

Planning Statement

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

1 Project Overview

- 1.1 Project Name: Temporary Warehouse
- 1.2 Site Location: Lot Numbers 489,490(Part) in D.D. 80 And Nearby Government Land ,Lin Ma Hang Road ,Ta Kwu Ling North New Territories, Hong Kong
- 1.3 Land Use: Recreation
- 1.4 Site Area: 1,852 square meters
- 1.5 Gross Floor Area: 1,204 square meters
- 1.6 Purpose: Temporary storage of construction materials

2 Proposed Purpose

- 2.1 I am seeking to activate this land for practical use, responding to the existing market shortage and demand, as several rental inquiries from parties demonstrating this need are in receipt. Consequently, I am submitting this application to rezone the land for warehouse use, which will more effectively meet this demonstrated market demand. The establishment of this warehouse will effectively solve the shortage of material storage and alleviate the storage pressure on nearby construction sites.

3 Project Details

- 3.1 Usage: 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 7:00 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.