

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Bay Area Yacht Club (HK) Company Limited (“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. 299 RP (Part) in D.D. 113, 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. 299 RP (Part) in D.D. 113, Yuen Long, New Territories. It is accessible from Kam Ho Road via the ingress to the east of the Site.
3. The site area is about 3,242 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin South Outline Zoning Plan (the “OZP”) No. S/YL-KTS/15.
5. 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.
6. 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.
7. Provided that the structure of the Proposed Development is 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

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

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storeys
1	Warehouse with ancillary office	3,238	3,238	9	1
Total		<u>3,238</u>	<u>3,238</u>		
		Plot Ratio	Site Coverage		
		1	99.8%		

9. 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.
10. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. 3 nos. of parking space for medium goods vehicles (MGV) are proposed at the Site for the daily operation of the Proposed Development. The Site is accessible by vehicles from Kam Ho Road via the ingress to the east of the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 6**).
12. The entire site is covered by overgrown grass and filled with concrete of about 0.2 m in depth (existing ground levels ranging from +12.2 mPD to +13.8 mPD) for the provision of solid ground for the erection of structures and vehicle manoeuvring space (**Plan 4**). The application serves to regularise the existing filling of land within the Site.

Similar Applications

13. There are 5 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-KTS/946	Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years	19.5.2023
A/YL-KTS/959	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land	9.6.2023
A/YL-KTS/997	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	10.5.2024
A/YL-KTS/1023	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	25.10.2024
A/YL-KTS/1032	Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years and Associated Filling of Land	22.11.2024

14. The similar applications were approved by the Committee between 2023 and 2024 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 their technical concerns could be addressed by appropriate 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 application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

16. The Proposed Development involves the erection of temporary structure. The applied use is considered not incompatible with surrounding land uses intermixed with warehouse, plant nursery, storage, woodland and residential structures. There are warehouses located at approximately 100m to the north-west of the Site. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

Traffic

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

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

18. 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.
19. 3 nos. of parking space for MGW are proposed at the Site for the daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 6**).

20. 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 100 m from the Site (**Plan 5**).

Environment

21. 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.
22. 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.

Drainage

23. The Applicant has submitted a drainage proposal with the provision of periphery u-channels and catchpits to mitigate the potential adverse drainage impacts arising from the Proposed Development (**Plans 7.1 and 7.2**). The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Chief Engineer/Mainland North, Drainage Services Department.

Fire Safety

24. 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.

Planning Gain

25. 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.

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