

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TSOI Tak Lee (“the Applicant”) in support of the planning application for ‘Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 years and associated Filling of Land (“the Proposed Development”) at Lot No. 27 RP in D.D. 110 and adjoining Government Land, 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. 27 RP in D.D. 110 and adjoining Government Land, Yuen Long, New Territories.
3. The Site is accessible from Kong Po Road via a local track leading to the ingress to its east.
4. The site area is about 3,330 m², including Government Land of about 577 m².
5. The majority of the Site (about 3,205 m²) was filled with concrete/gravel of about 0.1 m in depth (existing ground level ranging from +12.1mPD to +14.1 mPD) for the provision of solid ground for the erection of structures and vehicle manoeuvring. The current application serves to regularise the existing filling of land at the Site (**Plan 3a**).

Planning Context

6. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
7. The planning intention of the “AGR” zone is primarily 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.
8. 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.
9. Provided that the structures of the Proposed 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 “AGR” zone.

Development Parameters

10. 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
1-2	Warehouse with ancillary office	223 each	223 each	9	1
3	Warehouse with ancillary office	156	156		
4	Warehouse with ancillary office	153	153		
5-6	Warehouse with ancillary office	225 each	225 each		
Total		<u>1,205</u>	<u>1,205</u>		
		Plot Ratio	Site Coverage		
		0.36	36%		

11. The Proposed 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.
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. The Site is accessible by vehicles from Kong Po Road via a local track leading to the ingress to its north. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**).

Similar Applications

14. There are 25 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTN/692	Renewal of Planning Approval for Temporary Storage of Logistics Products and Goods with Ancillary Office for a Period of 3 Years	17.1.2020
A/YL-KTN/709	Renewal of Planning Approval for Temporary Warehouse for Musical Instruments, Posters, Documents and Ancillary Caretaker's Office for a Period of 3 Years	12.6.2020
A/YL-KTN/786	Proposed Temporary Warehouse for Storage of Tail Lift for a Period of 3 Years	15.10.2021
A/YL-KTN/824	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	6.5.2022
A/YL-KTN/852	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	23.9.2022
A/YL-KTN/872	Renewal of Planning Approval for Temporary Storage of Logistics Products and Goods with Ancillary Office for a Period of 3 Years	13.1.2023

Application No.	Applied Use	Date of Approval
A/YL-KTN/880	Proposed Temporary Cold Storage for a Period of 3 Years and Filling of Land	5.5.2023
A/YL-KTN/890	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	31.3.2023
A/YL-KTN/898	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	21.4.2023
A/YL-KTN/904	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19.5.2023
A/YL-KTN/905	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	19.5.2023
A/YL-KTN/907	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	9.6.2023
A/YL-KTN/920	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	28.7.2023
A/YL-KTN/925	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	11.8.2023
A/YL-KTN/928	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	11.8.2023
A/YL-KTN/938	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-KTN/937	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-KTN/939	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-KTN/940	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-KTN/951	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
A/YL-KTN/953	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
A/YL-KTN/955	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023
A/YL-KTN/957	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023
A/YL-KTN/959	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and Filling of Land	10.11.2023

Application No.	Applied Use	Date of Approval
A/YL-KTN/963	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023

15. The similar applications were approved by the Committee between 2020 and 2023 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” 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 and Landscape

17. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with open storage of construction materials & vehicles, storage, grassland, vacant land and residential structures. Adverse visual and landscape 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 Proposed Development after the planning approval has been granted from the Board. The Applicant will implement the drainage facilities at the Site once the drainage proposal is accepted by the Director of Drainage Services.

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 at the Site once it is accepted by the Director of Fire Services.

Environment

20. 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.

21. The Proposed 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.

Traffic

22. The trip attraction and generation rates are expected as follows:

	Mondays to Saturdays	
	Attractions	Generations
09:00 – 10:00	0	1
10:00 – 11:00	0	1
11:00 – 12:00	1	0
12:00 – 13:00	1	0
13:00 – 14:00	0	1
14:00 – 15:00	0	1
15:00 – 16:00	1	0
16:00 – 17:00	1	0
17:00 – 18:00	0	0
18:00 – 19:00	0	0
Total Trips	<u>4</u>	<u>4</u>

23. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
24. 2 no. of parking space for heavy goods vehicles (HGVs) are proposed at the Site for daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).
25. The Proposed Development is for warehouse only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. Staff is expected to access the Site by public transport, which is available at a distance of about 220 m from the Site (**Plan 5**).

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