



Section 16 Planning Application

**Temporary Open Storage of Construction Materials (Metal)
for a Period of 3 Years at Lots 280(Part), 282(Part), 284(Part), 285(Part),
286(Part), 287(Part) and 320(Part) in D.D.126, Fung Ka Wai, Ping Shan,
Yuen Long, N.T.**

Planning Statement

Applicant
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Prepared by
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Executive Summary

This planning statement is prepared in support of a planning application for proposed temporary open storage of construction materials (metal) (“the proposed development”) for a period of 3 years at Lots 280(Part), 282(Part), 284(Part), 285(Part), 286(Part), 287(Part) and 320(Part) in D.D.126, Fung Ka Wai, Yuen Long, N.T. (the “Application Site”).

The Application Site, covering an area of about 4,754 sq.m., falls within an area zoned “Recreation” (“REC”) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 gazetted on 23.9.2022. According to the Notes of the OZP, ‘Open Storage’ is neither a Column 1 nor Column 2 use of the “REC” zone, and temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board (the “Board”).

The Application Site, or part of it, is the subject of 11 previous approved applications. The last application (No. A/YL-PS/634) was approved for temporary Public Vehicle Park (Private Car Only) with Ancillary Site Office on 14.5.2021 for a period of three years. The Application Site is currently being used by the Applicant for the above approved use. The Applicant would like to convert the Application Site into an open storage of construction materials (metal) to accommodate his growing business of construction materials (metal) in the locality.

The Application Site falls within “Category 2” area under the TPB PG-No.13G. The majority of the Application Site will be used for open storage of construction materials (metal). The Application Site will propose an ancillary site office (1 storey, Height: about 2.5m) with a floor area of about 30 sq.m. at the western boundary near the existing ingress/egress point to assist the operation of the site.

The Application Site will be fenced off with corrugated metal sheets of 2.5m high. The Applicant will maintain the existing ingress/egress point at the western boundary with 8m in width. There are 3 parking spaces (2.5m x 5m) for staff and 2 loading/unloading spaces (3.5m x 11m) for medium goods vehicles. Adequate spaces for loading/unloading and manoeuvring of vehicles are reserved within the Application Site. The operation hours of the Application Site will be from 9:00am and 6:00pm from Mondays to Saturdays and no operations on Sundays and public holidays. No workshop activities will be conducted within the Application Site.

The justifications of this application are:

1. The proposed development will support the construction industry in Hong Kong;
2. The proposed development does not contravene the planning intention of “REC” zone;
3. The proposed development is compatible with surrounding land uses;
4. The proposed development will not hinder the proposed residential development under the Land Sharing Pilot Scheme;
5. The proposed development will not hinder future public housing development;
6. The proposed development will promote optimization of valuable land resources;
7. The proposed development is complied with TPB PG-No. 13G; and
8. The proposed development will not generate adverse drainage, traffic and environmental impacts on the surrounding areas.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書旨在支持在新界元朗屏山馮家圍丈量約份第 126 約地段第 280 號(部分), 第 282 號(部分), 第 284 號(部分), 第 285 號(部分), 第 286 號(部分), 第 287 號(部分)及第 320 號(部分)(“申請地點”), 作為期三年的臨時露天存放建築材料(五金物料)用途(“擬議發展”)的規劃申請。

申請地點的面積約 4,754 平方米, 位於在 2022 年 9 月 23 日刊憲的屏山分區計劃大綱核准圖(圖則編號: S/YL-PS/20)上的「康樂」地帶。根據該大綱圖的註釋, “露天貯物”不屬「康樂」地帶內的第一欄或第二欄用途, 然而不超過三年土地或建築物的臨時用途或發展, 需先向城市規劃委員會(“城規會”)提出申請。

申請地點或其部分涉及 11 宗規劃許可。最後一次申請(申請編號: A/YL-PS/634)於 2021 年 5 月 14 日獲城規會批准用作臨時公眾停車場(只限私家車)連附屬辦公室, 為期三年。申請地點現時由申請人用作以上獲批准的用途。申請人現時於申請地點附近設有露天貯存建築材料(五金物料)場地。基於市場對五金物料需求趨增, 申請人因此計劃將申請地點改為露天存放建築材料(五金物料)用途。

申請地點座落於城規會規劃指引編號第 13G 的“第二類”地區。申請地點大部份位置將用作露天存放建築材料(五金物料)。申請人亦會於申請地點西邊近出入口位置, 設置一幢一層高(高度約 2.5 米)及樓面面積約 30 平方米的附屬辦公室, 以協助運作。

申請地點將設有 2.5 米高的圍欄, 而申請人會繼續使用現有於申請地點西面的出入口(約 8 米闊)。申請地點亦提供三個供職員使用的私家車停車位及兩個供中型貨車使用的上落貨位。申請地點內亦有足夠空間供上落貨及車輛移動。申請地點的營運時間為星期一至六上午九時至下午六時, 星期日及公眾假期不會營運。申請地點內不會進行任何工場活動。

本規劃申請的理據為:

1. 擬議發展有助支持本港的建造業;
2. 擬議發展不會違背「康樂」地帶的規劃意向;
3. 擬議發展與鄰近的土地用途協調;
4. 擬議發展不會阻礙土地共享先導計劃下的擬議住宅發展;
5. 擬議發展不會阻礙未來的公營房屋發展;
6. 擬議發展可有效利用寶貴的土地資源;
7. 擬議發展不會違背城規會指引編號 13G; 及
8. 擬議發展不會對附近的排水、交通及環境構成不良的影響。

基於本規劃報告書所述的理據, 敬希 各城規會委員及有關政府部門能批准此項申請, 作為期三年的臨時用途。

TABLE OF CONTENTS	Page
1. INTRODUCTION	1
1.1 Purpose	
1.2 Organization of the Planning Statement	
2. SITE CONTEXT	2
2.1 The Application Site and Its Existing Condition	
2.2 Surrounding Land Uses	
2.3 Accessibility	
2.4 Land Status	
3. PLANNING CONTEXT	3
3.1 Outline Zoning Plan	
3.2 Previous Applications	
3.3 Similar Applications	
3.4 Town Planning Board Guidelines No. 13G (TPB PG-No. 13G)	
4. DEVELOPMENT PROPOSAL	5
4.1 Site Configuration and Layout	
4.2 Site Operations	
4.3 Fencing	
4.4 Landscape and Tree Preservation Proposal	
4.5 Vehicular Access and Parking Arrangement	
4.6 Drainage Proposal	
4.7 Environmental Consideration	
5. PLANNING JUSTIFICATIONS	8
5.1 Support the Construction Industry in Hong Kong	
5.2 Not Contravene the Planning Intention of “REC” Zone	
5.3 Compatible with Surrounding Land Use	
5.4 Will not Hinder the Proposed Residential Development under the Land Sharing Pilot Scheme	
5.5 Will not Hinder Future Public Housing Development	
5.6 Optimization of Valuable Land Resources	
5.7 Compliance with TPB PG-No. 13G	
5.8 No Adverse Impacts on the Surrounding Areas	
6. CONCLUSION	10

List of Figures

Figure 1	Location Plan
Figure 2	Lot Index Plan
Figure 3	Vehicular Access to the Site
Figure 4	Indicative Layout Plan
Figure 5	Landscape and Tree Preservation Proposal

Site Photos

1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for temporary open storage of construction materials (metal) (the “proposed development”) for a period of 3 years at Lots 280(Part), 282(Part), 284(Part), 285(Part), 286(Part), 287(Part) and 320(Part) in D.D.126, Fung Ka Wai, Ping Shan, Yuen Long, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lot is shown per **Figure 2**.

The Application Site, covering an area of about 4,754 sq.m., falls within an area zoned “Recreation” (“REC”) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 gazetted on 23.9.2022. According to the Notes of the OZP, ‘Open Storage’ is neither a Column 1 nor Column 2 use of the “REC” zone, and temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board (the “Board”).

The Application Site, or part of it, is the subject of 11 previous approved applications. The last application (No. A/YL-PS/634) was approved for temporary public vehicle park (private car only) with ancillary site office on 14.5.2021 for a period of three years. All approval conditions of the last application have been complied with by the same Applicant. The Application Site is currently being used by the Applicant for the above approved use.

The Applicant is currently operating an open storage of construction materials (metal) at Lot 226 (Part) in D.D.126 and adjoining government land, Fung Ka Wai, Ping Shan, Yuen Long (Application No. A/YL-PS/685 approved by the Board on 23.6.2023), which is same as the applied use in the same locality. The Applicant would like to convert the Application Site into an open storage of construction materials (metal) to accommodate his growing business in the area.

Under the Town Planning Board Guidelines No.13G, the Application Site falls within a “Category 2” site. Subject to previous planning approvals and no adverse departmental comments on the application, the Application Site is a preferred location for the proposed development. The proposed development is also compatible with the surrounding land uses, which are mainly similar open storage yards for vehicles and construction materials/equipment.

1.2 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 4,754 sq.m., is located to the east of Tin Tsz Road and at the foothill of Kai Shan, Fung Ka Wai, Ping Shan, Yuen Long, N.T., which is between Yuen Long and Tin Shui Wai New Town. The Application Site is a piece of flat land and currently used as a public vehicle park (private car only). The Application Site is fenced off by corrugated metal sheets of 2.5m high along the site boundary of the previous application No. A/YL-PS/634 (see **Site Photos**). A piece of Government land is enclosed within the Application Site and is fenced off.

2.2 Surrounding Land Uses

The surrounding areas are mixed with scattered village houses, open storage yards and places of recreation. A drone training centre can be found at the immediate north. To the north and east of the Application Site within the "Conservation Area" zone is a piece of vacant land and the hilly area of Kai Shan. To the east is the hillslope of Kai Shan with a piece of woodland scattered with graves. To the south are the residential settlements of Fung Ka Wai within the "V" zone. To the west, southwest and southeast are open storage yards of new vehicles (private cars, taxis, light goods vehicles and light buses only), building materials and machinery/construction materials and/or construction equipment with planning permissions under approved Application Nos. A/YL-PS/603, 653, 669, 685, 695 and 697. To the further north and northwest, several recreational uses can be found such as the Hong Kong Archery Association Lam Sim Fook Archery Range and a barbecue spot, respectively.

2.3 Accessibility

The Application Site enjoys good accessibility to strategic road network. It can be easily accessible by an existing local track leading to the junction of Tin Tsz Road and Tin Wah Road, which connect to other parts of the New Territories. The proposed development would share the access road with the surrounding uses. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.4 Land Status

According to the records of the Land Registry, the subject lots are held under Block Government Lease and is demised as agricultural use with lease term for 75 years, from 1.7.1898 less three days and are renewable for a further term of 24 years.

The Applicant will apply for a Short Term Waiver (STW) for the erection of temporary structure on the Application Site upon approval of this application.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site is currently zoned “Recreation” (“REC”) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 gazetted on 23.9.2022 (see **Figure 1**). As stipulated in the Notes attached to the OZP, the planning intention of “REC” is primarily for “recreational developments for the use of the general public.” Development of active and/or passive recreation and tourism/eco-tourism are encouraged in this zone.

According to the Notes of the OZP, the proposed development is neither ‘Column 1’ nor ‘Column 2’ use of the “REC” zone. However, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

3.2 Previous Applications

The Application Site, or part of it, is the subject of 11 previously planning applications as summarized in the table below:-

Application No.	Applied Use	Decision	Date of Approval
A/DPA/YL-PS/3	Proposed Open Storage of New Vehicles	Rejected upon Review	13.5.1994
A/DPA/YL-PS/30	Proposed Open Storage of New Vehicles for a Period of 3 Years	Approved with conditions	21.10.1994
A/YL-PS/14	Temporary Open Storage of New Vehicles for a Period of 12 Months	Approved with conditions	3.10.1997
A/YL-PS/40	Temporary Open Storage of New Vehicles for a Period of 12 Months	Approved with conditions	16.10.1998
A/YL-PS/49	Proposed Golf Driving Range	Approved with conditions	26.3.1999
A/YL-PS/247	Temporary Holiday Camp Development with Ancillary Facilities for a Period of 3 Years	Rejected	17.11.2006
A/YL-PS/295	Temporary War Game Centre for a Period of 3 Years	Approved with conditions	13.2.2009
A/YL-PS/369	Temporary War Game Centre for a Period of 3 Years	Approved with conditions	24.2.2012
A/YL-PS/470	Renewal of Planning Approval for Temporary War Game Centre for a Period of 3 Years	Approved with conditions	6.2.2015 (Revoked on 16.6.2017)
A/YL-PS/544	Temporary War Game Centre for a Period of 3 Years	Approved with conditions	22.9.2017
A/YL-PS/634	Temporary Public Vehicle Park (Private Car Only) with Ancillary Site Office for a Period of 3 Years	Approved with conditions	14.5.2021

All approval conditions in respect of the last application (No. A/YL-PS/634) have been complied with, including submission and implementation of drainage proposal and fire service installations proposal.

3.3 Similar Applications

Five similar applications were approved by the Board in the last three years for open storage uses within the same “REC” zone. It should be noted that some of the application site has been occupied by open storage uses for more than 20 years. These approved applications are summarized as follows:

Application No.	Applied Use	Site Area (m²)	Decision	Date of Approval
A/YL-PS/653	Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years	45,870	Approved with conditions	4.3.2022
A/YL-PS/669	Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years	3,673	Approved with conditions	3.3.2023
A/YL-PS/680	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	8,916.1	Approved with conditions	19.5.2023
A/YL-PS/685*	Temporary Open Storage of Construction Material (Metal) for a Period of 3 Years	3,369	Approved with conditions	23.6.2023
A/YL-PS/695	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years	17,994.8	Approved with conditions	22.9.2023

*Applied by the Applicant of this application

3.4 Town Planning Board Guidelines No. 13G (TPB PG-No. 13G)

According to TPB PG-No.13G, the Application Site falls within a “Category 2” area. The guidelines stipulate that applications for open storage and port back-up uses in “Category 2” could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas.

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant proposes to convert the Application Site into temporary open storage of construction materials (metal) for a period of 3 years.

The Application Site has an area of about 4,754 sq.m. The existing ingress/egress point at the western boundary connecting the local track leading from the junction of Tin Tsz Road and Tin Wah Road with 8m in width will be maintained by the Applicant.

The majority portion of the site will be used for open storage of construction materials (metal). The Applicant will propose a one-storey (height: about 2.5m) ancillary site office at the western boundary with a floor area of 30 sq.m. to assist the operation of the site.

There are also 3 parking spaces (2.5m x 5m) for staff and 2 loading/unloading bays (3.5m x 11m) for medium goods vehicles. Adequate spaces for loading/unloading and manoeuvring of vehicles are reserved within the Application Site (see Layout Plan at **Figure 4**).

The major differences of the current application and previously approved application (No. A/YL-PS/634) are shown below:

Major Development Parameters	Previously Approved Application (No. A/YL-PS/634)	Current Application	Difference
Applied Use	Temporary Public Vehicle Park (Private Cars Only) with Ancillary Site Office for a period of 3 years	Temporary Open Storage of Construction Materials (Metal) for a period of 3 years	Change in use
Site Area	About 5,609 sq.m.	About 4,754 sq.m.	-855 sq.m. (-15%)
Zoning	"REC" and "V"	"REC"	"V" portion is excluded
Total Floor Area (Non-domestic)	46 sq.m.	30 sq.m.	-16 sq.m. (-35%)
No. of Structure	1 ancillary site office	1 ancillary site office	-
Height of Structures	5.2m (2-storey)	2.5m (1 storey)	-2.7m (-52%) (-1 storey)
No. of Parking Spaces	93 nos. (90 for private vehicles and 3 for staff)	3 nos. (private cars for staff use only)	-90 nos.
Loading/unloading Bays	-	2 nos. (medium goods vehicle)	+2
Operation Hours	24 hours Daily from Mondays to Sundays	9:00am to 6:00 pm - From Mondays to Saturdays - No operation of Sundays and public holidays	Shorter operation time

4.2 Site Operations

The proposed hours of operation at the Application Site are between 9:00am and 6:00pm from Mondays to Saturdays. There will be no operations on Sundays and public holidays. The construction materials (metal) to be stored at the Application Site will be delivered to the construction sites in the New Territories. The Applicant also confirms that there will be no workshop activities conducted at the Application Site.

4.3 Fencing

The Application Site is partly fenced off with corrugated metal sheets of about 2.5m high. The piece of Government land enclosed within the Application Site will continue to be fenced off. Due to the change in the application boundary, the Applicant will rearrange the existing boundary fencing according to the revised boundary of the Application Site.

4.4 Landscape and Tree Preservation Proposal

The Applicant has complied with the approval condition (f) of the previous application (No. A/YL-PS/634) to maintain the existing trees within the site in good conditions during the planning approval period.

The Application Site have been provided with 26 peripheral screen plantings (see **Figure 5**), which have already been implemented since previous planning approval (Application No. A/YL-PS/544), along the site boundary to improve the amenity of the Application Site and to minimize visual intrusion to the surrounding areas. The tree species is Ficus Microcarpa, which grow to a mature height of 4 to 5 metres, with a canopy span of about 5 metres in diameter. The Applicant will maintain all the existing trees within the Application Site and manual irrigation will be used.

4.5 Vehicular Access and Parking Arrangement

The Applicant will maintain the existing ingress/egress point of the Application Site, which is about 8m wide and located at the western boundary. The Application Site can be accessed via a local road diverging from the junction of Tin Tsz Road and Tin Wah Road (see **Figure 3**). 2 loading/unloading spaces (3.5m x 11m) for medium goods vehicles and 3 private car parking spaces (2.5m x 5m) for staff/visitors are proposed. Adequate spaces will be provided within the Application Site for loading/unloading and manoeuvring of vehicles such that no vehicles have to queue back to public road or reverse onto/from the public road.

The proposed development, as with most other open storage sites, is not a high traffic generating use. According to the Applicant, the frequency of trips by vehicles to and from the Application Site will not be more than 2 round trips daily at non-peak hours (between 10am – 4pm). There will be no more than 5 working staff on-site. Considering the business nature and operational needs, staff can take public transport to the Application Site and the traffic generated by private vehicles (staff) can be minimized. The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Medium Goods Vehicles)		No. of Trips (Private Cars)	
	In	Out	In	Out
08:00-09:00 (peak hour)	0	0	2	0
09:00-10:00 (peak hour)	0	0	1	0
10:00-11:00	1	0	0	0
11:00-12:00	0	1	0	0
12:00-13:00	1	0	0	0
13:00-14:00	0	0	0	0
15:00-16:00	0	0	0	0
16:00-17:00	0	1	0	0
17:00-18:00 (peak hour)	0	0	0	3

4.6 Drainage Proposal

Drainage facilities had been provided at the Application Site. The submission and implementation of a drainage proposal in compliance of the approval conditions (h) and (i) of the last application (No. A/YL-PS/634) have been approved by the Drainage Services Department on 20.2.2023 and 16.6.2023 respectively. The Applicant will maintain the existing drainage facilities on site.

4.7 Environmental Consideration

The nature of the proposed development will merely involve the storage of construction materials. To minimize the possible environmental nuisance, the Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake to provide the following mitigation measures:

- (a) No workshop activities will be conducted at the Application Site;
- (b) The existing 2.5m high corrugated metal fencing will be rearranged and maintained along the revised application boundary;
- (c) The operating hours will be restricted from 9 am to 6 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays; and
- (d) No more than 2 round trips by medium goods vehicles daily to minimize the traffic and noise impact.

5. Planning Justifications

5.1 Support the Construction Industry in Hong Kong

With the ongoing resumption projects in the Northern Metropolis area, a significant number of operators in the construction industries is affected as their operation sites in Northern New Territories and North West New Territories have been / will be resumed by the Government for development of NDAs/public works in the near future.

In view of the much more stringent control on land usage coupled with shrinking supply of land for open storage use and increasing difficulty in acquiring planning permission, the demand for open storage sites has already become a key economic and logistics issue concerning the whole Territory. Granting approval to this application will maintain the supply of land for such use and help satisfy the needs for open storage facilities. It should be noted that the Application Site will be used for storage of construction materials delivered to different construction sites in the New Territories, which would be directly related to or in support of the public works of the Government and private development. Therefore, the approval of this application would help support the construction industry in Hong Kong and provide a temporary solution to meet the pressing market demand of open storage facilities in the North West New Territories.

5.2 Not Contravene the Planning Intention of “REC” Zone

The Application Site falls within an area zoned “REC” on the Ping Shan OZP No. S/YL-PS/20. Nevertheless, it should be highlighted that the Application Site is a “Category 2” site under TPG PG-No.13G, in which planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse department comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.

In view of the surrounding developments of the Application Site, which is mainly occupied by open storage/storage yard for storage of vehicles and construction materials/equipment/machinery, with some obtaining planning approvals, the planning intention of the “REC” zone has not been materialized. The Application Site is unlikely be developed for recreational developments in the short to medium term. In addition, the Proposed Development is a temporary use which would not jeopardize the long-term planning intention of “REC” zone.

5.3 Compatible with Surrounding Land Use

As mentioned in paragraph 3.3 of this planning statement, the area to the west and southwest of the Application Site within the same “REC” zone were approved by the Board for various open storage uses in the last three years. Furthermore, many of these approved applications are renewal applications for open storage uses in the vicinity, which indicates that the area has been catering for open storage/storage uses. The proposed development, which is mainly for similar open storage use, is generally compatible with the existing developments in the surrounding areas.

5.4 Will Not Hinder the Proposed Residential Development under the Land Sharing Pilot Scheme (LSPS)

It is noted that the majority of the Application Site falls within the application boundary of the newly announced LSPS Application No. LSPS/007 by the Development Bureau on 6.5.2024. The Applicant understands that the proposed development will only be temporary and agrees to terminate the proposed development when the Application Site will be implemented for the proposed residential development under LSPS. Given the temporary nature of the application, it will not hinder the future long-term residential development under LSPS.

5.5 Will Not Hinder Future Public Housing Development

As referred to the prevailing Ping Shan OZP, the "R(A)6" zone to the southwest of the Application Site is intended for future public housing development. However, due to the temporary nature of the application, it will not jeopardize the long-term future development of the locality, if the respective "R(A)6" zone and subject "REC" zone are considered essential to be implemented by the Board in the future.

Meanwhile, the proposed development at the Application Site is considered not unsuitable with the current surrounding land use and is able to flexibly meet the demand for open storage uses in the market. In this regard, temporary use of the proposed development is considered viable to maximize the interim land uses.

5.6 Optimization of Valuable Land Resources

In view of the growing business of construction materials (metal) of the Applicant, the proposed development would take full advantage of the location and the exceptional physical state of the Application Site i.e. flat and formed land with direct access of the local road leading to Tin Tsz Road and Tin Wah Road for transportation of construction materials. Given the approval of planning applications of similar uses in the vicinity, the proposed development is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without inflicting undesirable impacts on the environment.

5.7 Compliance with TPB PG-No.13G

The proposed development is considered not contrary to the TPB PG-No.13G. The Application Site falls within a "Category 2" area, in which applications for open storage uses could be granted on a temporary basis up to a maximum period 3 years. The Application Site has been granted with planning approvals for open storage use in the past (Application Nos. A/DPA/YL-PS/30, A/YL-PS/14 and 40). In view of the surrounding environment, which is similar open storage uses as the proposed development, adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas are not anticipated. The concerns of relevant Government departments can be addressed through implementation of approval conditions. Therefore, the proposed development is in line with the TPB PG-No. 13G.

5.8 No Adverse Impacts on the Surrounding Areas

Owing to the nature and size of the proposed use, no adverse impacts are anticipated on the surrounding areas, as discussed below:

Drainage

The submission and implementation of drainage proposal (No. A/YL-PS/634) was considered satisfactory by DSD on 16.6.2023. The Applicant will maintain the existing drainage facilities on the Application Site. In this regards, no adverse drainage impact is anticipated.

Traffic

The applied use, as with most other open storage sites, is not a high traffic generating use. The frequency of delivery trips to and from the Application Site will be low (estimated to be not more than 2 round trips per day). When compared to the last application, a much lower traffic flow would be induced on the adjacent public road network. In this regard, it is anticipated that the proposed development would not have significant traffic impact to the surrounding areas.

Environment

The applied open storage facility is merely for the open storage of construction materials (metal), which would not generate adverse noise, air pollution or visual intrusion to the surrounding. In addition, no workshop activities will be carried out in the Application Site. Therefore, the proposed development will not generate any pollution or adverse environmental impacts on the surrounding environment.

6. Conclusion

The Application Site falls within “REC” zone on the Ping Shan OZP. The Applicant Site is currently being used and approved for temporary public vehicle park (private car only) (No. A/YL-PS/634) by the Applicant and all approval conditions have been complied with. However, the Applicant would like to convert the Application Site into an open storage of construction materials (metal) to accommodate his growing business in the area.

In view of the site location, the existing site conditions and surrounding land uses, the Application Site is considered unattractive for recreational developments in present stage and the planning intention of the “REC” zone is not materialized. In addition, the Board has approved a number of similar applications in the surrounding areas in the past 3 years, indicating that such use is both compatible and suitable in land use term, at least on a temporary basis of 3 years.

The Application Site also falls within “Category 2” area under TPB PG-No.13G. Given the temporary nature of the proposed development, the proposed development will not hinder future proposed residential development under LSPS or public housing development in the locality. It is also considered acceptable in maximizing the interim land use and in compliance with TPB PG-No. 13G. The approval of this application will be able to cater for the need of open storage facilities with support to the construction industry in Hong Kong.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.