

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1151, 1152, 1161 S.B RP (Part) and 1162 (Part) in D.D. 82, Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for storage of construction material (i.e. scaffold, bricks, tiles, column, screws etc.) and machinery (i.e. tamping rammer, generator, elevated platform etc.) in order to support the construction industry for the development in the New Territories.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Hung Lung Hang Outline Zoning Plan No.: S/NE-TKL/14, according to the Notes of the OZP, 'open storage' use is not a column one nor a column two use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within "AGR" zone, the Site is currently vacant with no active agricultural activities. The Site also falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). Various sites occupied by port back-up uses are also located at the east of the Site, the proposed development is considered not incompatible with the surrounding areas. Therefore, approval of the current application on a temporary basis of 3 years would better utilize precious land resources and would not frustrate the long-term planning intention of the "AGR" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 4,970 m² (about). One single-storey structure is proposed at the Site for storage of construction material and machinery, site office and washroom with total GFA of 216 m² (about) (**Plan 5**). The operation hours of Site are Monday to Saturday from 08:00 to 19:00. The proposed site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that 5 staff will

work at the Site. As the Site is for 'open storage' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	4,970m ² (about)
Covered Area	216 m ² (about)
Uncovered Area	4,754 m ² (about)
Plot Ratio	
	0.04 (about)
Site Coverage	
	4% (about)
Number of Structure	
	1
Total GFA	
- Domestic GFA	216 m ² (about)
- Non-Domestic GFA	Not applicable
	216 m ² (about)
Building Height	
	5 m (about)
No. of Storey	
	1

3.2 The Site is proposed to be filled wholly with concrete (of not more than 0.2m in depth) for site formation of structures and circulation area (**Plan 6**). The extent of the land filling area has been kept to minimal to meet the operational need of the Site. The applicant will reinstate the Site to an amenity area after the planning approval.

3.3 The Site is accessible from Ping Che Road via a local access (**Plan 1**). A total of 4 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
Private Car Parking Space - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	1

3.4 LGV and MGV will be deployed for transportation of construction materials and machinery to/out of the Site. Sufficient space is provided for goods vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plans 7 and 8**).

As the Site will be used for 'open storage' use only, infrequent trips will only be anticipated, hence, traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below).

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction						2-Way Total
	PC		LGV		MGV		
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 9:00)	2	0	1	0	1	0	4
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	0	1	0	1	4
Traffic trip per hour (average)	0		1	1	1	1	4

3.5 No storage of dangerous goods will be carried out at the Site at any time during the planning approval period. The construction materials would be stored at the designated storage area (i.e. about 2,905 m²) during the planning approval period. 2.5m high solid metal wall will be erected along the site boundary to minimize nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.

3.6 The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and FSIs proposals after planning permission has been granted from the Board to mitigate any adverse impact arising from the proposed development.

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

May 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Town Planning Board Guideline No. 13G – Application Site
Plan 5	Layout Plan
Plan 6	Filling of Land of the Application Site
Plan 7	Swept Path Analysis (MGV)
Plan 8	Swept Path Analysis (LGV)