

## Planning Statement

### Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of New Success International Investment Limited (“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. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, 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. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Yuen Long, New Territories. The Site is accessible from Kam Ho Road leading to the ingress to its east.
3. The site area is about 6,197 m<sup>2</sup>. No Government Land is involved.

### Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin South Outline Zoning Plan (the “OZP”) No. S/YL-KTS/15.
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 <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Warehouse with Ancillary Office	225	225	11	1
2	Warehouse with Ancillary Office	225	225	11	1
3	Warehouse with Ancillary Office	225	225	11	1
4	Warehouse with Ancillary Office	225	225	11	1
5	Warehouse with Ancillary Office	225	225	11	1
6	Warehouse with Ancillary Office	225	225	11	1
7	Warehouse with Ancillary Office	225	225	11	1
<b>Total</b>		<b><u>1,575</u></b>	<b><u>1,575</u></b>		
		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.25	25.4%		

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. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. 7 nos. of parking space for medium goods vehicles (MGV) and 3 nos. of parking space for private cars are proposed at the Site for the daily operation of the Proposed Development. The Site is accessible by vehicles from Kam Ho Road leading to the ingress to its east. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
12. Each warehouse is proposed to be provided with a parking space for MGV for their daily operations.
13. The entire site is proposed to be filled with concrete of about 0.2 m in depth (from 19.2 mPD to 19.4 mPD) for the provision of a solid ground for the erection of temporary structures and vehicle manoeuvring (**Plan 5**).
14. There will be a minimum separation distance of about 30m between the proposed structures and the surrounding residential structures on the north-western side of the Site to avoid nuisance caused to the residents nearby. No activities will be carried out in this area within the Site.

### Previous Application

15. The Site is the subject of a previous application No. A/YL-KTS/1011 for ‘Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Barbecue Site and Education Centre with Ancillary Eating Place’ use, which was approved by the Rural and New Town Planning Committee (“the Committee”) on 28.2.2025. After obtaining the planning approval, the Applicant found it difficult to operate the hobby farm and barbecue business due to the lack of customers and it came to the Applicant’s attention that there had been several planning approvals for ‘warehouse’ use within the “AGR” zone on the same OZP and there is an increasing demand for warehouses in the area. As such, the Applicant intended to submit a fresh planning application for such use.

### Similar Applications

16. There are 14 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-KTS/959	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land	9.6.2023
A/YL-KTS/997	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	10.5.2024
A/YL-KTS/1023	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	25.10.2024
A/YL-KTS/1032	Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years and Associated Filling of Land	22.11.2024
A/YL-KTS/1020	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTS/1046	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTS/1048	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTS/1049	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTS/1051	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	11.4.2025
A/YL-KTS/1066	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	23.5.2025
A/YL-KTS/1062	Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of 3 Years	4.7.2025
A/YL-KTS/1083	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-KTS/1071	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	6.2.2026

A/YL-KTS/1112	Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery) and Associated Filling of Land for a Period of 3 Years	6.2.2026
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17. 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.
18. 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

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

#### Drainage

20. The Applicant has submitted a drainage proposal (**Plans 6.1 & 6.2**) and hydraulic calculations, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development. The Applicant will proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department (DSD).

#### Fire Safety

21. 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

22. 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	0	1
12:00 – 13:00	1	1

13:00 – 14:00	0	0
14:00 – 15:00	1	2
15:00 – 16:00	1	1
16:00 – 17:00	2	0
17:00 – 18:00	0	1
18:00 – 19:00	0	1
<b>Total Trips</b>	<u>7</u>	<u>7</u>

23. 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.
24. 7 nos. of parking space for MGV and 3 nos. of parking space for private cars 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**).
25. The Proposed Development is for warehouse only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. The parking spaces for private cars are for staff use only.

#### Site of Archaeological Interest

26. The site is situated within the Ho Pui Site of Archaeological Interest, no ground excavation works and foundation works will be involved for erection of the structures and filling of land. The Proposed Development is on a temporary basis. Temporary structures are proposed to be constructed which are steel-frame structures with no foundation.
27. A drainage proposal (**Plans 6.1 & 6.2**), with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development has been submitted for the consideration of DSD. Only minor excavation works will be involved on the periphery of the Site for the drainage facilities, with a minimum depth of about 750mm, to meet the requirement of DSD. As such, adverse impact to Ho Pui Site of Archaeological Interest should not be anticipated.

#### Environment

28. 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.
29. 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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