

## Supplementary Statement

### 1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (proposed development) (**Plan 1**). The applicant would like to use the Site for storage of construction materials (i.e. tiles, pipes, bricks etc.) and machineries (i.e. excavator) to support the construction industry.

### 2) Planning Context

2.1 The Site currently falls within an area zoned as "Residential (Group D)" ("R(D)") on the Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11, according to the Notes of the OZP, 'open storage' use is not a column one nor a column two use within the "R(D)" zone, which requires planning permission from the Board (**Plan 2**).

2.2 The applied use is considered not incompatible with surrounding land use which is dominated by storage and workshops uses. Although the applied use is not entirely in line with the planning intention of "R(D)" zone, the Site falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G, which is considered suitable for open storage and port back-up uses. Therefore, approval of the application on a temporary basis will not jeopardize the long term planning intentions of the "R(D)" zone.

2.3 The Site is also subject to two previous S.16 planning applications Nos. A/YL-PH/869 and 953 for the same 'open storage' use submitted by the same applicant, which was approved by the Board in 2021 and 2023 respectively. In addition, several S.16 planning applications (Nos. A/YL-PH/602, 664, 731 and 801) for similar 'open storage' uses were approved by the Board within the same "R(D)" zone, which the latest application was approved by the Board on a temporary basis in 2019. Approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the same "R(D)" zone.

2.4 The previous application No. A/YL-PH/953 was approved by the Town Planning Board (the Board) on a temporary basis of 3 years on 23/6/2023. However, the applicant only received the approval letter from the Board on 14/7/2023. The applicant's contractor did not have

sufficient time (i.e. 2 weeks only) for the provision of the proposed fire extinguishers at the Site and a valid Certificate of Fire Service Installation and Equipment (FS 251) by the designated time period, which led to revocation of the application on 4/8/2023. The applicant will strictly follow the proposed scheme and make effort to comply with all relevant approval conditions after planning approval has been granted by the Board, in order to minimize potential adverse impact arisen from the proposed development.

- 2.5 In support of the current application, a fire service installations (FSIs) proposal and a drainage proposal are provided by the applicant to mitigate any adverse impacts generated from the proposal development (**Appendices I and II**).

### 3) Development Proposal

- 3.1 The Site occupies an area of 2,650 m<sup>2</sup> (about). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. One 2-storey structure is proposed at the Site for site office, meter room and washroom with total GFA of 216 m<sup>2</sup> (about) (**Plan 4**). The ancillary facilities, i.e. site office and meter room are to provide indoor workspace for administrative staff to support the daily operation of the Site respectively. It is estimated that the Site would be able to accommodate 5 staff. 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**

<b>Application Site Area</b>	2,650 m <sup>2</sup> (about)
<b>Covered Area</b>	108 m <sup>2</sup> (about)
<b>Uncovered Area</b>	2,542 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.08 (about)
<b>Site Coverage</b>	
	4% (about)
<b>Number of Structure</b>	
	1
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	216 m <sup>2</sup> (about)
<b>Building Height</b>	
	7m (about)
<b>No. of Storey</b>	
	2

3.2 The Site has been filled with concrete with site level varies from +34.4mPD to +35mPD for site formation of structures, open storage, circulation space, parking and loading / unloading (L/UL) spaces (**Plan 5**). No filling of land will be carried at the portion that encroached upon a natural stream (**Plan 5**). Fencing will be erected to separate the Site and the natural stream during the planning approval period. All proposed works would be offset at least 3m from the existing natural stream. Therefore, direct / adverse impact to the stream should not be anticipated. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out after planning approval has been granted from the Board.

3.3 The Site is accessible from Fan Kam Road via a local access (**Plan 1**). A total of 2 parking and 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 for Staff - 2.5 m (W) x 5 m (L)	1
L/UL Space for Container Vehicle - 3.5 m (W) x 16 m (L)	1

3.4 Container vehicle (CV) will be deployed for transportation of construction materials and machineries. Sufficient space is provided for CV to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). Staff will be deployed by the applicant to direct vehicle entering/exiting the Site. 'Stop and give way' and 'Beware of pedestrians' signs would also be erected to ensure pedestrian safety to/from the Site. No extra vehicular trips will be generated outside of operation hours during the planning approval period. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

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

Time Period	Trip Generation and Attraction				2-Way Total
	PC		CV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1	0	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	0	1	2

Traffic trip per hour (average)	0	0	1	1	2
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- 3.5 As the proposed development only involves open storage of construction materials and machineries, 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 machineries (i.e. excavator) would only be stored at the designated storage area and no operation would take place at any time during the planning approval period. 2.5m high solid metal wall with thickness of 5mm will be erected along the site boundary by the applicant 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 are provided, i.e. submission of drainage and FSIs proposals to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).
- 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 Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

## **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>	Layout Plan
<b>Plan 5</b>	Filling of Land
<b>Plan 6</b>	Swept Path Analysis

## **APPENDICES**

<b>Appendix I</b>	Fire Service Installations Proposal
<b>Appendix II</b>	Drainage Proposal