without structural or ecological impact make it ideal for temporary open storage purposes.

Operational and Environmental Impact

The proposed operations will be strictly limited to the temporary open storage of construction materials and associated office activities, with two private car parking spaces and one medium goods vehicle loading/unloading area to facilitate operational needs. Operational hours will be confined to standard business hours (8:00 am – 5:00 pm, Monday to Friday), thus mitigating potential disturbances.

Environmental safeguards include a regularly maintained mobile toilet to ensure site hygiene, with no planned heavy machinery usage or intensive noise-generating activities. Consequently, minimal environmental impacts, including air quality and noise, are anticipated.

Rationale for Site Selection

Lot 751 S.B RP has been selected based on factual considerations of its immediate availability, adequate space, convenient road access, and proximity to essential transportation infrastructure. Previous site evaluations indicated constraints such as limited vehicular access, inadequate space, or incompatible zoning, making this specific lot uniquely suitable for temporary open storage operations.

Compliance with Planning Intentions

The temporary use proposed in this application is consistent with TPB guidelines applicable to "REC" zones, emphasizing short-term duration, minimal environmental impact, and preservation of long-term recreational planning intentions. Therefore, this temporary proposal does not compromise the designated zoning's long-term intentions.

Traffic Management Measures

Traffic impact will be minimal, involving only two private vehicles and one medium goods vehicle daily, ensuring negligible influence on the local traffic system. Adequate onsite arrangements have been planned to prevent queuing and obstruction of public roads.

Drainage and Environmental Protection

Drainage infrastructure and measures in compliance with the requirements of the Drainage Services Department (DSD) will be implemented upon approval. The applicant will strictly adhere to environmental best practices and related statutory regulations to protect the local environment effectively.

Conclusion

Considering its strategic location, existing infrastructure, limited environmental impact, and full alignment with established TPB precedents, this application for temporary open storage of construction materials at Lot 751 S.B RP in D.D. 82 complies entirely with TPB guidelines and statutory planning intentions. The applicant respectfully seeks TPB's approval for this temporary land use application.