

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”/“the TPB”) on behalf of Mr. Tam Fung Lam (“the Applicant”) in support of the planning application for the renewal of planning approval for ‘Temporary Storage of Advertisement Material with Ancillary Workshop’ for a period of 3 years (“the Development”) at Lot Nos. 1198 S.E (Part), 1223 RP (Part) and 1224 RP (Part) in D.D. 119 and adjoining Government Land, Kung Um Road, 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. 1198 S.E (Part), 1223 RP (Part) and 1224 RP (Part) in D.D. 119 and adjoining Government Land, Kung Um Road, Yuen Long, New Territories. The Site is accessible from Kung Um Road leading to the ingress to its south.
3. The site area is about 453 m², including about 24 m² of Government Land.
4. The Site is the subject of a previous application No. A/YL-TYST/1112 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 “Undetermined” (“U”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (the “OZP”) No. S/YL-TYST/14.
6. According to the covering Notes of the OZP, in the “U” zone, all uses or developments except those specified in paragraphs (8) and (11)(a) of the Notes of the OZP require permission from the Town Planning Board.
7. The planning intention of the “U” zone is to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises.

TPB Planning Guidelines

8. According to TPB PG-No. 13G, the site falls within Category 1 areas, which are considered suitable for open storage and port back-up uses.

9. Favourable consideration will normally be given to applications within these areas, subject to no major 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 should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/dangerous goods etc., may cause significant environmental and traffic concerns.
10. 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 also relevant to the application.
11. 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

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

	Structures	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	No. of Storey	Height (ab.) (m)
1	Open Shed	220	220	1	4.8
2	Container-converted Storeroom	Under structure 1	Under structure 1	1	2.6
3	Toilet	2.31	2.31	1	2.3
Total		<u>222.31</u>	<u>222.31</u>		
		Plot Ratio	Site Coverage		
		0.49	49%		

13. Operation hours are from 8 a.m. to 7 p.m. from Monday to Saturday. No operation on Sundays and public holidays.
14. No open storage activities will be carried out at the Site. Open area is reserved for car parking. Light goods vehicles will mainly be used, while medium or heavy goods vehicles will seldom be used for logistic use.
15. The ancillary workshop will operate cutting of glass, only if necessary.

Previous Applications

16. The Site, in part or in whole, is the subject of 6 previous applications approved by the Committee:

Application No.	Applied Use	Date of Approval
A/YL-TYST/398	Temporary Vehicle Repair Workshop for a Period of 3 Years	20.6.2008
A/YL-TYST/460	Proposed Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years	9.10.2009
A/YL-TYST/609	Renewal of Planning Approval for Temporary “Storage of Advertisement Material with Ancillary Workshop” for a Period of 3 Years	5.10.2012
A/YL-TYST/754	Renewal of Planning Approval for Temporary “Storage of Advertisement Material with Ancillary Workshop” for a Period of 3 Years	18.9.2015
A/YL-TYST/916	Renewal of Planning Approval for Temporary “Storage of Advertisement Material with Ancillary Workshop” for a Period of 3 Years	21.9.2018
A/YL-TYST/1112	Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years	24.9.2021

17. The previous applications were approved mainly on considerations that approval of temporary uses would not frustrate the long-term use of the area; compatible with the surrounding areas; the concerns of relevant government departments could be addressed by means of approval conditions; and the applicant complied with all approval conditions.
18. 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.
19. The latest previous approval no. A/YL-TYST/1112 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

Landscape

20. The Site is landscaped. Existing trees are well maintained (**Plan 4**). As such, there will be no adverse landscape impacts arising from the Development.

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. Potential adverse noise impacts to the surrounding areas are not anticipated under the restriction on operation hours.

Traffic

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

	Mondays to Saturdays	
	Attractions	Generations
08:00 – 09:00	0	0
09:00 – 10:00	0	0
10:00 – 11:00	1	0
11:00 – 12:00	0	0
12:00 – 13:00	0	0
13:00 – 14:00	0	0
14:00 – 15:00	0	0
15:00 – 16:00	0	0
16:00 – 17:00	0	1
17:00 – 18:00	0	0
18:00 – 19:00	0	0
Total Trips	<u>1</u>	<u>1</u>

24. In view of the low trip attraction and generation rates, the Development would not cause adverse traffic impacts to the adjacent areas and road network.
25. The Site is accessible from Kung Um Road. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 7**). No parking, reversing or turning of vehicles on public road is expected.

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/609, 754, 916 & 1112. The latest condition record of the existing drainage facilities on site was accepted by CE/MN, DSD on 15.7.2019 (**Annex I**).

28. As mentioned in Sections 4 & 19 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/YL-TYST/1112.

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/609, 754, 916 & 1112. Please refer to the Approved FSI Proposal (**Plan 6**).
30. As mentioned in Sections 4 & 19 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/YL-TYST/1112.

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