

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 445 (Part) in D.D. 92, Kwu Tung, 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) (**Plan 1**).
- 1.2 The applicant intends to use the Site for storage of construction materials e.g. bricks, tiles, glass etc. to support the construction industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Agriculture (“AGR”) on the Approved Kwu Tung North Outline Zoning Plan (OZP) No.: S/KTN/4. According to the Notes of the OZP, ‘*Open Storage*’ is neither a column 1 nor a column 2 use within the “AGR” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the “AGR” zone, it has been left idle and there is no active agricultural use thereon. The proposed development without any proposed structure is considered not incompatible with the surrounding area, which is predominately in semi-rural character comprising unused/vacant land, some temporary structures and graveyards. Hence, approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the “AGR” zone and would better utilise precious land resources in the New Territories.
- 2.3 A similar application (No. A/KTN/92) partly for ‘*Open Storage*’ use was approved by the Board within the same “AGR” zone in 2022. Hence, approval of the application is in line with the Board’s previous decision and would not set an undesirable precedent within the “AGR” zone.

3) Development Proposal

- 3.1 The Site occupies an area of 1,702 m² (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on Sunday and public holidays. No structure is proposed at the Site. The Site will be mainly used for open storage of construction materials, whilst the remaining area will be used for

loading and unloading (L/UL) and circulation space (**Plan 4**). Apart from the L/UL operation, no staff will station at the Site during the operation hours. As the Site is for 'Open Storage' without any shopfront, no visitor is anticipated at the Site. Details of the development parameters are shown at **Table 1** below.

Table 1 – Development Parameters

Site Area	1,702 m ² (about)
Covered Area	Not applicable
Uncovered Area	1,702 m ² (about)

3.2 The Site is proposed to be entirely paved with concrete of not more than 0.1 m in depth for site formation of the open storage operation and provision of L/UL and circulation space (**Plan 4**). The hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The existing site level of the Site is at +7.1 mPD. Upon completion of the filling of land, the site level will be raised to +7.2 mPD. The applicant will strictly follow the proposed scheme, and no further filling of land will be carried out at the Site after planning approval has been obtained from the Board. Upon expiry of the planning approval, the applicant will reinstate the Site to an amenity area.

3.3 The Site is accessible from Castle Peak Road – Kwu Tung via a local access (**Plan 1**). A 7.3 m-wide (about) ingress/egress is proposed at the southern corner of the Site. 1 no. of L/UL space for light goods vehicle (LGV) is proposed at the Site. Details of the L/UL provision are shown at **Table 2** below.

Table 2 – L/UL provisions

Type of Space	No. of Space
L/UL Space for LGV - 3.5 m (W) x 7 m (L)	1

3.4 LGV will be deployed for the transportation of materials into/out of the Site. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff will be deployed at the ingress/egress to direct incoming/outgoing vehicles to enhance pedestrian/road safety. 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. Details of the estimated trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction		
	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 (18:00 – 19:00)	0	1	1
Average trip per hour (09:00 – 19:00)	1	1	2

- 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.
- 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.
- 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 stipulated 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 alleviate adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 Significant nuisance to the surrounding area arising from the proposed development is not anticipated. Adequate mitigation measures will be provided by the applicant, i.e. submission of fire service installations and drainage proposals upon obtaining planning permission from

the Board, so as to mitigate any adverse impact that would have arisen 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**'.

R-riches Planning Limited

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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	Layout plan
Plan 5	Plan showing the filling of land at the Site
Plan 6	Swept path analysis