

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 Open Storage of Construction Materials and Machinery 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 is a construction and engineering company and they would like to use the Site for storage construction materials (e.g. bricks, tiles, glass etc.) and machinery (e.g. excavators, cranes etc.) in order to support the growing demand in the construction industry and the development of various New Development Areas across 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 No.: S/YL-KTN/11. 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 has been left vacant without active agricultural activities. The Site also straddles Category 2 and 3 areas under the Town Planning Board Guidelines No. 13G (**Plan 4**). The Site is surrounded by various open storage yards and warehouses, the proposed development is therefore considered not incompatible with the surrounding areas. Approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize precious land resources in the New Territories.
- 2.3 Similar applications (Nos. A/YL-KTN/962, 994, 1019 and 1040) for 'Open Storage' have recently been approved by the Board within the "AGR" zone in the vicinity of the Site. Hence, 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 area occupies an area of 4,877 m² (about) (**Plan 3**). A single-storey structure is proposed at the Site for storage of construction materials and machinery, site office, and washroom with total gross floor area (GFA) of 144 m² (about). The majority of the Site will be used for area designated for open storage of construction materials and machinery (i.e. 3,398 m² (about), 70% of the site area¹) (**Plan 5**). The operation hours of the Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. 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 3 nos. of 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 are provided at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	4,877 m ² (about)
Covered Area	144 m ² (about)
Uncovered Area	4,733 m ² (about)
Plot Ratio	
	0.03 (about)
Site Coverage	
	3% (about)
Number of Structure	
	1
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	144 m ² (about)
Building Height	
	8 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 use, site formation of structures and circulation area (**Plan 6**). The current application serves to regularize the existing filling on the Site, which is considered necessary to meet the operational need. The extent of filling has been kept to 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.

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

3.4 The Site is accessible from Mei Fung Road via a local access (**Plan 1**). A total of 4 parking and loading/unloading (L/UL) spaces are provided at the Site. Details of the parking and L/UL provision are shown at **Table 2** below:

Table 2 – Provision of parking and L/UL spaces

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

3.5 Light goods vehicles (LGV) and container vehicles (CV) will be deployed for the transportation of construction materials and machinery to and out of the Site. 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**). In order to ensure pedestrian safety and avoid road safety hazard, staff will be deployed at the ingress/egress of the Site and along the local access during the transportation. As the Site will be used for open storage use only, infrequent trips will be anticipated, hence, the traffic generated/attracted by the proposed development is minimal (as shown at **Table 3** below).

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction						2-Way Total
	PC		LGV		CV		
	In	Out	In	Out	In	Out	
Trips at AM peak per hour (08:00 – 09:00)	2	0	0	0	0	0	2
Trips at PM peak per hour (17:00 – 18:00)	0	2	0	0	0	0	2
Average Trips per hour (10:00 – 17:00)	0	0	1	1	1	1	4

3.6 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities; and 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 during the planning approval period.

- 3.7 Fencing 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.
- 3.8 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 the Environmental Protection Department to minimize 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 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 Open Storage of Construction Materials and Machinery 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