

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 Temporary Government Use (Maintenance Depot) for a Period of 10 Years’ (“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 (**Plan 5**) 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 3,737 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	Covered storage	228	228	9	1
2	Office and toilet	228	228	4	
3	Office and toilet	114	114	4	
4	Open shed for works area (2-sides open)	114	114	4	
5	Staff sitting room	114	114	4	
6	Covered parking space	170	170	3	
Total		<u>968</u>	<u>968</u>		
		Plot Ratio	Site Coverage		
		0.26	26%		

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 24-hours daily, including Sundays and public holidays, in order to cater for the emergency road works. Loading/unloading activities and the steel works will only be conducted from 8 a.m. to 6 p.m. from Mondays to Saturdays.
11. About 70 nos. of staff will be stationed at the Site.
12. The Site is accessible by vehicles from Castle Peak Road – Tam Mi. 18 nos. of parking space for private cars and 3 no. of parking space for heavy goods vehicle (HGV) are proposed at 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

13. 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.
14. There are 61 nos. of trees within the Site and on the vegetated slope for the proposed new vehicular access. All of them are common species and are proposed to be removed as they are in conflict with the Proposed Development. The proposed tree felling is considered necessary for site formation and for the construction of new vehicular access. The Applicant will follow the DEVB Technical Circular (Works) No. 4/2020 on Tree Preservation during the detailed design stage. A tree survey is enclosed (**Appendix II**).

Drainage

15. 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

16. 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

17. 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>

18. 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.
19. The Site is accessible by vehicles from Castle Peak Road – Tam Mi. 18 nos. of parking space for private cars and 3 nos. of parking space for HGV are proposed at 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

20. The Proposed Development is intended for temporary maintenance depot use only. It mainly serves to provide parking spaces for work vehicles and provide storage space for road construction and maintenance works. Loading and unloading activities will only be conducted from 8 a.m. to 6 p.m. from Mondays to Saturdays.
21. No maintenance activities of vehicles or vehicle repair works will be carried out in the depot. Only minor steel works of the road construction materials will be carried out in the depot such as welding. The steel works will only be conducted from 8 a.m. to 6 p.m. from Mondays to Saturdays. No washing of vehicles will be involved at the Site. Only sewage from the workforce is anticipated during the operation of the Proposed Development. Septic tank and soakaway system will be

provided on site. It will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23.

22. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse environmental and noise impacts to the surrounding areas are not anticipated.

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