

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 138 (Part) in D.D. 52, Fu Tei Au, Sheung Shui, New Territories* (the Site) for **‘Proposed Temporary Open Storage for a Period of 3 Years’** (the proposed development) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand for indoor storage space in New Territories in recent years, the applicant would like to continue to use the Site for an open storage yard to support the local storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Other Specified Uses” annotated “Port Back-up Uses” (“OU (PBU)”) on the Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No.: S/NE-FTA/18 (**Plan 2**). According to the Notes of the OZP, ‘open storage’ is not a column 1 nor 2 use within the “OU (PBU)” zone, which requires planning permission from the Board.
- 2.2 The proposed development with is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses and open storage yards. The Site also falls within Category 1 area under the Town Planning Board Planning Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**).
- 2.3 As the Site is zoned as “OU (PBU)”, ‘open storage’ use could help to accommodate the rising of storage need from cross-boundary traffic with its’ proximity to a number of border control points. Approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the “OU (PBU)” zone and would better utilise the precious land resources in the New Territories.
- 2.4 Furthermore, various similar S.16 planning applications for ‘open storage’ use were also approved by the Board within the same “OU (PBU)” zone, which the latest application (No. A/NE-FTA/202) was approved by the Board on a temporary basis for 3 years in 2021. Therefore, approval of the current application would not set an undesirable precedent within the same “OU (PBU)” zone.

3) Development Proposal

- 3.1 The site occupied an area of 2,151 m² (about) (**Plan 3**). No structure is proposed at the Site (**Plan 5**). The Site is designated for open storage of miscellaneous items (i.e. construction materials, machinery, vehicles, recycling materials, etc.) with a stacking height of not more than 3 m. The operation hours of the Site are from Mondays to Saturdays from 09:00 to 18:00. No operation on Sundays and public holidays. No staff will station at the Site except for loading/unloading (L/UL) of items to be stored at the Site. 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 2** below:

Table 2 - Major Development Parameters

Application Site Area	2,151 m ² (about)
Covered Area	Not applicable
Uncovered Area	2,151 m ² (about)
Open Storage Area	1,187 m ² (about)
Stacking Height	Not more than 3 m

- 3.2 The Site is accessible from Man Kam To Road via a local access (**Plan 1**). A total of 2 L/UL spaces will be provided within the Site, details are as shown below at **Table 3**:

Table 3 - Parking and L/UL provisions

Types of Space	No. of Spaces
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Heavy Goods Vehicle (HGV) - 3.5 m (W) x 11 m (L)	1

- 3.3 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 6**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 4** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 4 - Estimated Trips Generation/Attraction

Time Period	Estimated Trips Generation/Attraction				
	LGV		HGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	0	0	0	0	0
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	0	0	0	0
Average trip per hour (09:00 – 19:00)	0.5	0.5	0.5	0.5	2

- 3.4 Since the Site will be used as open storage of miscellaneous items only, infrequent trips will be induced by the proposed development. Therefore, adverse traffic impact to the surrounding road network should not be anticipated.
- 3.5 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities will be carried out at the Site at any time during the planning approval period. No open storage activities will be carried out at the Site at any time during the planning approval period.
- 3.6 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development will not create nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of fire service installations proposal and drainage plan, 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 for a Period of 3 Years**’.

R-riches Planning Limited

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LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Town Planning Board Guideline No. 13G
Plan 5	Layout Plan
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Drainage Plan