

Planning Statement

Application Background

1. This application is a subject of planning application no. A/YL-PS/711 which was approved for “Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years” on 5.7.2024.
2. A drainage proposal was submitted on 16.12.2025. Comments from the Drainage Services Department was received on 6.1.2026. The approval condition did not have enough time to be complied before 5.1.2026 (half of the duration of the temporary approval).
3. A fire service installations proposal was approved on 2.1.2026. The applicant did not have enough time to implement the fire service installations proposal before 5.1.2026 (half of the duration of the temporary approval).
4. Thus, the applicant would like to apply an application afresh to continue the operation.

Applied Use

5. The applied use is “Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years”.

Application Site (Plans 1 and 2)

6. The application site is on Lots 114 (Part), 115 RP (Part), 201 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long.
7. The site is accessible via a local track connecting to Tsz Tin Road.

Site Area (Plan 2)

8. The site area is about 3,899 m². No Government Land is involved.

Planning Context

9. The Site falls within an area zoned “Government, Institution or Community” (“G/IC”) and “Residential (Group A) 6” (“R(A)6”) on the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/22.
10. The planning intention of the “R(A)6” zone is primarily for high-density residential developments.
11. The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory.

12. 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.
13. Provided that the development is 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 “G/IC” and “R(A)6” zone.

Town Planning Board Planning Guidelines - No. 13G (TPB PG-No. 13G)

14. The application site falls within Category 2 areas under TPB PG-No. 13G. For Category 2 areas, planning permission could be granted on a temporary basis for a maximum period of 3 years, subject to no adverse departmental comments and local objections.

Development Parameters

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

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Guardroom	2.25	2.25	3	1
2	Guardroom	9	9	3	1
3	Container-converted staff sitting room	15.25	15.25	2.9	1
Total		<u>26.5</u>	<u>26.5</u>		
		Plot Ratio	Site Coverage		
		0.0068	0.68%		

16. The development serves to meet the strong demand for open storage use in Yuen Long area. Building materials such as bamboo, scaffoldings, bricks, metals, packaged sand, etc. and machinery such as excavators, bulldozers, piling rigs, generators, scaffolding frames, etc. will be stored on site.
17. No open storage of dusty building materials is involved at the Site.
18. The Applicant undertakes that no maintenance, repairing, dismantling, cleaning or other workshop activities are proposed within the Site.
19. Operation hours are from 8 a.m. to 6 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
20. 1 no. of loading/unloading space for heavy goods vehicles (HGV) is provided at the site for the daily operation of the development.

Previous Application

21. The Site involves a previous approved planning application no. A/YL-PS/711 which was approved for “Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years” on 5.7.2024.

Similar Applications

22. There are similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “R(A)6” zone on the OZP in the past 3 years:
23. 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 “R(A)6” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
24. 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

25. The development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses. Adverse visual impacts to the surrounding areas are not anticipated.

Drainage

26. 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

27. 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

28. 1 no. of loading/unloading space for heavy goods vehicles (HGV) are provided on site for the daily operation of the Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site.
29. 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	1	0
11:00 – 12:00	0	1
12:00 – 13:00	0	0
13:00 – 14:00	0	0
14:00 – 15:00	0	0
15:00 – 16:00	1	0
16:00 – 17:00	0	1
17:00 – 18:00	0	0
18:00 – 19:00	0	0
Total Trips	<u>2</u>	<u>2</u>

30. 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.
31. The development is for open storage use 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

32. 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.
33. The Development is intended for warehouse and open storage uses 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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