

Planning Statement

Application Background

1. This application is a subject of planning application no. A/YL-TT/667 which was approved for “Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years” on 20.9.2024. Portion of Lot 1217 in D.D. 119 has reverted to Government. The applicant would like to apply an application afresh to update the site boundary and rearrange the structures on site.

Introduction

2. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. CHOW Hing Yung (“the Applicant”) in support of the planning application for ‘Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years’ (“the Development”) on Lot 1217 RP in D.D. 119, Pak Sha Shan Road, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

3. The Site comprises Lot 1217 RP in D.D. 119, Pak Sha Shan Road, Yuen Long, New Territories. The Site is accessible from Pak Sha Shan Road leading to the ingress to its north-west.
4. The site area is about 1,322 m². No Government Land is involved.

Planning Context

5. The Site falls within an area zoned “Other Specified Uses (Rural Use)” (“OU (Rural Use)”) on the Approved Tai Tong Outline Zoning Plan (the “OZP”) No. S/YL-TT/20.
6. The planning intention of the “OU (Rural Use)” zone is primarily 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.
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.
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 (Rural Use)” zone.

Development Parameters

8. 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	Warehouse	225	225	5.5	1
2	Warehouse	225	225	5.5	1
Total		<u>450</u>	<u>450</u>		
		Plot Ratio	Site Coverage		
		0.34	34%		

9. The Development serves to meet the strong demand for warehouse and open storage uses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, packaged sand, etc. will be stored in the warehouses and placed at the open storage area.
10. No open storage of dusty construction materials is involved at the Site.
11. The Applicant undertakes that no maintenance, repairing, dismantling, cleaning or other workshop activities are proposed within the Site.
12. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
13. 1 no. of parking space for medium goods vehicles (MGV) and 2 nos. of parking spaces for light goods vehicles (LGV) are provided at the Site for the daily operation of the Development. The Site is accessible by vehicles from Pak Sha Shan Road leading to the ingress to its north-west. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).

Previous Application

14. The Site is a portion of planning application no. A/YL-TT/667 which was approved for “Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years” on 20.9.2024.

Similar Applications

15. There are similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “OU (Rural Use)” zone on the OZP in the past 3 years:
15. 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 “OU (Rural Use)” zone; 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 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

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	1	0
11:00 – 12:00	1	0
12:00 – 13:00	0	1
13:00 – 14:00	0	1
14:00 – 15:00	0	0
15:00 – 16:00	1	0
16:00 – 17:00	1	1
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. 1 no. of parking space for MGV and 2 nos. of parking space for LGV are provided on 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 with ancillary open storage uses 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 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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