

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1080 (Part) in D.D. 106, Kam Tin, Yuen Long, New Territories* (the Site) for '**Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (the development) (**Plans 1 to 3**).
- 1.2 The applicant is a construction company specialized in providing scaffolding services for local builders. They would like to use the Site for storage of the company's construction materials (i.e. scaffold, bricks, tiles, column etc.) in order to support the construction industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan No.: S/YL-SK/9. 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 already been occupied by the applied use with no 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.
- 2.3 The Site is surrounded by various open storage yards and warehouses. Furthermore, the Site is also located approximately 10 m east of the "Industrial (Group D)" zone on the same OZP. Therefore, the applied use is considered not incompatible with the surrounding land uses.

3) Development Proposal

- 3.1 The site area is 4,226 m² (about) (**Plan 3**). The operation hours of the Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. 2 single-storey structures are proposed at the Site for storage of construction materials and site office with total GFA of 320 m² (about) (**Plan 5**). The site office is intended to provide indoor workspace

for administrative staff to support the daily operation of the Site. 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. Ancillary facilities (i.e. loading/unloading (L/UL) spaces, fire service installations, drainage facilities) are proposed to support the operation of the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	4,226 m ² (about)
Covered Area	320 m ² (about)
Uncovered Area	3,906 m ² (about)
Plot Ratio	
	0.08 (about)
Site Coverage	
	8% (about)
Number of Structure	
	2
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	320 m ² (about)
Building Height	
	5 m (about)
No. of Storey	
	1

3.3 The Site has already been hard-paved with concrete of not more than 0.2 m in depth for open storage use and circulation area (**Plan 6**). The filled area 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.

3.4 The Site is accessible from Kam Sheung Road and Kam Shui South Road via a local access (**Plan 1**). Details of parking and L/UL space provision are shown at **Table 2** below:

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
Parking Space for Private Car - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	1

- 3.4 2 parking spaces for private cars are provided for staff use. LGV and MGV will be deployed for transportation of construction materials to/out of the Site. Sufficient space is provided for goods vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). Staff will be deployed by the applicant to direct vehicle entering/exiting the Site to ensure pedestrian safety to/from the Site.
- 3.5 Heavy goods vehicles, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are prohibited to be parked/stored on or enter/exit the Site at any time during the planning approval period. As the Site will be used for open storage use only, infrequent trips will be anticipated, hence, traffic generated and attracted by the development is minimal (as shown at **Table 3** below).

Table 3 – Estimated Trip Generation and Attraction of the Development

Time Period	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	0	1	0	4
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	0	1	0	1	4
Traffic trip per hour (average)	1	1	0	0	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 only be stored at the designated storage area (i.e. about 1,935 m²) during the planning approval period.
- 3.7 2.5m high solid metal wall 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 Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The 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 development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'**.

R-riches Property Consultants Limited

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LIST OF PLANS

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