

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Excel Champ Limited (“the Applicant”) in support of the planning application for ‘Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office’ for a period of 3 years (“the Development”) at Lot Nos. 34 (Part), 35 (Part), 40 RP (Part) and 41 RP (Part) in D.D. 124, Ha 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 Nos. 34 (Part), 35 (Part), 40 RP (Part) and 41 RP (Part) in D.D. 124, Ha Tsuen, Yuen Long, New Territories. The Site is accessible from Tin Ha Road via a local track leading to the ingress to its south.
3. The site area is about 1,635 m². No Government Land is involved.

Planning Context

4. The Site falls within an area partly zoned “Village Type Development” (“V”) and partly zoned “Open Space” (“O”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (the “OZP”) No. S/HSK/2.
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. The planning intention of “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
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 “V” and “O” 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	Warehouse	1,174	1,174	10	1
2	Canopy (40 ft container storage x 4 underneath)	191	191	5	1
3	Open shed for car parking space	39	39	2.6	1
4	Canopy (Toilet and office underneath)	88	88	5	1
5	Guard Room	20	20	2.6	1
Total		<u>1,512</u>	<u>1,512</u>		
		Plot Ratio	Site Coverage		
		0.92	92.5%		

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 vehicles (MGV) and 2 nos. of parking space for private cars are provided at the Site for the daily operation of the Development. The Site is accessible by vehicles from Tin Ha Road via a local track leading to the ingress to its south.

Similar Applications

13. There are 9 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “V” or “O” zones on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/HSK/282	Renewal of Planning Approval for Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	22.1.2021
A/HSK/387	Temporary Warehouse for Storage of Construction Machinery, Construction Material, Food and Electronic Goods for a Period of 3 Years	12.8.2022
A/HSK/401	Proposed Temporary Warehouse for Storage of Construction Materials, Machinery and Spare Parts for a Period of 3 Years	23.9.2022
A/HSK/424	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	13.1.2023
A/HSK/454	Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years	23.6.2023

A/HSK/464	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	28.7.2023
A/HSK/472	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	25.8.2023
A/HSK/481	Temporary Logistics Centre and Warehouse for a Period of 3 Years	24.11.2023
A/HSK/516	Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouse for Storage of Construction Materials for a Period of 3 Years	7.6.2024

14. The similar applications were approved by the Committee between 2021 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “V” or “O” zones; not incompatible with 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 similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

16. The Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses, open storage 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 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:

	Mondays to Saturdays
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	Attractions	Generations
09:00 – 10:00	0	0
10:00 – 11:00	1	0
11:00 – 12:00	0	0
12:00 – 13:00	0	0
13:00 – 14:00	1	1
14:00 – 15:00	0	0
15:00 – 16:00	0	1
16:00 – 17:00	1	0
17:00 – 18:00	0	1
18:00 – 19:00	0	0
Total Trips	<u>3</u>	<u>3</u>

20. 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.
21. 2 nos. of parking space for MGVs and 2 nos. of parking space for private cars are provided at the Site for the daily operation of the Development.
22. The Development is for warehouse only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. Staff will come to the Site by public transport. Public transport services are available in the vicinity of the Site (about 190 m to the east). The walking time to the nearest bus stop is about 3 minutes (**Plan 4**).

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 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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