S.16 Planning Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Open Storage of Unlicensed Vehicles, Construction Machinery and Construction Materials for a Period of 3 Years and Filling of Land

Planning Statement

1 Purpose

- 1.1 The applicant seeks planning permission to use the application site for temporary warehouse (excluding dangerous goods godown) with ancillary facilities and open storage of unlicensed vehicles, construction machinery and construction materials for a period of 3 years and filling of land, on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the OZP) at Lot 953 S.B, 953 S.C, 953 S.D, 953 S.E, 953 S.F, 953 S.G, 953 S.H, 953 S.I, 953 S.J, 953 S.K, 953 S.L, 960 RP (part), 961 RP (part), 1065, 1072, 1074, 1075, 1076 S.A, 1076 S.B, 1076 S.C, 1077 and 1081 S.A RP in D.D. 107 and adjoining Government Land, Kam Tin North, Yuen Long, New Territories (the site) from the Town Planning Board (TPB).
- 1.2 The site is easily accessible from Mei Fung Road (refer to Plan 4). There will be three temporary structures with a total GFA of about 10423 m² and heights of not more than 16.5 m within the site for warehouse and ancillary office uses, and open storage area of about 2039 m². A total of 12 parking and loading/unloading (L/UL) spaces will be provided within the site. Five private car parking spaces, three light goods vehicle (LGV), three medium goods vehicle (MGV) and one heavy goods vehicle (HGV) L/UL spaces, as shown on Plan 1.

2 Site Location and Planning Context

- 2.1 The site is currently zoned "Agriculture" ("AGR") on the OZP. According to the Notes of the OZP, the applied use is neither a column 1 nor 2 use within the "AGR" zone, which requires planning permission from TPB. Filling of land also requires planning permission from TPB. Although the applied use does not align with the planning intention of the "AGR" zone, similar S.16 planning applications (No. A/YL-KTN/951, 953, 955, 957, 959, 963, 970, 975, 976, 978, 988, 992, 993, 995, 996 etc.) for "warehouse" use and planning applications (No. A/YL-KTN/893, 906, 959, 962, 965) for "open storage" use were approved by TPB on the same "AGR" zone from 2023 to 2024.
- 2.2 The site mainly consists fallow agricultural land with no active use, car park, obsolescent temporary structures and holiday camping field. The surrounding area predominantly comprises of village clusters intermixed with open storage yards, warehouses, carparks, holiday camp with ancillary eating place, animal boarding establishment and some vacant land. To further north of the site is "I(D)" zone (112m from the site). Hence, the proposed development is compatible with the surrounding environment. As such, approval of the current application on a

temporary basis of 3 years would optimise the fallow agricultural land to a better land use and without jeopardising the long-term planning intention of the "AGR" zone.

3 Development Proposal

3.1 The site consists of an area of about 12945 m², including about 1533 m² of Government Land (Plan 2). The site will have an 11m wide entrance to the west. The opening hours of the proposed development is restricted to 9:00 to 18:00 from Monday to Saturday. No operation on Sundays and public holidays. As the existing site level ranges from +7.2 mPD to +10.0 mPD, filling of land area will be required for the entire site (about 12945 m²) to achieve a flat surface. The site will be filled with concrete of not more than 1.2 m (i.e., 0.2 m to 1.2 m) in depth (Plan 6). Three structures will be erected on the site for warehouses with ancillary office, rain shelter for L/UL spaces and security room with a total GFA of about 10423 m². Details of the development parameters are shown in Table 1 as follows:

Table 1 – Main Development Parameters

Application Site Area	About 12945 m ²
	including about 1533 m ² of Government land
Covered Area	About 5342 m²
Uncovered Area	About 7603 m²
Open Storage Area	About 2039 m²
Plot Ratio	About 0.81
Site Coverage	About 41%
Number of Structure(s)	3
Total GFA	About 10423 m² (Non-domestic GFA)
Building Height	Not exceeding 16.5m
Number of Storey(s)	1-2
Proposed Filling of Land Area	About 12945 m ²
Land Filling Depth	0.2 m to 1.2 m
Proposed Site Levels	+7.6 mPD to +10.2 mPD

3.2 The proposed development will be able to accommodate about 15 staffs. The ancillary office will provide indoor workspace for administrative staff to support the daily operation. No shopfront and visitor will be anticipated at the proposed development. No dangerous goods will be stored and no workshop activities will

be carried out at the site at any time during the planning approval period. The proposed development will provide a 2.5m solid metal wall to fence the site boundary to minimise nuisance to the surrounding area.

3.3 Sufficient space will be provided for all vehicles to manoeuvre smoothly within the site to ensure that no vehicle turns back onto the local access, as shown on Plan 3. As the traffic generated and attracted by the proposed development is minimal (as shown in Table 2 below), no adverse traffic impacts are anticipated.

Time Period	Pr	ivate	L	.GV	Ν	1GV	Н	IGV	2-way
	(Car							total
	IN	OUT	IN	OUT	IN	OUT	IN	OUT	
Trips at AM peak per hour	5	0	1	0	0	0	0	0	6
(9:00 to 10:00)									
Trips at AM peak per hour	0	5	0	1	0	0	0	0	6
(17:00 to 18:00)									
Traffic trip per hour (10:00	1	1	2	2	2	2	1	1	12

Table 2 – Estimated Trip Generation and Attraction

3.4 The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all the environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment within the site.

4 Conclusion

to 17:00)

4.1 The applicant seeks approval from TPB for the proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities and open storage of unlicensed vehicles, construction machinery and construction materials for a period of 3 years and filling of land at the site falling within "AGR" under S.16 of Town Planning Ordinance.

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4.2 In light of the evidence furnished in this planning statement supported by the various analysis and the applicant's strong commitment to strictly comply with all control ordinances, it is believed that this planning application for such use should be favourably considered by TPB.

United Crown Holdings Limited
JUNE 2024

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List of Plans

Plan 1	Layout Plan
Plan 2	Land Status Plan
Plan 3	Swept Path Analysis
Plan 4	Location Plan
Plan 5	Filling of Land Plan
Plan 6	Drainage Plan

DEVELOPMENT PARAMETERS		
ΔΡΡΙΙΟΔΤΙΟΝ SITE ΔΡΕΔ	. 12	

: 12,945 m² (ABOUT) APPLICATION SITE AREA : 5,342 m² (ABOUT) COVERED AREA : 7,603 m² (ABOUT) **UNCOVERED AREA**

PLOT RATIO : 0.81 (ABOUT) SITE COVERAGE : 41% (ABOUT)

NO. OF STRUCTURE

: NOT APPLICABLE DOMESTIC GFA : 10,423 m² (ABOUT) NON-DOMESTIC GFA : 10,423 m² (ABOUT) **TOTAL GFA**

: 16.5 m (NOT EXCEEDING) **BUILDING HEIGHT**

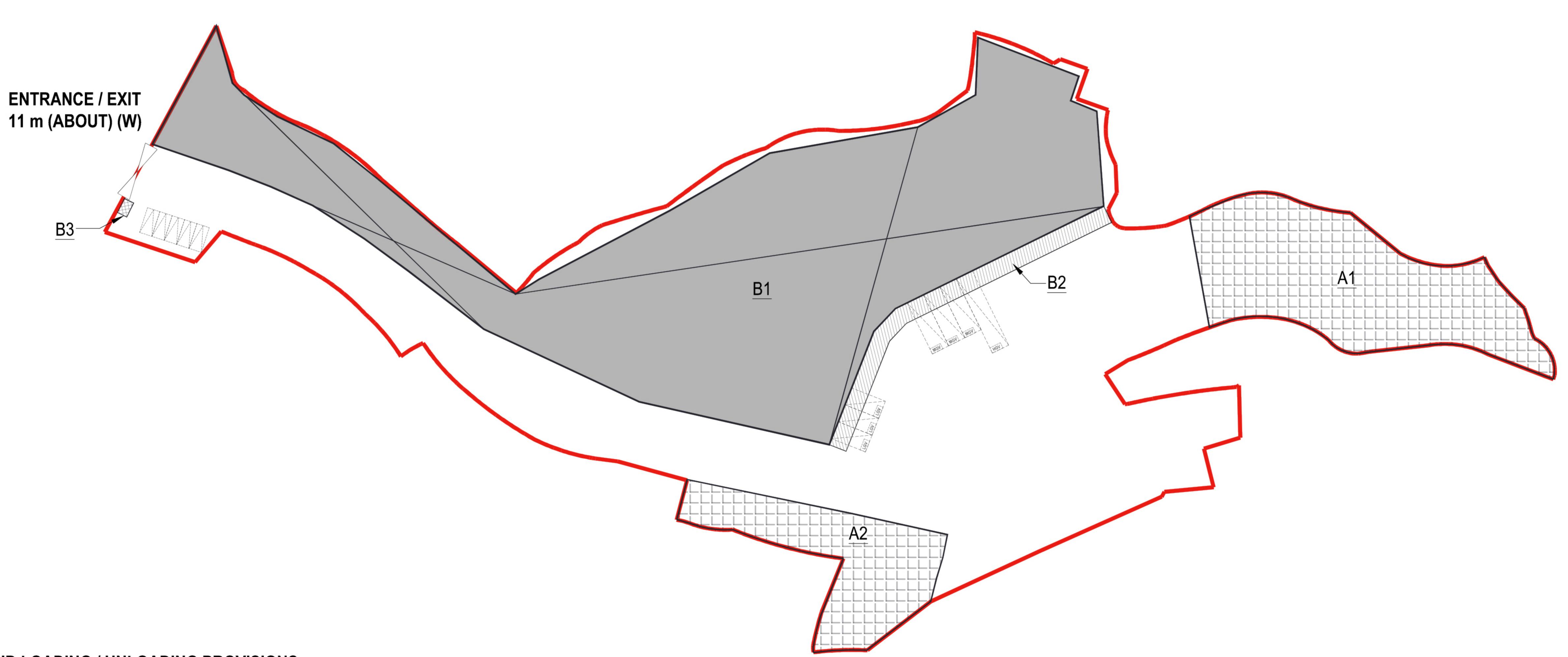
: 1 - 2 NO. OF STOREY

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 B2 B3	WAREHOUSE AND ANCILLARY OFFICE RAIN SHELTER FOR LOADING / UNLOADING SPACES SECURITY ROOM	5,081 m ² (ABOUT) 255 m ² (ABOUT) 6 m ² (ABOUT)	10,162 m ² (ABOUT) 255 m ² (ABOUT) 6 m ² (ABOUT)	16.5 m (NOT EXCEEDING) (2-STORE) 7 m (ABOUT) (1-STOREY) 3.2 m (ABOUT) (1-STOREY)
	TOTAL	5,342 m ² (ABOUT)	10,423 m ² (ABOUT)	

UNCOVERED AREA OPEN STORAGE

1,326 m² (ABOUT) 713 m² (ABOUT) Α1 A2

> 2,039 m² (ABOUT) TOTAL



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE

: 5 m (L) X 2.5 m (W) DIMENSIONS OF PARKING SPACE

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLES

: 7 m (L) X 3.5 m (W) DIMENSIONS OF PARKING SPACE

NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLES

: 11 m (L) X 3.5 m (W) DIMENSIONS OF PARKING SPACE

NO. OF L/UL SPACE FOR HEAVY GOODS VEHICLES

DIMENSIONS OF PARKING SPACE : 16 m (L) X 3.5 m (W)

			м	
0	20	50	100 _{@A3}	

EIGHT	N
XCEEDING) (2-STOREY) T) (1-STOREY)	

• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED DO NOT SCALE DRAWING



OPEN STORAGE

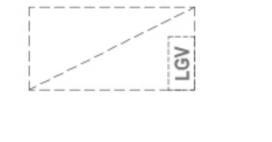
RAIN SHELTER

WAREHOUSE

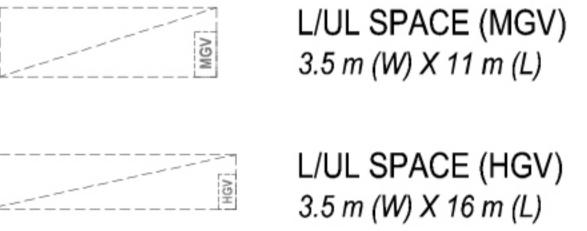


PARKING SPACE

2.5 m (W) X 5 m (L)



L/UL SPACE (LGV) 3.5 m (W) X 7 m (L)



L/UL SPACE (MGV) 3.5 m (W) X 11 m (L)



ENTRANCE / EXIT



REVISED USAGE DETAILS & LEGEND 26 JUN 2024

	name	
drawn	CL & LY	- DATE 03 JUN 20
checked		– DATE
approved	_	– DATE
contract r	10. –	
project no).	

TITLE :

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND OPEN STORAGE OF UNLICENSED VEHICLES, CONSTRUCTION MACHINERY AND CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS AND FILLING OF LAND

SITE LOCATION :

VARIOUS LOTS IN D.D. 107, KAM TIN NORTH, YUEN LONG, NEW TERRITORIES

drawing	title.
LAYOUT	PLAN

PLAN 1

drawing no. rev. scale - N.T.S.

