

Executive Summary

1. The application site (the Site) is on Lots 29 (Part), 33 (Part) and 35 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long.
2. The site area is about 5,285m² which includes 523m² of Government Land.
3. The Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11.
4. The applied use is ‘Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office’ and associated Filling of Land for a Period of 3 Years. 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.
5. A total of 7 nos. of single-storey temporary structures are proposed for warehouses with ancillary office, toilet, pump room and meter room uses. The gross floor area is about 3,145m².
6. Operation hours are from 8 a.m. to 7 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於元朗八鄉丈量約份第 111 約地段第 29 號 (部分)、第 33 號 (部分)及第 35 號 (部分)和毗連政府土地。
2. 申請地點的面積約 5,285 平方米，當中包括政府土地 523 平方米。
3. 申請地點在《八鄉分區計劃大綱核准圖編號 S/YL-PH/11》上劃為「住宅(丁類)」地帶。
4. 申請用途為「擬議臨時貨倉（危險品倉庫除外）連附屬辦公室及相關填土工程（為期 3 年）」。根據有關分區計劃大綱圖的《注釋》，在「住宅(丁類)」地帶的任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該大綱圖對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點擬議提供 7 個臨時單層構築物作貨倉連附屬辦公室、洗手間、泵房及電錶房，總樓面面積約 3,145 平方米。
6. 營運時間為星期一至六上午 8 時至下午 7 時（星期日及公眾假期休息）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. YIK King Kung Philip (“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”) on Lots 29 (Part), 33 (Part) and 35 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1a and 2a)

2. The Site is on Lots 29 (Part), 33 (Part) and 35 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long. The Site is accessible from Fan Kum Road connecting to a local track.
3. The site area is about 5,285m² which includes 523m² of Government Land.

Planning Context

4. The Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11.
5. The planning intention of the “R(D)” zone is 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.
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 “R(D)” 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 “R(D)” zone.

Development Parameters

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

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Warehouse with Ancillary Office	214	214	9	1
2	Warehouse with Ancillary Office	743	743	9	
3	Warehouse with Ancillary Office	2,137	2,137	14	
4	Toilet	18	18	3	
5	Pump Room	20	20	3	
6	Meter Room	5	5	3	
7	Meter Room	8	8	3	
Total		<u>3,145</u>	<u>3,145</u>		
		Plot Ratio	Site Coverage		
		0.595	59.5%		

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 8 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. 2 nos. of parking spaces for heavy goods vehicles (HGV) and 3 nos. of parking spaces for container vehicles are proposed at the Site for the daily operation of the Proposed Development. The Site is accessible by vehicles from Fan Kam Road connecting to a local track. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site.
12. The meter room in the east (structure no. 6) supports structure 3. The meter room in the west (structure 7) supports structures 1 and 2. Positioning each meter room closer to its respective structures minimizes the consumption of electrical cable.
13. The site is at various ground levels. The Site is proposed hard-paved with concrete at a depth of about 0.2m to 1.2m to provide a suitable solid ground for the erection of temporary structures and vehicle manoeuvring. Portion of the site has been paved with concrete which serves regularization of filling of land. Please refer to plan showing the proposed filling of land for details (**Plan 5a**).

Similar Applications

14. There are 2 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “R(D)” zone on the OZP in the past 4 years in vicinity (Planning Application No. A/YL-PH/908 and A/YL-PH/967).

No Adverse Impacts to the Surroundings

Visual

15. 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, temporary structures, open storage and residential structures. Adverse visual impact to the surrounding areas is not anticipated.

Drainage

16. 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

17. 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

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

	Mondays to Saturdays	
	Attractions (HGV or Container Vehicle)	Generations (HGV or Container Vehicle)
08:00 – 09:00	1	0
09:00 – 10:00	1	0
10:00 – 11:00	1	1
11:00 – 12:00	0	1
12:00 – 13:00	0	1
13:00 – 14:00	0	0
14:00 – 15:00	1	0
15:00 – 16:00	1	0
16:00 – 17:00	1	1
17:00 – 18:00	0	1
18:00 – 19:00	0	1
Total Trips	<u>6</u>	<u>6</u>

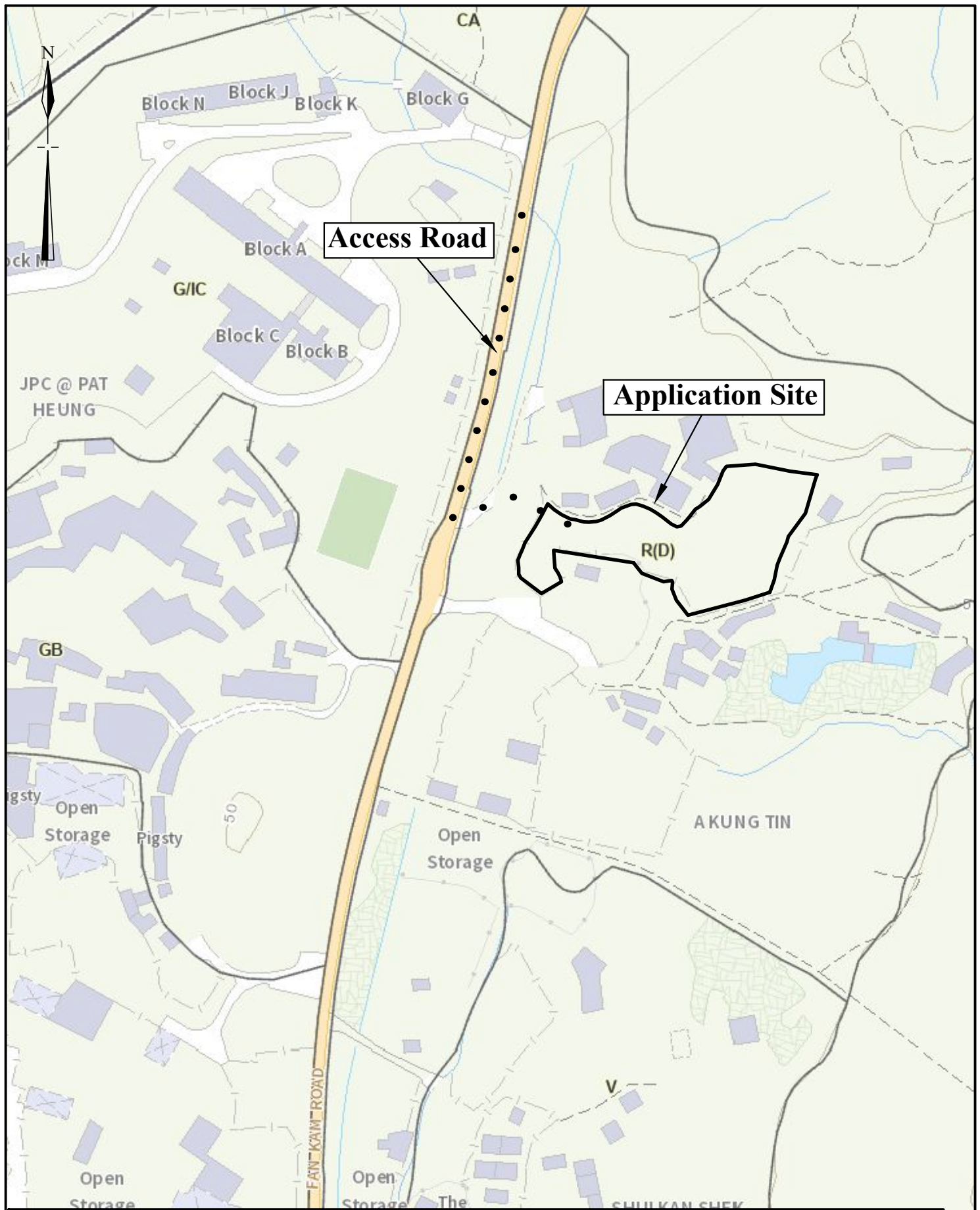
19. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.

20. 2 nos. of parking spaces for heavy goods vehicles (HGV) and 3 nos. of parking spaces for container vehicles 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 4a**).
21. The Proposed 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 by public transports or on foot.

Environment

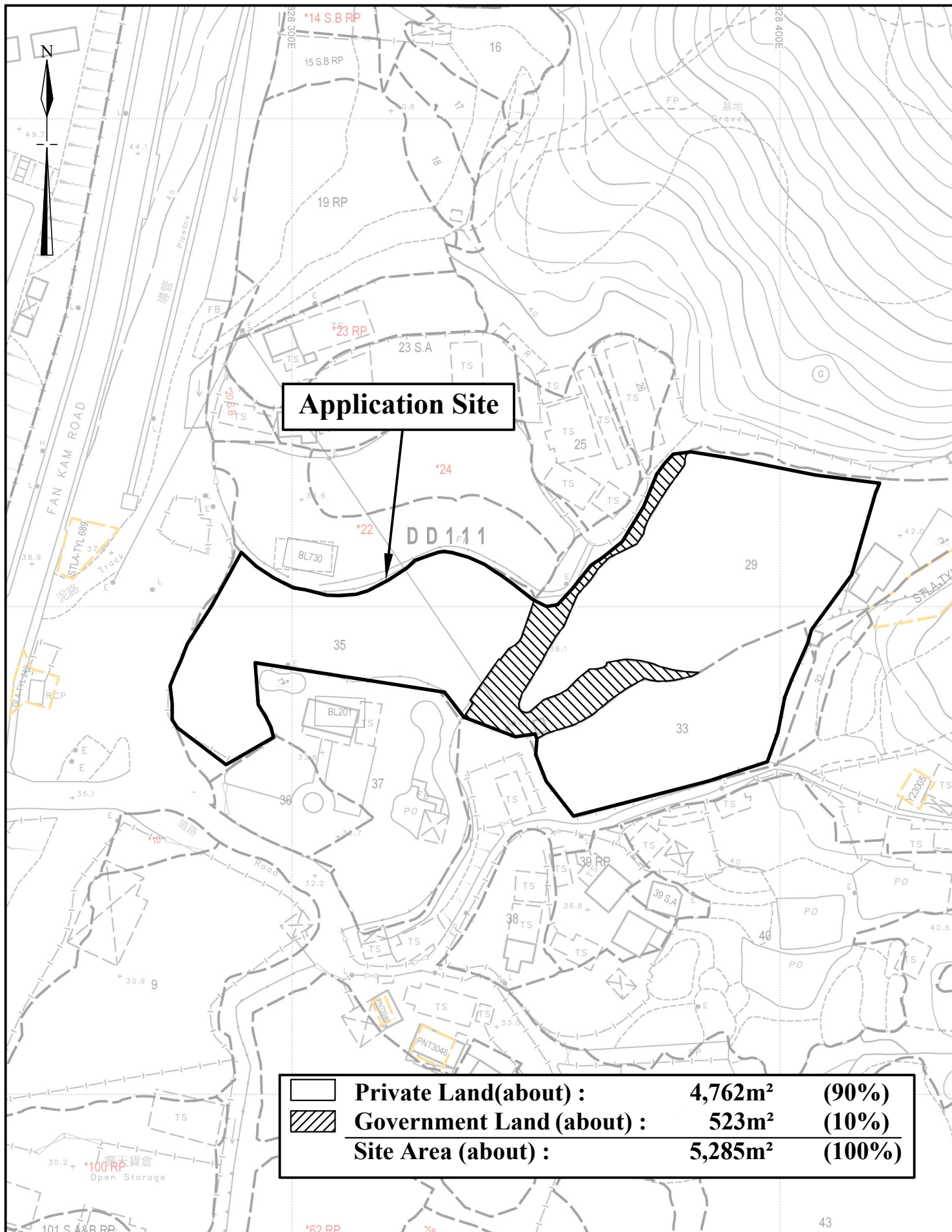
22. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
23. The Proposed Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 8 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 -



Extracted from Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11

1:1000	Location Plan Lot 29(part), 33(part) and 35(part) in DD.111 and adjoining government land Yuen Long, N.T.	Goldrich Planners & Surveyors Ltd.
August 2025		Plan 1a (P 25025)



1:1000

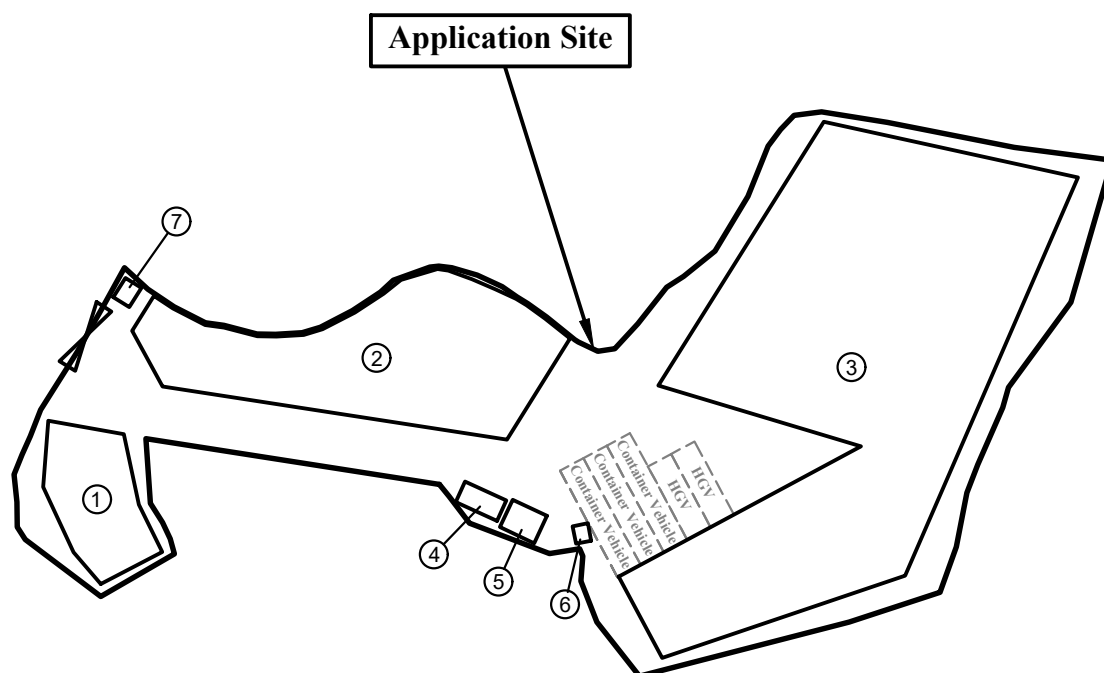
Lot Index Plan

**Goldrich Planners &
Surveyors Ltd.**

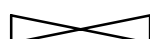
August 2025

**Lot 29(part), 33(part) and 35(part) in DD.111
and adjoining government land
Yuen Long, N.T.**

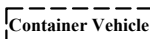
**Plan 2a
(P 25025)**



Legend



Vehicular Ingress / Egress



Parking space for container vehicle
(16m (L) x 3.5m (W))



Parking space for heavy goods vehicle
(11m (L) x 3.5m (W))

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Warehouse with Ancillary Office	214 m ²	214 m ²	1	9m
2	Warehouse with Ancillary Office	743 m ²	743 m ²	1	9m
3	Warehouse with Ancillary Office	2,137 m ²	2,137 m ²	1	14m
4	Toilet	18 m ²	18 m ²	1	3m
5	Pump Room	20 m ²	20 m ²	1	3m
6	Meter room	5 m ²	5 m ²	1	3m
7	Meter room	8 m ²	8 m ²	1	3m
Total		<u>3,145 m²</u>	<u>3,145 m²</u>		

1:1000

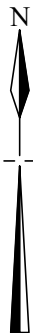
Proposed Layout Plan

Goldrich Planners &
Surveyors Ltd.

August 2025

Lot 29(part), 33(part) and 35(part) in DD.111
and adjoining government land
Yuen Long, N.T.

Plan 3a
(P 25025)

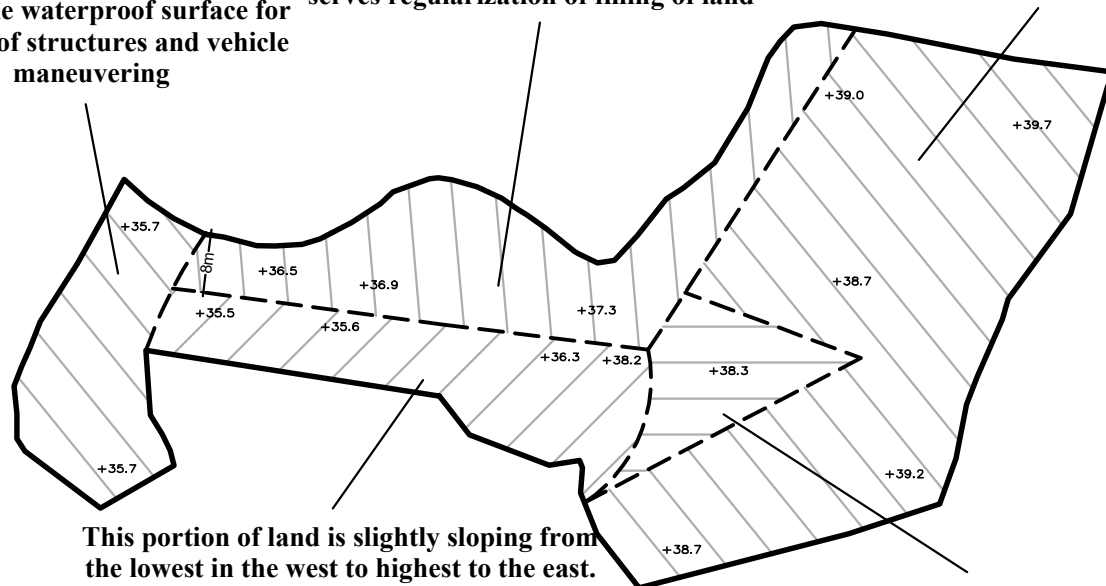


This portion of site (about 597m²) will be paved with concrete at a depth of 0.7m (from 35.7mPD to 36.4mPD) to provide waterproof surface for erection of structures and vehicle maneuvering

This portion of land is slightly sloping from the lowest in the west to highest to the east.

This portion of site (about 1,098m²) has been paved with concrete at a depth of 1m to provide waterproof surface for erection of structures and vehicle maneuvering which serves regularization of filling of land

This portion of site (about 2,474m²) will be paved with concrete at a maximum depth of about 1.2m (highest to 39.9mPD) to provide flat waterproof surface for erection of warehouse structure

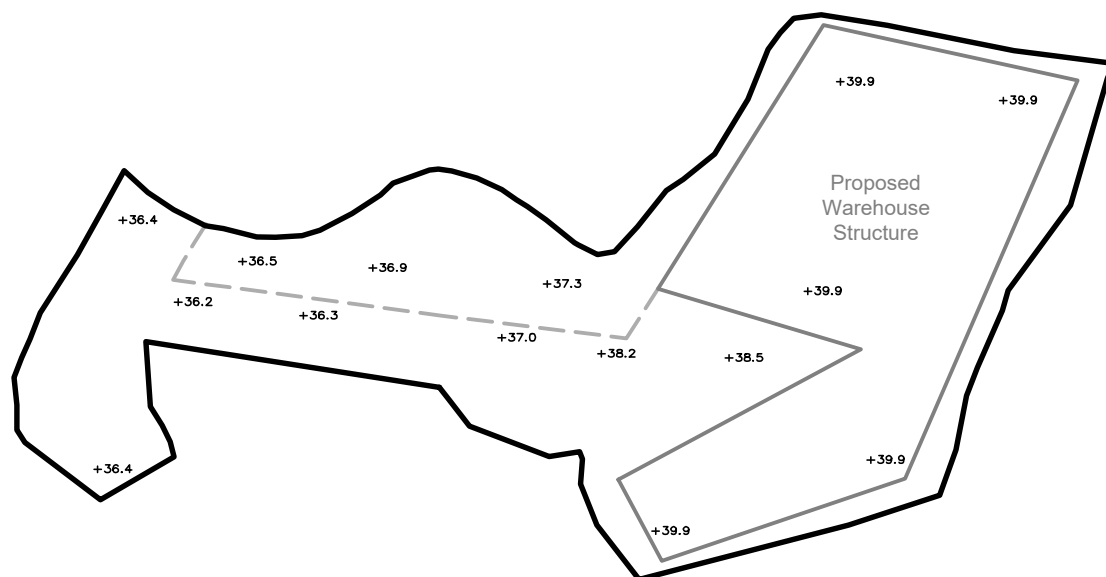


This portion of land is slightly sloping from the lowest in the west to highest to the east.

This portion of site (about 767m²) will be paved with concrete at a depth of 0.7m to provide waterproof surface for erection of structures and vehicle maneuvering

This portion of site (about 349m²) will be paved with concrete at a depth of 0.2m (from 38.3mPD to 38.5mPD) for vehicle maneuvering

Existing Ground Level



Ground Level After Filling of Land

Note: The western side of the site is naturally at a lower ground level and the eastern side is naturally at a higher ground level. Thus the ground level in the west is lower than the east.

There is a sloping road in the middle that connects the land between the west and the east.

1:1000

**Plan Showing Existing Ground Level and
Ground Level After Filling of Land**

**Goldrich Planners &
Surveyors Ltd.**

August 2025

**Lot 29(part), 33(part) and 35(part) in DD.111
and adjoining government land
Yuen Long, N.T.**

**Plan 5a
(P 25025)**