

## **Planning Statement**

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”/“the TPB”) on behalf of Mr. CHEUNG Kam Kwong (“the Applicant”) in support of the planning application for the renewal of planning approval for ‘Temporary Open Storage of Construction Materials, Machinery and Scrap Metals with Ancillary Site Office’ for a period of 3 years (“the Development”) at Lot Nos. 322 S.A. (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D. 119, Tong Yan San Tsuen, 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 Nos. 322 S.A. (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories. The Site is accessible from Shan Ha Road via a local track leading to the ingress to its west.
3. The site area is about 2,445.7 m<sup>2</sup>. No Government Land is involved.
4. The Site is the subject of a previous application No. A/YL-TYST/1111 for the same applied use submitted by the same applicant. All approval conditions were satisfactorily complied with by the Applicant. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

### **Planning Context**

5. The Site falls within an area zoned “Residential (Group A) 3” (“R(A)3”), “Open Space” (“O”) and “Village Type Development” (“V”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (the “OZP”) No. S/YL-TYST/14.
6. The planning intention of the “R(A)3” zone is primarily for high-density residential developments.
7. The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
8. The planning intention of the “V” zone is for development of Small Houses by indigenous villagers. However, a local track clearly defines a buffer that the application site will not further encroach on to the “V” zone.

9. 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.
10. Provided that the Development is temporary in nature, renewal of planning approval on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “R(A)3”, “O” and “V” zones.

**TPB Planning Guidelines**

11. The TPB Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) is relevant to the application.
12. The application is in line with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application; all approval conditions of the previous approval were satisfactorily complied with; and the time period sought does not exceed the duration of the previous approval.

**Development Parameters (Plan 3)**

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

<b>Structures/Uses</b>	<b>Floor Area (ab.) (m<sup>2</sup>)</b>	<b>Covered Area (ab.) (m<sup>2</sup>)</b>	<b>No. of Storey</b>	<b>Height (ab.) (m)</b>
Container Storeroom & Office G/F Office U/F Storeroom	64.8	36	2	5.2
Container Storeroom	28.8	28.8	1	2.6
Open Shed 1 for Storage of Scrap Metals)	73.3	73.3	1	4.6
Open Shed 2 for Shelter	100	100	1	4.6
Open Shed 3 for Storage of Machinery	36	36	1	4.6
<b>Total</b>	<b><u>302.9</u></b>	<b><u>274.1</u></b>		
	<b>Plot Ratio</b>	<b>Site Coverage</b>		
	0.12	11.2%		

14. A loading/unloading area for goods vehicle is provided at the northern boundary of the Site.
15. Operation hours are from 7 a.m. to 6 p.m. from Monday to Saturday. No operation will be carried out on Sundays and public holidays.
16. No dismantling, diminishing and other workshop activities are carried out on site.

17. No used electrical appliance, television, computer monitor, computer/electronic parts or any other electronic waste is allowed to be stored on site.

**Previous Applications**

18. The Site, in part or in whole, is the subject of 9 previous applications approved by the Committee.

<b>Application No.</b>	<b>Applied Use</b>	<b>Date of Approval</b>
A/YL-TYST/208	Temporary Open Storage of Scrap Metal & plastic materials for a Period of 2 Years	25.7.2003
A/YL-TYST/250	Temporary Open Storage of Scrap Metal and Construction Materials with Ancillary Office for a Period of 3 Years	24.9.2004
A/YL-TYST/352	Renewal of Planning Permission for Temporary Open Storage of Scrap Metal and Construction Materials with Ancillary Office for a Period of 3 Years	11.5.2007
A/YL-TYST/486	Temporary Open Storage of Construction Materials, Scrap Metal and Furniture (with Ancillary Site Office) for a Period of 3 Years	13.8.2010
A/YL-TYST/539	Temporary Open Storage of Construction Materials, Machinery and Scrap Metal with Ancillary Site Office for a Period of 1 Year	22.7.2011
A/YL-TYST/613	Temporary Open Storage of Construction Materials, Machinery and Scrap Metal with Ancillary Site Office for a Period of 3 Years	5.10.2012
A/YL-TYST/753	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery and Scrap Metal with Ancillary Site Office for a Period of 3 Years	18.9.2015
A/YL-TYST/919	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery and Scrap Metals (with Ancillary Site Office) for a Period of 3 Years	5.10.2018
A/YL-TYST/1111	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery and Scrap Metals with Ancillary Site Office for a Period of 3 Years	24.9.2021

19. The previous applications were approved mainly on considerations that temporary approval would not frustrate the long-term planning intention of the “R(A)3”, “O” and “V” zones; compatible with the surrounding areas; subject of previous planning approvals; and the applicant complied with all approval conditions.

20. 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 previous applications.
21. The latest previous approval no. A/YL-TYST/1111 for the same applied use submitted by the same applicant was approved by the Committee on 24.9.2021. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

### **No Adverse Impacts to the Surroundings**

#### Visual and Landscape

22. There are several open storage yards around the Site. No complaint has been received since the Site being operated. As such, it is considered that the Development is compatible with the surroundings.
23. The Site is landscaped. Existing trees are well maintained (**Plan 4**).

#### Environment

24. 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.
25. Potential adverse noise impacts to the surrounding areas are not anticipated under the restriction on operation hours. The Site is for open storage use. It is well fenced. The Development will not generate significant noise impact to the surrounding area.

#### Drainage

26. The applicant has implemented sufficient drainage facilities to prevent adverse impact to the surrounding area. Please refer to the Approved Drainage Proposal (**Plan 5**).
27. The existing drainage facilities have been maintained in good conditions throughout the approval period of previous application nos. A/YL-TYST/613, 753, 919 & 1111. The latest condition record of the existing drainage facilities on site was accepted by CE/MN, DSD on 18.9.2019 (**Annex I**).
28. As mentioned in Sections 4 & 21 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/YL-TYST/1111.

Fire Safety

29. The existing fire service installations (FSI) have been maintained in efficient working order at all times throughout the approval period of previous application nos. A/YL-TYST/613, 753, 919 & 1111. Please refer to the Approved FSI Proposal (**Plan 6**).
30. As mentioned in Sections 4 & 21 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/YL-TYST/1111.

Traffic

31. The vehicle trips are not frequent (about 2 to 4 trips per day).
32. There is adequate space for vehicular manoeuvring inside the site to avoid reversed vehicular moment outside the Site.
33. No heavy goods vehicle exceeding 24 tonnes, including container trailers and tractors, are allowed to enter the Site.

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