

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board in support of a planning application for Temporary Site Office with Containers for Storage of Construction and Maintenance Tools and Associated Filling of Land for a Period of 3 Years at Lot 592 S.C ss.1 RP (Part) in D.D.115, Tung Shing Lei, Yuen Long, New Territories. The application site area is about 5,027m². No Government Land is involved.

The application site falls within an area zoned “Village Type Development” (“V”) on the Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11. The applied use is ‘Temporary Site Office with Containers for Storage of Construction and Maintenance Tools and Associated Filling of Land for a Period of 3 Years’, which requires planning permission from the Town Planning Board.

The current application serves to provide site office and storage area to support an on-going development project at Lot No. 1696 in D.D115, situating to the south of the application site. The applied use involves 23 single-storey structures with height of not more than 4m, providing a gross floor area of about 1,137m². Operation hours will be from 7:00 a.m. to 9:00 p.m. daily. The applied use is justified on the grounds that:-

- The applied use serves to provide site office and storage area to support an on-going development project at Lot No. 1696 in D.D115, situating to the south of the application site and is considered a supporting use for the approved development;
- The applied use is not in contrary to the planning intention of “V”, as there is no small house/ village type development in the subject area and the proposed development is only applied for a temporary period of 3 years;
- The application site is a flat piece of land, located adjacent to an ongoing high-rise development project to the south. Allowing the current application will not result in any substantial changes in planning circumstances;
- The proposed development is small in scale when compared to the adjoining approved development, no adverse infrastructural nor environmental impacts are anticipated; and
- The proposed use will not set an undesirable precedent as there are similar applications approved by the Board.

In view of the above, it is sincerely hoped that the Board will give favourable consideration to approve the current application for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會的規劃申請作臨時地盤辦公室及貨櫃儲存（施工及維修工具）及相關填土工程（為期三年）。該申請所涉及地點位於新界元朗東成里丈量約份第 115 約地段第 592 號 C 分段第 1 小分段 A 分段餘段（部分）。申請地點面積約為 5,027 平方米，並不涉及政府土地。

申請地點現位於南生圍分區計劃大綱草圖（編號 S/YL-NSW/11）所劃定之「鄉村式發展」地帶內。所申請用途為「臨時地盤辦公室及貨櫃儲存（施工及維修工具）及相關填土工程（為期三年）」，須經城市規劃委員會批准。

該申請旨在為位於申請地點以南丈量約份第 115 地段第 1696 號地盤進行的發展項目提供地盤辦公室及貨櫃儲存空間。申請用途涉及 23 座單層建築物，高度均不超過 4 米，提供總樓面面積約 1,137 平方米。營業時間為每日上午 7 時至晚上 9 時。申請用途之合理性基於以下理由：

- (一) 申請用途旨在為位於申請地塊以南丈量約份第 115 地段第 1696 號地塊進行的發展項目提供盤辦公室及貨櫃儲存空間，此用途被視為已核准發展項目的配套設施；
- (二) 申請用途不違背「鄉村式發展」類規劃意圖，因該區域並無小型屋宇 / 鄉村式發展，且擬議發展僅申請為期三年的臨時使用；
- (三) 申請地點為平地，南側毗鄰正在進行的高層建築開發項目。批准現有申請將不會導致規劃情況出現任何重大變動；
- (四) 相較於毗鄰核准開發項目，擬議發展規模較小，預期不會對基礎設施或環境造成負面影響；以及
- (五) 由於委員會已批准類似申請，申請用途不會造成不良先例。

鑑於以上及此規劃報告書內所提及的詳細規劃理據，懇請城規會酌情考慮批准該申請作為期三年的申請用途。

S.16 Planning Application

Temporary Site Office with Containers for Storage of Construction and Maintenance Tools and Associated Filling of Land for a Period of 3 Years

1. Site Context

- 1.1 The application site can be accessed via Lot No. 1696 in D.D.115 connecting to Long Wo Road (**Figure 1** refers). An ingress/egress and an access gate for pedestrian are designated at the southern and eastern portion of the application site. The application site area is about 5,027m² (**Figure 2** refers). No Government Land is involved.
- 1.2 The application site falls within an area zoned “Village Type Development” (“V”) on the Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11 (**Figure 3** refers). The applied use is ‘Temporary Site Office with Containers for Storage of Construction and Maintenance Tools and Associated Filling of Land for a Period of 3 Years’, which requires planning permission from the Town Planning Board.

2. Development Proposal

- 2.1 It is proposed to utilise the application site for the applied use with a view to providing site office and storage area to support an on-going residential development project at Lot No. 1696 in D.D115, situating to the south of the application site. The application site incorporates a setback area of about 1,345m², serving as internal road within the application site, while the remaining area constitutes the development site (3,682m²). The indicative layout is presented in **Figure 4**.
- 2.2 To serve the applied use, the proposal includes a single-storey roofed structure with height of not more than 4m and a covered area of 882m² designated for office use. The structure is equipped with an ancillary staircase for rooftop access. A container storage area is designated at the western portion of the application site. 17 converted containers with a total gross floor area of about 255m² are proposed for storage of construction and maintenance tools. The applied use serves to support the construction activities at Lot No. 1696 in D.D.115 only, and operation hours will be from 7:00 a.m. to 9:00 p.m. daily.
- 2.3 The entire application site has been paved with concrete. It is proposed to regularise any filling of land under the current application (**Figure 5** refers).

Table 1: Key Development Parameters

Proposed Use	Temporary Site Office with Containers for Storage of Construction and Maintenance Tools and Associated Filling of Land for a Period of 3 Years
Operation Hours	From 7:00 a.m. to 9:00 p.m. daily.
Site Area	5,027m ²
Setback Area	1,345m ²
Development Site Area	3,682m ²
Covered Area	About 1,137m ² (About 22%)
Temporary Structure	
No(s).	23
No. of Storey	Not More Than 1 Storey
Maximum Height	Not More Than 4m
Total Floor Area	About 1,137m ²
Ingress/Egress	7.3m Wide
Proposed Filling of Land	
Area	5,027m ²
Depth	Not More than 0.2m
Materials	Concrete

Vehicular Access Arrangement

2.4 Since the applied use intended to support staff for the adjoining on-going development with office and storage space, no parking spaces and loading/unloading bays will be provided at the application site. No traffic impact arisen from the proposed development is anticipated.

Drainage Considerations

2.5 The application site is flat and paved. Given that there will be no significant alteration to the site conditions, the applied use is not expected to cause any adverse drainage impacts. Should the current application be approved, the applicant is prepared to submit a detailed drainage proposal, including a comprehensive investigation of the existing drainage system, and to implement any necessary measures to the satisfaction of the Board and relevant government departments.

Environmental Considerations

2.6 No public announcement system or any form of audio amplification system, car repairing, paint spraying, dismantling or other workshop activities will be involved. No storage of dangerous goods will be carried out at the application site at any time during the planning approval period. The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.

3. Justifications and Conclusion

- 3.1 The applied use serves to provide site office and storage area to support an on-going development project at Lot No. 1696 in D.D115, situating to the south of the application site and is considered a supporting use for the approved residential development;
- 3.2 The applied use is not in contrary to the planning intention of “V”, as there is no small house/ village type development in the subject area and the proposed development is only applied for a temporary period of 3 years;
- 3.3 The application site is a flat piece of land, located adjacent to an ongoing high-rise development project to the south. Allowing the current application will not result in any substantial changes in planning circumstances;
- 3.4 The proposed development is small in scale when compared to the adjoining approved development, no adverse infrastructural nor environmental impacts are anticipated; and
- 3.5 The proposed use will not set an undesirable precedent as there are similar applications approved by the Board.
- 3.6 In view of the above, it is sincerely hoped that the Board will give favourable consideration to approve the current application for a temporary period of 3 years.