

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1110 S.C-H (Part) in D.D. 106, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years and associated Filling of Land**' (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for storage construction materials (e.g. bricks, tiles, glass etc.) and machinery (e.g. generator, elevated platform 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 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 better utilize precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.3 Similar application (No. A/YL-SK/384) for 'open storage' has recently been approved by the Board within the same "AGR" zone in the vicinity of the Site. Therefore, 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. Furthermore, the Site is surrounded by various open storage yards and warehouses. Furthermore, the Site is also located approximately 80 m east of the adjoining "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 1,626 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. No structure is proposed at the Site. The majority of the Site will be used for area designated for open storage of construction materials and machinery (i.e. 1,044 m² (about), 64% 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	1,626 m ² (about)
Covered Area	Not applicable
Uncovered Area	1,626 m ² (about)

3.2 The Site is proposed to be hard-paved with concrete of not more than 0.1 m in depth from +14.6 mPD to +14.7 mPD 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 It is noted that the Site is in close proximity to the Shui Lau Tin Site of Archaeological Interest (SAI). Apart from minor ground excavation for the provision of drainage facilities, the applicant will only carry out land filling works within the Site. Subject to the requirement of the Drainage Authority, the proposed ground excavation would be no more than 1 m in depth. Peripheral drainage u-channels are to be proposed to collect surface run-off in order to minimise the potential adverse drainage impact to the surrounding area. Given that the excavation work is intended to facilitate the drainage facilities and the scale of excavation is insignificant, the adverse impact on the concerned SAI is not anticipated. No further excavation or site formation works will be carried out after the planning application is approved.

3.4 The Site is accessible from Kam Sheung Road via Kam Shui South Road and a local access

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

(Plan 1). 5.5 tonnes lorry 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 Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

3.5 Medium/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 proposed development is minimal (as shown at **Table 2** below).

Table 2 – Estimated Trip Generation/Attraction

Time Period	LGV		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)	1	1	2

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 during the planning approval period.

3.7 2.5 m 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. 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 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 of the Site
Plan 7	Swept Path Analysis