

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant would like to operate a warehouse and an open storage yard for storage of construction materials (i.e. tiles, bricks, glass, pipes, metal beams etc.) and machineries (i.e. crane, elevated platform, excavator, mobile crane etc.) at the Site, 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 "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, 'Warehouse' and 'Open Storage' are not column 1 nor 2 use within the "AGR" zone, which require permission from the Board.
- 2.2 Although the Site falls within the "AGR" zone, the Site and its vicinity have already been occupied by various brownfield uses without active agricultural activities. The Site also falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G (TPB PG-No. 13G), which is considered suitable for open storage and port back-up uses (**Plan 4**). Therefore, approval of the current application on a temporary basis would better utilize precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone. Furthermore, the Site is also located approximately 2 m west of the "Industrial (Group D)" zone on the same OZP. Hence, the applied uses are considered not incompatible with the surrounding land uses.
- 2.4 Portion of the Site is subject of a previous application (No. A/YL-KTN/905) approved by the Board in 2023 for warehouse use. Several similar applications for warehouse (Nos. A/YL-KTN/992, 993 and 996) and open storage (Nos. A/YL-KTN/962 and 994) uses have recently been

approved by the Board within the same "AGR" zone in the vicinity of the Site. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 5,448 m² (about) (**Plan 3**). A total of 6 structures are proposed at the Site for warehouse (excluding dangerous goods godown), utilities room, site office and washroom with total GFA of 592 m² (about) (**Plan 5**). Operation hours of the Site are Monday to Saturday from 08:00 to 19:00, no operation on Sunday and public holidays. The site office is intended to provide indoor workspace for administrative staff in support of the daily operation of the proposed development. The estimated number of staff working at the Site is 7. No visitor is anticipated as no shopfront will be provided at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Site Area	5,448 m ² (about)
Covered Area	592 m ² (about)
Uncovered Area	4,856 m ² (about)
Plot Ratio	
	0.11 (about)
Site Coverage	
	11% (about)
Number of Structure	
	6
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	592 m ² (about)
Building Height	
	3.5 m to 8.23 m (about)
No. of Storey	
	1

- 3.2 The Site has already been hard-paved with concrete of not more than 0.1 m in depth for open storage, site formation of structures and circulation area (**Plan 6**). The filling of land is considered necessary to meet the operational need and the extent of filling of land has been kept minimal. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the Site after planning permission has been granted from the Board.
- 3.3 The Site is accessible from Mei Fung Road via a local access (**Plan 1**). A total of 8 parking and

loading/unloading (L/UL) spaces are proposed at the Site. Light goods vehicles (LGV) and container vehicles (CV) will be deployed for the transportation of construction materials to/from the Site during non-peak hours. Details of parking and L/UL provisions are shown at **Table 2** below:

Table 2 – Details of Parking and L/UL Provisions

Type of Space	No. of Space
Parking Space for Private Car (for staff) - 5 m (L) x 2.5 m (W)	5
L/UL Space for LGV - 7 m (L) x 3.5 m (W)	2
L/UL Space for CV - 16 m (L) x 3.5 m (W)	1

3.4 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). The Site is penetrated by a vehicular access to be reserved for connection to adjoining land parcels. As traffic generated/attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

Table 3 – Details of Estimated Trip Generation/Attraction

Time Period	Trip Generation/Attraction						2-Way Total
	PC		LGV		CV		
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	3	0	1	0	1	0	5
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	1	0	1	5
Traffic trip per hour (average) (10:00 – 18:00)	0	0	1	1	1	1	4

3.5 Open storage of construction materials and machineries are both stored indoor and openly at the designated area (i.e. about 2,503 m²)¹. No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. 2.5 m high solid metal wall with thickness will be erected along the site boundary to minimize the potential nuisance to the surrounding area. The boundary wall will be installed properly by

¹ The construction materials are openly stored at the designated area with stacking height of not more than 2.5m.

licensed contractor to prevent misalignment, to ensure that there is no gap or slit on boundary wall.

- 3.6 The applicant will 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 the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will also implement good practices under *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations 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 Warehouse and Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

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LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Site
Plan 3	Plan Showing the Land Status of the Site
Plan 4	TPB PG-No. 13G
Plan 5	Layout Plan
Plan 6	Plan Showing the Filling of Land at the Site
Plan 7	Swept Path Analysis (CV)
Plan 8	Swept Path Analysis (LGV)