

Executive Summary

1. The application site (the Site) is on Government Land in D.D.103, Yuen Long, New Territories.
2. The site area is about 3,590 m².
3. The application site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is ‘Proposed Government Use (Maintenance Depot)’. According to the Notes of the OZP, ‘Government Use (not elsewhere specified)’ use is a Column 2 use within the “R(D)” zone on the OZP requiring planning permission from the Town Planning Board, which may be permitted with or without conditions.
5. A two-storeys structure is proposed for office and toilet use. The gross floor area is about 228 m².
6. Operation hours are from 8 a.m. to 6 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗丈量約份第 103 約的政府土地。
2. 申請地點的面積約 3,590 平方米。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「住宅(丁類)」地帶。
4. 申請用途為「擬議政府用途(維修工地)」。根據有關分區計劃大綱圖的《注釋》，「政府用途(未另有列明者)」在大綱圖上的「住宅(丁類)」地帶內屬於第二欄用途，須向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准。
5. 申請地點擬議提供 1 個兩層構築物作辦公室及洗手間用途，總樓面面積約 228 平方米。
6. 營運時間為星期一至六上午 8 時至下午 6 時（星期日及公眾假期休息）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Highways Department, New Territories West District and Maintenance Division (“the Applicant”) in support of the planning application for ‘Proposed Government Use (Maintenance Depot)’ (“the Proposed Development”) at Government Land in D.D. 103, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Background

2. The current application is to facilitate the relocation of an existing Highways Department (HyD)’s maintenance depot to the Site to support the regular management and maintenance of public roads in Tuen Mun and Yuen Long districts by HyD and its appointed contractor(s).

Application Site (Plans 1 and 2)

3. The Site is at Government Land in D.D. 103, Yuen Long, New Territories. The Site is accessible from Castle Peak Road – Tam Mi leading to the ingress to its north.
4. The site area is about 3,590 m².

Planning Context

5. The Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
6. The planning intention of the “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.
7. According to the Notes of the OZP, ‘Government Use (not elsewhere specified)’ use is a Column 2 use within the “R(D)” zone on the OZP requiring planning permission from the Board.

Development Parameters

8. The following table summarises the details of the structure on site (**Plan 3**):

No.	Use		Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	1/F	Office and toilet	114	114	8	2
	G/F	Office and toilet	114			
Total			<u>228</u>	<u>114</u>		
			Plot Ratio	Site Coverage		
			0.064	3.18%		

9. The proposed depot serves to provide office space for HyD and its appointed contractor(s) and provide storage space for necessary materials for road construction and maintenance work, including machinery, construction and demolition materials etc.
10. Operation hours are from 8 a.m. to 6 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. The Site is accessible by vehicles from Castle Peak Road – Tam Mi. 17 nos. of parking space for private cars and 3 no. of parking space for heavy goods vehicle (HGV) are proposed at the open area of the Site for the daily operation of the Proposed Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).

No Adverse Impacts to the Surroundings

Visual and Landscape

12. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses, parking of vehicles, grassland and residential structures. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

Drainage

13. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development after the planning approval has been granted from the Board. The Applicant will proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

14. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Traffic

15. The average trip attraction and generation rates are expected as follows:

	Attractions	Generations
08:00 – 09:00	2	0
09:00 – 10:00	5	2
10:00 – 11:00	1	3
11:00 – 12:00	2	1
12:00 – 13:00	1	1
13:00 – 14:00	0	0
14:00 – 15:00	2	1
15:00 – 16:00	2	2
16:00 – 17:00	0	2
17:00 – 18:00	0	3
Total Trips	<u>15</u>	<u>15</u>

16. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
17. The Site is accessible by vehicles from Castle Peak Road – Tam Mi. 17 nos. of parking space for private cars and 3 nos. of parking space for HGV are proposed at the open area of the Site for the daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).

Environment

18. The Proposed Development is intended for maintenance depot use only. Loading and unloading activities will only be conducted from 8 a.m. to 6 p.m. from Mondays to Saturdays. No workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

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