

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 935 (Part), 940 (Part), 941 (Part), 1121 (Part) and 1123 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand of open storage spaces in the New Territories, the applicant would like to use the Site for open storage of the construction materials (i.e. tiles, pipes, bricks etc.) in order to support the open storage industry.

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. 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 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 not frustrate the long-term planning intention of the "AGR" zone and better utilize precious land resources in the New Territories.
- 2.3 The Site is surrounded by open storage yards and sites occupied by temporary structures for workshop and warehouse uses, hence, the proposed development is considered not incompatible with the surroundings. Furthermore, similar applications for '*open storage*' use have been approved by the Board within the same "AGR" zone, which the latest application (No. A/YL-KTN/1040) for the same use was approved by the Board on a temporary basis of 3 years on 20/9/2024. The application site of the approved application (No. A/YL-KTN/1040) is also located at approximately 40m northeast of the Site, hence, approval of the current application would not set undesirable precedent.

3) Development Proposal

3.1 The Site occupies an area of 744 m² (about) (**Plan 3**). The operation hours of the Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. No structure is proposed at the Site. Majority of the Site will be used for area designated for open storage of construction materials (i.e. about 417 m², 56% of the site area¹) (**Plan 5**). No staff will be stationed at the Site during operation hours. 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	744 m ² (about)
Covered Area	Not applicable
Uncovered Area	744 m ² (about)

3.2 The Site has already been hard-paved with concrete of not more than 0.1 m in depth from for open storage use and circulation area (**Plan 6**). The proposed site formation is considered necessary to meet the operational need and 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.

3.3 The Site is accessible from Mei Fung Road via a local access (**Plan 1**). Heavy goods vehicle (HGV) will be deployed for transportation of construction materials 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**). Details of the loading/unloading (L/UL) provision are shown at **Table 2** below:

Table 2 – L/UL Provision

Type of Space	No. of Space
L/UL Space for HGV - 3.5 m (W) x 11 m (L)	1

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

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

Table 3 – Estimated Trip Generation/Attraction

Time Period	HGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	1
Traffic trip per hour (average)	0	0	0

3.5 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 only be stored at the designated storage area during the planning approval period.

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 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 Associated Filling of Land for a Period of 3 Years**'.

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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 of the Site
Plan 7	Swept Path Analysis