

## **Planning Statement**

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Pentecostal Church Of Hong Kong (“the Applicant”) in support of the planning application for ‘Temporary Social Welfare Facility (Social Service Centre)’ for a period of 5 years (“the Development”) at Lot No. 1354 RP in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, 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 No. 1354 RP in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories. The Site is accessible from Ma Fung Ling Road leading to the ingress to its north.
3. The site area is about 2,756 m<sup>2</sup>, including about 1,659 m<sup>2</sup> of Government Land.
4. The Site is at the location of the former Wai Kwan Primary School which had existed before the first publication in the Gazette of the Draft Tong Yan San Tsuen Development Permission Area Plan No. DPA/YL-TYST/1 on 18.6.1993 and the school was closed in 2007. Since 2011, the Site has been utilized as social welfare facilities.

### **Planning Context**

5. The Site falls within an area zoned “Residential (Group B)” (“R(B)”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (the “OZP”) No. S/YL-TYST/14.
6. The planning intention of the “R(B)” zone is primarily intended for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
7. According to the Notes of the OZP, ‘Social Welfare Facility’ use is a Column 2 use within the “R(B)” zone on the OZP requiring planning 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 5 years would not frustrate the long-term planning intention of the “R(B)” zone.

### **Development Parameters**

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

No.	Use	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Office, Classroom and Indoor Activity Area	213.3	213.3	2.5	1
2	Covered Walkway	57.5	57.5	2.5	1
3	Open Shed (Rain Shelter)	29	29	2.5	1
4	Open Shed (Activity Area)	82.6	82.6	2.5	1
5	Covered Walkway	46.7	46.7	2.5	1
6	Office, Classroom and Indoor Activity Area	221.7	221.7	2.5	1
7	Toilet	26.91	26.91	2.5	1
8	Converted-Containers for Storage of Office Supply and Furniture Use	32	32	2.5	1
9	Converted-Containers for Storage of Office Supply and Furniture Use	32	32	2.5	1
<b>Total</b>		<b><u>741.71</u></b>	<b><u>741.71</u></b>		
		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.27	26.9%		

10. The Development aims at catering for the people in need in Yuen Long. Its scope of services includes but not limited to the followings:
- Diversified services to the elderly, children, youth and people with disabilities;
  - Provide assistance to children and their families with welfare needs;
  - Provide a variety of services, including social recreation, education, health, volunteering, outreach, counselling, on-campus social worker services etc.; and
  - Social Work Teams have been set up to provide support services to people in squatter villages affected by development.
11. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays).
12. The number of patrons is expected to be 40 per day, served by 6 working staffs in the social service centre.
13. The Site is accessible by vehicles from Ma Fung Ling Road leading to the ingress to its north. 3 nos. of parking space for private cars and 1 no. of loading/unloading space for light goods vehicle (LGV) are provided at the Site for the daily operation of the Development. All these parking spaces are for staff use only. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site.

### Previous Applications

14. The Site is the subject of 5 previously approved applications for proposed extension of school building or temporary social welfare facilities uses. Details of the applications are shown below:

Application No.	Applied Use	Date of Approval
A/YL-TYST/161	Proposed Extension of School Building	1.3.2002
A/YL-TYST/550	Temporary Social Welfare Facility (Social Service Centre) for a Period of 3 years	4.11.2011
A/YL-TYST/699	Temporary Social Welfare Facility (Social Service Centre) for a Period of 3 years	31.10.2014
A/YL-TYST/866	Temporary Social Welfare Facility (Social Service Centre) for a Period of 3 years	22.12.2017
A/YL-TYST/1056	Temporary Social Welfare Facility (Social Service Centre) for a Period of 3 years	4.12.2020

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 previously approved applications.

### No Adverse Impacts to the Surroundings

#### Visual

16. The existing developments are one-storey structures of 2.5 meters high. Some temporary structures are found to the north of the Site across Ma Fung Ling Road. To the east of the Site is private residential development Evergreen Place. Hence, the applied use is considered not incompatible with surrounding environment. Adverse visual impacts to the surrounding areas are not anticipated.

#### Landscape

17. The landscape proposal remains the same as the approved landscape proposal under the previous application no. A/YL-TYST/1056 (**Plan 4**). The 16 nos. of existing trees will be properly maintained. Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care During Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail, but not limited to, removal of climbers and removal of dead trees.

#### Drainage

18. The drainage proposal remains the same as the approved drainage proposal under the previous application no. A/YL-TYST/1056 (**Plan 5**). The existing 300mm u-channels and existing catchpits within the Site will be maintained in good conditions throughout the approval period.

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 Development is small in scale. The Site involves 40 patrons and 6 working staff each day. As most patrons are residents in need from surrounding areas, they are expected to visit the social service centre on foot.
21. The Site is accessible by vehicles from Ma Fung Ling Road. 3 nos. of parking space for private cars and 1 no. of loading/unloading space for LGV are provided at the Site for the daily operation of the Development. All these parking spaces are for staff use only. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site. A vehicular access connecting to Ma Fung Ling Road is provided at the north-eastern part of the Site. The provision of parking facilities and vehicular access remain the same as the previous application.
22. Given that most patrons will visit the social service centre on foot and that the number of car parking spaces is limited, no adverse impact to the local road network, Ma Fung Ling Road in particular, is anticipated.

Gas Safety

23. Given that the number of day-time and night-time users is limited (46 staff and users in daytime whilst no user after 6:00pm), the risk levels posed by the LPG filling stations is not expected to be significant.

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