

## **Planning Statement**

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”/“the TPB”) on behalf of Kam Hing Realty Resources Limited (“the Applicant”) in support of the planning application for the renewal of planning approval for ‘Proposed Temporary Container Vehicle Repair Yard’ for a period of 3 years (“the Development”) at Lot No. 2159 (Part) in D.D. 76, Wang Leng, Ping Che, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### **Application Site (Plans 1 and 2)**

2. The Site comprises Lot No. 2159 (Part) in D.D. 76, Wang Leng, Ping Che, New Territories. It is accessible from Ping Che Road via a local access leading to the Site.
3. The site area is about 664.4 m<sup>2</sup>, including Government Land of about 527.6 m<sup>2</sup>.
4. The Site is the subject of a previous application No. A/NE-TKL/662 for the same applied use, submitted by the same applicant and approved by the Rural and New Town Planning Committee (“the Committee”) in 2021 for a period of 3 years, of which all approval conditions were satisfactorily complied with by the Applicant. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

### **Planning Context**

5. The Site falls within an area zoned “Open Storage” (“OS”) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (the “OZP”) No. S/NE-TKL/14.
6. The planning intention of the “OS” zone is primarily for the provision of land for appropriate open storage uses and to regularise the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.
7. The applied use is a Column 2 use within the “OS” zone on the OZP which may be permitted with or without conditions by the Board.
8. Provided that the Development is temporary in nature, renewal of planning approval on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “OS” zone.

### TPB Planning Guidelines

9. The TPB Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) and ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G) are relevant to the application.
10. The application is in line with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application; all approval conditions of the previous approval were satisfactorily complied with; and the time period sought does not exceed the duration of the previous approval.
11. With reference to TPB PG-No. 13G, ‘Container Vehicle Repair Yard’ use is defined as a port back-up use. The Site falls within Category 1 area which is considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas.

### Development Parameters (Plans 3 and 4)

12. The following table summarises the details of the structures on site:

No.	Use	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storeys
1	Repair Workshop Open Shed	274.1*	334.1	6	1
1a	Container-converted storerooms	30/storey	covered by structure 1	5	2
1b	Container-converted storerooms	30/storey			
<b>Total</b>		<b><u>394.1</u></b>	<b><u>334.1</u></b>		
		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.59	50.3%		

\* the overlapped area (120 m<sup>2</sup>) of structures 1a & 1b is excluded from structure 1

13. Operation hours are from 7 a.m. to 7 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.
14. A total of 4 nos. of container vehicle repair space are provided at the Site. All vehicle repair activities will be carried out beneath the open shed, which allows 4 container vehicles to be repaired at the same time.

### Previous Applications

15. The Site, in part or in whole, is the subject of 7 previous applications approved by the Committee for various vehicle repairing workshop and warehouse uses submitted by the same applicant:

<b>Application No.</b>	<b>Applied Use</b>	<b>Date of Approval</b>
A/NE-TKL/91	Heavy Vehicle Repair Workshop	11.9.1998
A/NE-TKL/133	Heavy Vehicle Repair Workshop for a Temporary Period of 3 Years	17.12.1999
A/NE-TKL/165	Temporary Heavy Vehicle Repair Workshop for a Period of 3 Years	3.8.2001
A/NE-TKL/321	Warehouse and Container Vehicle Repair Yard	21.8.2009
A/NE-TKL/387	Renewal of Planning Approval for Temporary Warehouse and Container Vehicle Repair Yard for a Period of 3 Years	10.8.2012
A/NE-TKL/584	Temporary Container Vehicle Repair Yard for a Period of 3 Years	18.5.2018
A/NE-TKL/662	Renewal of Planning Approval for Temporary Container Vehicle Repair Yard for a Period of 3 Years	14.5.2021

16. The previous applications were approved mainly on considerations that the development was in line with the planning intention of “OS” zone; complied with the then TPB PG-No. 13E/F; not incompatible with the surrounding land uses; previous approvals were granted; no adverse comments from relevant departments; and approval conditions were complied with.
17. 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 previous applications.
18. The previous approval no. A/NE-TKL/662 for the same applied use submitted by the same applicant was approved by the Committee on 14.5.2021. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

### Similar Applications

19. There are 4 applications of similar uses approved by the Committee straddling the “OS” zone on the OZP:

<b>Application No.</b>	<b>Applied Use</b>	<b>Date of Approval</b>
A/NE-TKL/376	Temporary Vehicle Repair Workshop for Lorry and Container Vehicle, Furniture Repair Workshop, Open Storage of Metal and Steel Materials, Machine Accessories, Machinery and Equipment for Electronic Components with Ancillary Office & Electricity Transformer Station and Lavatory for a Period of 3 Years	18.11.2011

A/NE-TKL/481	Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office & Electricity Transformer Station for a Period of 3 Years	17.10.2014
A/NE-TKL/602	Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office & Electricity Transformer Station for a Period of 3 Years	19.10.2018
A/NE-TKL/684	Renewal of Planning Approval for Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office & Electricity Transformer Station for a Period of 3 Years	24.9.2021

20. The similar applications were approved by the Committee between 2011 and 2021 on considerations that they generally in line with the planning intention of “OS” zone; complied with the then TPB PG-No. 13E/F; compatible with the surrounding areas; subject of previous planning approvals; and the applicant complied with all approval conditions.
21. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the application are relevant to the similar approved applications.

### **No Adverse Impacts to the Surroundings**

#### Visual and Landscape

22. The Development involves the erection of temporary structures. The Site falls within the “OS” zone and the applied use is considered compatible with surrounding land uses which are mainly open storages, workshops and warehouses. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.
23. Existing trees and landscape planting will continue to be maintained at all times (**Plan 5**).

#### 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. No operation during nighttime, Sundays and public holidays are allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated under the restriction on operation hours.

Drainage

26. The drainage works (**Plan 6**) were completed to the satisfaction of the Chief Engineer/ Mainland North, Drainage Services Department (CE/MN, DSD) on 20.12.2018 under previous application no. A/NE-TKL/584 (**Annex 1a**).
27. The existing drainage facilities have been maintained in good conditions throughout the approval period of previous application nos. A/NE-TKL/584 & 662. The latest condition record of the existing drainage facilities on site was accepted by CE/MN, DSD on 23.8.2022 (**Annex 1b**).
28. As mentioned in Sections 4 & 18 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/NE-TKL/662.

Fire Safety

29. The fire service installations (FSI) proposal (**Plan 7**) was accepted by the Director of Fire Services (D of FS) under previous application no. A/NE-TKL/662. The subsequent FSI implementation was accepted by D of FS on 22.3.2022 (**Annex 2**).
30. The Applicant has requested relevant contractors for FSI inspection on site. Valid FS251 certificates will be submitted for the perusal of D of FS upon completion of the proper inspection.
31. As mentioned in Sections 4 & 18 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/NE-TKL/662.

Traffic

32. The southern periphery of the Site adjoins the adjacent workshop owned by the Applicant.
33. 4 nos. of container vehicle repair space are provided at the Site. All vehicle repair activities will be carried out beneath the open shed, which allows 4 container vehicles to be repaired at the same time.
34. The trip attraction and generation rates are approximately 1 to 2 trips per week. The Development operates on an appointment basis, and it has not caused adverse traffic impacts to the adjacent areas and road network throughout the previous approval period.

- End -

**規 劃 署**

沙田、大埔及北區規劃處  
新界沙田上禾輦路1號  
沙田政府合署13樓

**Planning Department**

Sha Tin, Tai Po & North  
District Planning Office  
13/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference: BS181088/18100/NL  
本署檔號 Our Reference: ( ) in TPB/A/NE-TKL/584  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

Ample Surveyor Services Limited  
Room 1601A, 16/F, Peninsula Square  
18 Sung On Street  
Hung Hom, Kowloon  
(Attn.: Mr. LEE Hoi Tat, Nathan)

**By Post and Fax (2637 1386)**

20 December 2018

Dear Mr. LEE,

**Temporary Container Vehicle Repair Yard for a Period of 3 Years in "Open Storage" Zone,  
Lot 2159 (Part) in D.D. 76 and Adjoining Government Land,  
Wang Leng, Ping Che, New Territories**

**(Compliance with Approval Condition (e) for Application No. A/NE-TKL/584)**

I refer to your submission received on 14.11.2018 enclosing revised drainage proposal for compliance with approval condition (e) on the submission of drainage proposal of the captioned planning permission.

The Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. C. L. WONG; Tel.: 2300 1433) has been consulted on your submission and has no comment on your submission. As such, approval condition (e) is considered complied with.

Please proceed to implement the accepted drainage proposal for the compliance with approval condition (f). In order to facilitate compliance checking, you are required to inform this office and submit photographs for inspection

Should you have other queries, please feel free to contact Ms. Michelle CHAN (Tel: 2158 6391) of this Department.

Yours faithfully,

( Ms. Jessica CHU )  
for and on behalf of  
Director of Planning

# 規 劃 署

沙田、大埔及北區規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 13 樓



# Planning Department

Sha Tin, Tai Po & North  
District Planning Office  
13/F, Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T.

本函檔號 Your Reference :  
本署檔號 Our Reference : ( ) in TPB/A/NE-TKL/662  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

**By Post and Fax (2762 1783)**  
23 August 2022

GoldRich Planners and Surveyors Limited  
Room E, 8/F, Keader Centre  
129 On Lok Road  
Yuen Long, New Territories  
(Attn.: Mr. Francis LAU)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Container  
Vehicle Repair Yard for a Period of 3 Years in “Open Storage” Zone,  
Lot 2159 (Part) in D.D. 76 and Adjoining Government Land, Wang Leng, Ping Che**

**(Compliance with Approval Condition (f) for Planning Application No. A/NE-TKL/662)**

I refer to your submission dated 14.4.2022 for compliance with approval condition (f) in relation to the submission of a condition record of the existing drainage facilities implemented under planning application No. A/NE-TKL/584 on the site under the captioned planning application. Interim replies were sent to you on 26.5.2022, 7.7.2022 and 18.8.2022.

Director of Drainage Services (Contact person: Mr. Marcus CHENG; Tel. No.: 2300 1407) has been consulted and advised that approval condition (f) is considered complied with.

Should you have any queries, please feel free to contact Ms. Michelle L.T. CHAN of this department at 2158 6391.

Yours faithfully,

(Margaret CHAN)  
for Director of Planning

# 規 劃 署

沙田、大埔及北區規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 13 樓



# Planning Department

Sha Tin, Tai Po & North  
District Planning Office  
13/F, Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T.

本函檔號 Your Reference :  
本署檔號 Our Reference : ( ) in TPB/A/NE-TKL/662  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

**By Post and Fax (2762 1783)**

22 March 2022

GoldRich Planners and Surveyors Limited  
Room E, 8/F, Keader Centre  
129 On Lok Road  
Yuen Long, New Territories  
(Attn.: Mr. Francis LAU)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Container  
Vehicle Repair Yard for a Period of 3 Years in “Open Storage” Zone,  
Lot 2159 (Part) in D.D. 76 and Adjoining Government Land, Wang Leng, Ping Che**

**(Compliance with Approval Condition (e) for Planning Application No. A/NE-TKL/662)**

I refer to your submission dated 18.11.2021 for compliance with approval condition (e) in relation to the implementation of the proposal for fire services installations and water supplies for firefighting under the captioned planning application. An interim reply was sent to you on 31.12.2021.

Director of Fire Services (Contact person: Mr. LI Leong-kiu; Tel. No.: 2733 7781) has been consulted and advised that approval condition (e) is considered complied with.

Should you have any queries, please feel free to contact Ms. Michelle L.T. CHAN of this department at 2158 6391.

Yours faithfully,

( Margaret CHAN )  
for Director of Planning