

Executive Summary

1. The application site is on Lots 989 (Part) and 990 (Part) in D. D. 119, Yuen Long, New Territories.
2. The site area is about 1,467.3m².
3. The proposed use is renewal of planning approval for 'Temporary warehouse for Storage of Machinery, Spare Parts and Construction Material' for a period of 3 years.
4. The operating hours are between 8:00 a.m. and 10:00 p.m. from Monday to Saturday and no operation on Sundays and public holidays.
5. A total of 4 structures are proposed on the site for storage of machinery, spare parts, construction material, and guardroom, site office and storeroom. Total floor area is 684.8 m².

行政摘要

1. 申請地點位於新界元朗丈量約份第 119 約地段第 989 號(部分)及第 990 號(部分)。
2. 申請面積為大約 1,467.3 平方米。
3. 申請地點的用途為 '臨時貨倉存放機械、零件及建築材料' 用途的規劃許可續期申請，為期 3 年。
4. 營業時間為星期一至星期六上午 8 時至下午 10 時(不包括星期日及公眾假期)。
5. 申請地點將提供 4 個構築物，作儲存機械、零件、建築材料及看更室／辦公室／儲物室用途。總樓面面積約 684.8 平方米。

Justifications

1. **The Proposed Use** (same as previous application)

1.1. The proposed use is renewal of planning approval for ‘Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material’ for a period of 3 years.

2. **Location** (same as previous application)

2.1. The application site is on Lots 989 (Part) and 990 (Part) in D. D. 119, Yuen Long, New Territories.

3. **Site Area** (same as previous application)

3.1. The site area is about 1,467.3 m². No Government Land is involved.

4. **Application Background**

4.1. This is a renewal application of previous approved application No.: A/YL-TYST/1088.

4.2. The applied use and the development parameters are the same as the previous approved application No.: A/YL-TYST/1088.

5. **Town Planning Zoning**

5.1. The site falls within the “Undetermined” (“U”) zone on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14. All uses or developments require permission from the Town Planning Board.

5.2. The planning intention of the “U” zone for this area is to cater for the continuing demand for open storage which cannot be accommodated in conventional godown premises.

5.3. The application site falls within an area shown as “Category 1” under the Town Planning Board Guidelines 13G. These areas are considered suitable for open storage and port back-up uses. As such, the proposed use is in line with the planning intention.

6. Development Parameters (same as previous application)

6.1. Operation hours

6.1.1. The operation hours are from 8:00 a.m. to 10:00 p.m. from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

6.2. Structures

6.2.1. There are four temporary structures on the site that are made from metal sheets. The detailed dimensions of the structures are as follows:

No.	Usage	Covered Area	Floor Area	Storey(s)	Height
1	Warehouse	193.59m ²	193.59m ²	1	6.2m
2	Warehouse	220.37m ²	220.37m ²	1	6.2m
3	Warehouse	210.60m ²	210.60m ²	1	6.2m
4a	Guardroom/ Site Office/ Storeroom	38.16m ²	38.16m ²	1	2.5m
4b		<u>11.04m²</u>	<u>22.08m²</u>	2	5.0m
	Total	<u>673.76m²</u>	<u>684.80m²</u>	-	-

6.2.2. Structures 1 and 2 are used as warehouses to store construction material (i.e. tiles); Structure 3 is used as warehouse to store machinery and spare parts for escalators (i.e. motors and steps), and Structure 4a and 4b are used as guardroom, site office and storeroom. Structure 4a and 4b are connected. No cleansing, repairing, dismantling, spraying or other workshop activities will be conducted at the site.

6.2.3. The total floor area is about 684.80m². Please refer to the Site Plan (Plan 3) for details.

6.3. Pedestrian Entrance

6.3.1. Four existing 1.5 m wide pedestrian entrances are proposed at the west, east and southeast of the site boundary. Please refer to the Site Plan (Plan 3) for details.

6.3.2. The entrances will be used by the staff and the applicant for commuting and working purposes.

7. Previously Approved Applications

7.1. The site is the subject of five previously approved applications. Details of the applications are shown as follows:

Application No.	Applied Use	Date of Consideration	Decision
A/YL-TYST/485	Temporary Warehouse for Storage of Construction Materials and Battery (with Ancillary Workshop Activities) for a Period of 3 Years	13.8.2010	Approved with conditions
A/YL-TYST/642	Renewal of planning approval for Temporary Warehouse for Storage of Construction Materials and Batteries (with Ancillary Workshop Activities) for a Period of 3 Years	2.8.2013	Approved with conditions
A/YL-TYST/812	Temporary Warehouse for Storage of Construction Materials, Private Car and Aquarium Fish for a Period of 3 Years	14.10.2016	Approved with conditions
A/YL-TYST/891	Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	04.05.2018	Approved with conditions
A/YL-TYST/1088	Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	30.4.2021	Approved with conditions

7.2. Given that the previous applications for ‘Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material’ at the site has been approved and that the current planning circumstances has no change, approval of the proposed use is in line with the previous decisions made by the Rural and New Town Planning Committee.

8. No Adverse Impact on the Environment (same as previous application)

8.1. Visual

8.1.1. The proposed use involves temporary warehouse and site office, guard room, and storeroom structures that are 2.5m to 6.2m tall. The proposed use is compatible with the surrounding uses that mainly comprise with open storage yards and warehouses. No adverse visual impact is anticipated.

8.2. Landscape

- 8.2.1. The landscape proposal remains the same as the approved landscape proposal under previous application no. A/YL-TYST/1088, which involves 24 *Lagerstroemia Speciosa* and 2 *Phellodendron Chinese Schneid.* These trees will be maintained in good conditions. Please refer to the Tree Preservation Proposal for details (Plan 4).
- 8.2.2. The existing 26 trees will be properly maintained. Regular horticultural maintenance such as watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the 'Tree Management Office including 'Tree care during construction' and 'Pictorial guide for tree maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail removal of climbers and dead trees.

8.3. Drainage

- 8.3.1. The drainage proposal remains the same as the approved proposal under previous application A/YL-TYST/1088. The existing drainage facilities will be maintained in good conditions. Please refer to the Drainage Proposal (Plan 5) for details.

8.4. Traffic

- 8.4.1. The site is accessible from Kung Um Road to its east via a local track.
- 8.4.2. A 5m-wide vehicular ingress/egress point is provided at the northern part of the site which remains the same as the previous application A/YL-TYST/1088. Please refer to the Location Plan (Plan 1) and the Site Plan (Plan 3) for details.
- 8.4.3. Light goods vehicles are used for logistics. A loading/unloading space (7m (L) x 3.5m (W)) for light goods vehicle will be provided for the purpose of loading and unloading only. Please refer to the Site Plan (Plan 3) for details.
- 8.4.4. Sufficient space for manoeuvring of light goods vehicle within the site is provided. Thus, no parking, queuing and reverse movement of vehicles outside the site is required. Please refer to the Swept Path Analysis (Plan 6 and 7) for details.

8.4.5. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/ trailers, as defined in the Road Traffic Ordinance are allowed on the site.

8.4.6. The estimated daily trip generation and attraction rate of the proposed use on operation days (Monday to Saturday) are shown in the table below:

	Trip Generation Rate	Trip Attraction Rate
Time slot	Light goods vehicles	Light goods vehicles
0800 – 0900	0	0
0900 – 1000	0	0
1000 – 1100*	1	0
1100 – 1200	0	0
1200 – 1300	0	0
1300 – 1400*	0	1
1400 – 1500	0	0
1500 – 1600*	1	0
1600 – 1700	0	0
1700 – 1800	0	0
1800 – 1900	0	0
1900 – 2000*	0	1
2000 – 2100	0	0
2100 – 2200	0	0
Total	<u>2</u>	<u>2</u>

(* Expected peak hours for the service)

8.4.7. The trip generation and attraction rate is anticipated to be four trips per day (two in and two out).

8.4.8. Given the small number of trips to be generated, the traffic impact to the local road network, i.e. Kung Um Road, is minimal.

9. Planning Gain

9.1. The proposed use can serve the continuing demand for open storage use in the area.

9.2. The proposed use is on a temporary basis which would not hinder the long-term development of the area.

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