

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TSOI Tak Lee (“the Applicant”) in support of the planning application for ‘Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a Period of 3 Years’ (“the Proposed Development”) at Lot Nos. 1228 RP, 1233, 1234, 1365 (Part), 1366 and 1367 RP (Part) in D.D. 109, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 1228 RP, 1233, 1234, 1365 (Part), 1366 and 1367 RP (Part) in D.D. 109, Yuen Long, New Territories. The Site is accessible from Kong Po Road leading to the ingress to its south.
3. The site area is about 3,912 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

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

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Warehouse with Ancillary Office	225	225	9	1
2	Warehouse	225	225		
3	Warehouse	225	225		
4	Warehouse	225	225		
5	Warehouse with Ancillary Office	225	225		
Total		<u>1,125</u>	<u>1,125</u>		
		Plot Ratio	Site Coverage		
		0.29	28.8%		

9. The Proposed Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored in the warehouses.
10. The Applicant undertakes that no open storage activities will be carried out within the Site. The construction materials will be stored in the enclosed structures. No maintenance, repairing, dismantling, cleaning or other workshop activities are proposed within the Site.
11. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
12. 3 nos. of parking space for private cars and 5 nos. of parking space for medium goods vehicles (MGV) are provided at the Site for the daily operation of the Proposed Development. The Site is accessible by vehicles from Kong Po Road leading to the ingress to its south. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
13. About 2,233 m² of the Site has been filled with concrete of about 0.2 m in depth. The remaining area of the Site (about 1,679 m²) is proposed to be filled with concrete of about 0.2 m in depth for the provision of solid ground for erection of temporary structures and vehicle manoeuvring (**Plan 5**).

Similar Applications

14. There are 41 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-KTN/880	Proposed Temporary Cold Storage for a Period of 3 Years and Filling of Land	5.5.2023
A/YL-KTN/978	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	1.3.2024
A/YL-KTN/988	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land	5.4.2024

A/YL-KTN/992	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	5.4.2024
A/YL-KTN/993	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024
A/YL-KTN/995	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024
A/YL-KTN/970	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19.4.2024
A/YL-KTN/976	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land	19.4.2024
A/YL-KTN/996	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	19.4.2024
A/YL-KTN/979	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond	5.7.2024
A/YL-KTN/1000	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	5.7.2024
A/YL-KTN/1040	Proposed Temporary Open Storage for Construction Materials and Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	20.9.2024
A/YL-KTN/1010	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	4.10.2024
A/YL-KTN/1004	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond	25.10.2024
A/YL-KTN/1017	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.10.2024
A/YL-KTN/1052	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	8.11.2024
A/YL-KTN/1031	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	22.11.2024
A/YL-KTN/1033	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	22.11.2024

A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land	22.11.2024
A/YL-KTN/1027	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	6.12.2024
A/YL-KTN/1050	Temporary Open Storage and Warehouse for Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	24.1.2025
A/YL-KTN/1081	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	28.2.2025
A/YL-KTN/1082	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	28.2.2025
A/YL-KTN/1083	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	28.2.2025
A/YL-KTN/1096	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	28.3.2025
A/YL-KTN/1090	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	11.4.2025
A/YL-KTN/1078	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	2.5.2025
A/YL-KTN/1100	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years	2.5.2025
A/YL-KTN/1088	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.7.2025
A/YL-KTN/1114	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	4.7.2025
A/YL-KTN/1126	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	1.8.2025
A/YL-KTN/1118	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	5.9.2025
A/YL-KTN/1144	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	5.9.2025

A/YL-KTN/1146	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	5.9.2025
A/YL-KTN/1091	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years	19.9.2025
A/YL-KTN/1123	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	19.9.2025
A/YL-KTN/1149	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years	24.10.2025
A/YL-KTN/1175	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	5.12.2025
A/YL-KTN/1178	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	5.12.2025
A/YL-KTN/1183	Temporary Open Storage and Warehouse of Construction Materials and Machineries and Container Storage Yard and Associated Filling of Land for a Period of 3 Years	19.12.2025
A/YL-KTN/1190	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	23.1.2026

15. The similar applications were approved by the Committee between 2023 and 2026 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
16. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

17. The Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses, open storage yards, agricultural land and residential structures. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

Drainage

18. 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 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

19. 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

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

	Mondays to Saturdays	
	Attractions	Generations
09:00 – 10:00	1	0
10:00 – 11:00	2	0
11:00 – 12:00	0	0
12:00 – 13:00	1	0
13:00 – 14:00	0	0
14:00 – 15:00	0	1
15:00 – 16:00	2	0
16:00 – 17:00	1	3
17:00 – 18:00	0	2
18:00 – 19:00	0	1
Total Trips	<u>7</u>	<u>7</u>

21. 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.
22. The Site is accessible by vehicles from Kong Po Road leading to the ingress to its south. 3 nos. of parking space for private cars and 5 nos. of parking space for MGW are provided at the Site for the daily operation of the Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).
23. The Proposed Development is for warehouse use only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. The parking space for private car is for staff use only.

Environment

24. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
25. The Proposed Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 9 a.m. to 7 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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