

Executive Summary

1. The application site contains 20 lots in D.D. 123 and in D.D. 126 and Adjoining Government Land, Wang Chau, Ping Shan, Yuen Long, N.T.
2. The site falls within “Open Storage” (“OS”) zone.
3. The proposed use is a ‘Renewal of Planning Approval for Temporary Container Storage with Ancillary Repair Workshops for Container Vehicles and Trailers’ for a Period of 3 Years.
4. The proposed use (Column 2 use) conforms to the planning intention.
5. The site area is about 7,670m² (including 4,920m² of Government land).
6. Operation hours are 7 a.m. to 11 p.m. every day (excluding Sundays and Public Holidays).

行政摘要

1. 申請地點包含新界元朗屏山橫洲丈量約份第 123 約及第 126 約共 20 個地段和毗鄰政府土地。
2. 申請地點位於露天貯物地帶。
3. 擬議申請作「臨時貨櫃存放及附屬貨櫃車及拖架修理工場」的許可續期申請 (為期 3 年)。
4. 申請用途 (第二欄用途) 符合上述規劃意向。
5. 申請面積為大約 7,670 平方米(包括 4,920 平方米政府土地)。
6. 營業時間為每天上午七時至晚上十一時(星期日及公眾假期不營業)。

Justifications

Lots 664 (Part), 669 (Part), 670 (Part), 671 (Part), 672, 673, 714 (Part), 715 (Part), 716 (Part), 717 (Part), 723 S.A (Part), 724, 727 (Part), 728 (Part), 731 (Part), 734 (Part), 762 S.D (Part) and 768 in D.D. 123 and Lots 558 (Part), 562 (Part) in D.D. 126 and Adjoining Government Land, Wang Chau, Ping Shan, Yuen Long, New Territories

1 THE PROPOSED USE

The proposed use is ‘Renewal of Planning Approval for Temporary Container Storage with Ancillary Repair Workshops for Container Vehicles and Trailers’ for a Period of 3 Years. This application is a subject of a previous Application No. A/YL-PS/640.

2 LOCATION (Plan 2)

The application site (the site) is on Lots 664 (Part), 669 (Part), 670 (Part), 671 (Part), 672, 673, 714 (Part), 715 (Part), 716 (Part), 717 (Part), 723 S.A (Part), 724, 727 (Part), 728 (Part), 731 (Part), 734 (Part), 762 S.D (Part) and 768 in D.D. 123, Lots 558 (Part) and 562 (Part) in D.D. 126, and Adjoining Government Land, Wang Chau, Ping Shan, Yuen Long, New Territories.

3 SITE AREA (Plan 2)

Private Land	2,750 m ²
Government Land	4,920 m ²
Total	= <u>7,670 m²</u>

4 THE PROPOSAL (Plan 3)

Structure	Floor Area	Cover Area	No. of Storeys	Height
Open Shed	200.00 m ²	200.00 m ²	1	About 6 m
Open Shed	226.24 m ²	226.24 m ²	1	About 6 m
2-storey Container office	115.20 m ²	57.60 m ²	2	About 5.2 m
Guardroom	2.25 m ²	2.25 m ²	1	About 2.6 m
Toilet	<u>4.00 m²</u>	<u>4.00 m²</u>	1	About 2.6m
Total	<u>547.69 m²</u>	<u>490.09 m²</u>	--	--

4.1 The general on-site operations hours are from 7 a.m. to 11 p.m. (Monday to Saturday). It does not operate on Sundays and public holidays.

- 4.2 The operation hours of the Ancillary Repair Workshops for Container Vehicles and Trailers are from 7 a.m. to 7 p.m. (Monday to Saturday). It does not operate on Sundays and public holidays.
- 4.3 Containers which have been emptied pending for reloading will be placed here. The maximum number of empty containers to be stored on each site at one time is about 222 TEUs
- 4.4 The container vehicles come by appointment. Only after the container on the previous container trailer has been removed and the trailer leaves, the next one will be informed to come. As the process of lifting a container and putting it in place on a trailer only takes about 5 minutes. It takes about 10 minutes for a container trailer to come and complete the operation.
- 4.5 Loading/unloading spaces are provided at the side of the entrances for lifting or loading of the container from the trailer. Six container trailer waiting places for each site are provided. There are sufficient loading/unloading and waiting spaces to avoid container trailers waiting outside the site.
- 4.6 There is no changes in development parameters, i.e. covered area, floor area and the site coverage.

5 PLANNING CONTEXT

The site falls within “Open Storage” (“OS”) zone on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20.

According to the Notes of the OZP, ‘container storage/repair yard’ use is a Column 2 use, which may be permitted with or without conditions on application to the Town Planning Board (“TPB”).

The site falls within ‘Category 1’ area under Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No. 13G). Category 1 areas are considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas.

6 PREVIOUS APPLICATIONS

The site is the subject to a previous Application No. A/YL-PS/640 approved by the Town Planning Board on 23.7.2021 for a period of 3 years. The applicant has complied with all the planning conditions under the planning permission. There is no significant adverse impact to the environment, drainage and landscape.

END