

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse and Open Storage of Construction Materials and Machinery for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1 to 3**).
- 1.2 The applicant is an engineering company that offers a wide range of construction services to the locals living in the New Territories. As the sole owner of the Site, the applicant would like to use the Site to store construction materials and machinery, in order to support the daily operation of the company.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, the applied uses are not a column one nor two uses within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within area zoned "AGR", there is no active agricultural activity within the Site. Therefore, approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize previous land resources in the New Territories. 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**). As the Site is surrounded by sites occupied by temporary structures for port back-up uses, the proposed development is therefore considered not incompatible with the surrounding areas.
- 2.3 Furthermore, similar S.16 planning applications for the same use (i.e. *warehouse and open storage*) within the same "AGR" zone were previously approved by the Board in 2024. The latest application (No. A/YL-KTN/995) for the 'warehouse (excluding dangerous goods godown)' was approved by the Board on a temporary basis of 3 years on 5/4/2024. Therefore, approval of the current application is in line with the Board's previous decisions and would not

set undesirable precedent within the "AGR" zone.

### 3) Development Proposal

- 3.1 The Site occupies an area of 766 m<sup>2</sup> (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. A total of 2 one-storey structures are proposed at the Site for warehouses (excluding dangerous goods godowns) with total gross floor area (GFA) of 443 m<sup>2</sup> (about) (**Plan 5**). As the Site is proposed for storage of construction materials and machinery with no shopfront, no staff will station at the Site and no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	766 m <sup>2</sup> (about)
<b>Covered Area</b>	443 m <sup>2</sup> (about)
<b>Uncovered Area</b>	323 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.58 (about)
<b>Site Coverage</b>	
	58 % (about)
<b>Number of Structure</b>	
	2
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	443 m <sup>2</sup> (about)
<b>Building Height</b>	
	8.23 m (about)
<b>No. of Storey</b>	
	1

- 3.2 The Site is intended for storage the company's construction materials (i.e. bricks, tiles, screws, paint, glass etc.) and machinery (i.e. elevated platform, generator, chain saw, drill etc.). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.
- 3.3 The Site has already been filled with concrete of not more than 0.2 m (about) in depth for site formation of structures and circulation area (**Plan 6**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an

amenity area after the planning approval period.

- 3.4 The Site is accessible from Mei Fung Road via a local access (**Plan 1**). One loading/unloading (L/UL) space is provided at the Site, details are shown at **Table 2** below:

**Table 2 – L/UL Provisions**

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

- 3.5 No staff will station at the Site. LGV will be deployed for transportation of construction materials and machinery to be stored at the Site, hence, L/UL spaces for LGV is provided at the Site. Sufficient space is also provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the nearby road network should not be anticipated.

**Table 3 – Estimated Trip Generation and Attraction of the Proposed Development**

Time Period	LGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	1	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	1	1	2
Traffic trip per hour (average) (10:00 – 17:00)	1	1	2

- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. 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 any time during the planning approval period. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site.

#### **4) Conclusion**

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond**'.

**R-riches Property Consultants Limited**

**September 2024**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Town Planning Board Guideline No. 13G
<b>Plan 5</b>	Layout Plan
<b>Plan 6</b>	Plan Showing the Filling of Land Area of the Application Site
<b>Plan 7</b>	Swept Path Analysis