

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Ms. FUNG Wing Yan (“the Applicant”) in support of the planning application for ‘Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land’ for a period of 3 years (“the Development”) at Lot No. 1376 RP 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 No. 1376 RP 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 2,394 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 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		Covered Area (ab.) (m ²)		Floor Area (ab.) (m ²)		Height (ab.) (m)	No. of Storey
1	Warehouse (3 sides open)		229		229		9	1
2	2a	Warehouse with Ancillary Office	72	144	144	216	9	2
	2b	Warehouse (2 sides open)	72		72		9	1
3	Warehouse and Ancillary Office with canopy		104		176		9	2
4	Storeroom and meter room		27		54		9	2
Total			504		675			
			Site Coverage		Plot Ratio			
			21.1%		0.28			

9. The Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as steel, scaffoldings, bricks, cement, sand, etc. will be stored in the warehouses.
10. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. 4 nos. of parking space for medium goods vehicle (MGV) are provided at the Site for the daily operation of the 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 5**).
12. There is an existing ramp at the vehicular ingress/egress of the Site, which has been paved with concrete of about 0.1 m to 0.9 m in depth to provide waterproof surface for manoeuvring. The remaining area has been paved with concrete of about 0.9 m in depth for the provision of a solid ground for the erection of temporary structures and vehicle manoeuvring (**Plan 4**). The application serves to regularise the existing hard-paving within the Site.

Previous Application

13. The Site is the subject of a previous application No. A/YL-KTN/1096 for the same applied use and was approved by the Rural and New Town Planning Committee (“the Committee”) on 28.3.2025.
14. The previous application was approved mainly on considerations that the development would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with the surrounding land uses; and relevant government departments had no adverse comments on the developments.
15. Compared with the previous approval, the development parameters and layout of the current application have been slightly revised. The changes are as follows:

	Previous application No. A/YL-KTN/1096	Current Application	Changes
GFA	900 m ²	675 m ²	- 225 m ²

Covered Area	900 m ²	504 m ²	- 396 m ²
Nos. of storeys	1	2	+1
Building Height	9m	9m	No change

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 previous application.

Similar Applications

17. There are 48 similar applications approved by the Committee within the “AGR” zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
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/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
A/YL-KTN/1206	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	13.3.2026

A/YL-KTN/1203	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	27.3.2026
A/YL-KTN/1210	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	27.3.2026
A/YL-KTN/1192	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	22.5.2026
A/YL-KTN/1226	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years	22.5.2026
A/YL-KTN/1227	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	22.5.2026
A/YL-KTN/1218	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	5.6.2026
A/YL-KTN/1231	Temporary Warehouse (Excluding Dangerous Goods Godown) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	5.6.2026
A/YL-KTN/1244	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	24.7.2026

18. The similar applications were approved by the Committee between 2024 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.
19. 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

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

Drainage

21. 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

22. 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

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

	Mondays to Saturdays	
	Attractions	Generations
09:00 – 10:00	0	0
10:00 – 11:00	2	0
11:00 – 12:00	1	1
12:00 – 13:00	0	2
13:00 – 14:00	1	0
14:00 – 15:00	1	0
15:00 – 16:00	0	1
16:00 – 17:00	1	1
17:00 – 18:00	0	1
18:00 – 19:00	0	0
Total Trips	<u>6</u>	<u>6</u>

24. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
25. 4 nos. of parking space for MGV 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 5**).
26. The Development is for warehouse only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. Staff are residents living in the vicinity. They will come to the Site on foot.

Environment

27. 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.

28. The 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.

- End -