

## **Planning Statement**

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TANG Chi Hok (“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. 115 RP (Part), 116 RP and 201 RP (Part) in D.D. 126, Ping Shan, 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. 115 RP (Part), 116 RP and 201 RP (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories. The Site is accessible from Tin Wah Road via a local track leading to the ingress to its west.
3. The site area is about 2,770 m<sup>2</sup>. No Government Land is involved.

### **Planning Context**

4. The Site falls within an area zoned “Village Type Development” (“V”) on the Draft Ping Shan Outline Zoning Plan (the “OZP”) No. S/YL-PS/21.
5. The planning intention of the “V” zone is primarily intended for development of Small Houses by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the 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 “V” 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 “V” zone.

### **Development Parameters**

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

No.	Use	Floor Area (ab.) (m²)	Covered Area (ab.) (m²)	Height (ab.) (m)	No. of Storey
1	Warehouse with Ancillary Office	173	173	11	1
2	Warehouse	173	173		
3	Warehouse	173	173		
4	Warehouse	173	173		
5	Warehouse	173	173		
6	Warehouse	173	173		
7	Warehouse	173	173		
Total		<u>1,211</u>	<u>1,211</u>		
		Plot Ratio	Site Coverage		
		0.44	43.7%		

9. The Proposed Development serves to meet the strong demand for warehouses in Yuen Long area. Repairing materials for local drainage works and drainage facilities in the vicinity will be stored in the warehouses.
10. Operation hours are from 8 a.m. to 6 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. 1 no. of parking space for heavy goods vehicle (HGV) is proposed at the Site for the daily operation of the Proposed Development. The Site is accessible by vehicles from Tin Wah Road via a local track leading to the ingress to its west. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
12. The Site is hard-paved with concrete of about 0.2 m in depth (from 4.3mPD to 4.5mPD). The current application serves to regularise the existing hard-paving on site for the provision of a solid ground for the erection of temporary structures and vehicle manoeuvring (**Plan 5**).

### Previous Applications

13. The Site, in part or in whole, was the subject of 2 previous approved applications for car park or warehouse uses, which were approved upon review by the Town Planning Board or approved by the Rural and New Town Planning Committee (“the Committee”):

Application No.	Applied Use	Date of Approval
A/YL-PS/24	Temporary Car Park for Private Cars, Light Goods Vehicles, Heavy Goods Vehicles, Motor Cycles and Container Trailers for a Period of 12 months	15.5.1998 (TPB upon review)
A/YL-PS/743	Proposed Temporary Warehouse for a Period of 3 Years	14.2.2025

14. The last approval (application no. A/YL-PS/743) was approved mainly on considerations that the development would not frustrate the long-term planning intention of the “V” zone; not incompatible with the surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.

15. 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 last approval.

### No Adverse Impacts to the Surroundings

#### Visual and Landscape

16. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with open storage yards, parking of vehicles and residential structures. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

#### Drainage

17. 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

18. 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

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

	<b>Mondays to Saturdays</b>	
	<b>Attractions</b>	<b>Generations</b>
08:00 – 09:00	1	0
09:00 – 10:00	0	0
10:00 – 11:00	0	0
11:00 – 12:00	0	1
12:00 – 13:00	0	0
13:00 – 14:00	1	0
14:00 – 15:00	0	0
15:00 – 16:00	0	0
16:00 – 17:00	0	1
17:00 – 18:00	0	0
<b>Total Trips</b>	<b><u>2</u></b>	<b><u>2</u></b>

20. 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.
21. 1 no. of parking space for HGV is 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**).
22. 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 on foot.

Environment

23. 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.
24. The Proposed Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 8 a.m. to 6 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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