

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. Tam Fung Lam (“the Applicant”) in support of the planning application for ‘Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land’ for a period of 3 years (“the Development”) at Lot Nos. 831(Part), 832, 846(Part), 847, 848(Part), 849(Part) and 986(Part) in D.D. 117, 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. 831(Part), 832, 846(Part), 847, 848(Part), 849(Part) and 986(Part) in D.D. 117, Yuen Long, New Territories. The Site is accessible from Pak Sha Shan Road via a local track leading to the ingress to its east.
3. The site area is about 505 m². No Government Land is involved.

Planning Context

4. The Site falls within an area partly zoned “Other Specified Uses (Rural Use)” (“OU(RU)”) and “Agriculture” (“AGR”) on the Approved Tai Tong Outline Zoning Plan (the “OZP”) No. S/YL-TT/20.
5. The planning intention of the “OU(RU)” zone is primarily intended for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view to upgrading or improving the area or providing support to the local communities.
6. The planning intention of the “AGR” zone is primarily intended 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.
7. 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.
8. Provided that the structures of the 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 “OU(RU)” and “AGR” zones.

Development Parameters

9. 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	Covered Parking Space	167	167	9	1
2	Warehouse with ancillary office	187	187	9	1
3	Container Storage	15	15	3.5	1
Total		<u>369</u>	<u>369</u>		
		Plot Ratio	Site Coverage		
		0.73	73.1%		

10. The 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.
11. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
12. 2 nos. of parking space for medium goods vehicle (MGV) are provided at the Site for the daily operation of the Development. The Site is accessible from Pak Sha Shan Road via a local track leading to the ingress to its east. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
13. The Site is hard paved with concrete for the provision of solid ground for the erection of temporary structures. The current application serves to regularise the existing hard paving of about 0.2 m in depth (from 20.7 mPD to 20.9 mPD) on site within the “AGR” zone (about 262 m²) (**Plan 5**).

Similar Applications

14. There are 12 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “OU(RU)” or “AGR” zones on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-TT/575	Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land	9.12.2022
A/YL-TT/608	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	13.10.2023
A/YL-TT/615	Proposed Temporary Open Storage and Warehouse for a Period of 3 Years	5.4.2024
A/YL-TT/619	Proposed Temporary Open Storage and Warehouse for a Period of 3 Years	5.4.2024
A/YL-TT/642	Proposed Temporary Open Storage and Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land	24.5.2024

A/YL-TT/648	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	7.6.2024
A/YL-TT/645	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	19.7.2024
A/YL-TT/667	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	20.9.2024
A/YL-TT/668	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years	20.9.2024
A/YL-TT/671	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	4.10.2024
A/YL-TT/651	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	25.10.2024
A/YL-TT/650	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	22.11.2024

15. The similar applications were approved by the Committee between 2022 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “OU(RU)” or “AGR” zones; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
16. 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

17. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses, residential structures and agricultural land. Adverse visual impacts to the surrounding areas are not anticipated.

Drainage

18. 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

19. 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

20. 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	0	1
13:00 – 14:00	1	0
14:00 – 15:00	0	0
15:00 – 16:00	1	1
16:00 – 17:00	0	0
17:00 – 18:00	0	1
18:00 – 19:00	0	0
Total Trips	<u>4</u>	<u>4</u>

21. 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.
22. The Site is accessible from Pak Sha Shan Road via a local track leading to the ingress to its east. 2 no. of parking space for MGVS are provided at the Site for the daily operation of the Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).
23. The 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

24. 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.
25. The 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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