Supplementary Statement

S.16 Planning Application

Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years, in "Other Specified Uses" annotated "Port Back Up Uses" Zone, Lot 141 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui, New Territories

1. Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 141 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui, New Territories* (the Site) for **'Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years'** (the proposed development) (**Plan 1**).

1.2 The applicant proposes to operate a temporary open storage yard at the Site to meet the continuing strong demand for open storage areas for construction materials and machinery, which support the local construction industry and the ongoing development of the Northern Metropolis. The proposed development is intended for the storage of construction materials (including but not limited to steel beams, bricks, scaffolding materials, pipes and tiles) and construction machinery (including but not limited to generators, elevated work platforms, excavators and cranes

2. Planning Context

2.1 The Site currently falls within an area zoned as "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, the applied use is not a column one or two use within the "OU(PBU)" zone, which requires planning permission from the Board.

2.2 The proposed development is intended to accommodate the anticipated increasing storage demand arising from cross-boundary traffic, given the Site's proximity to a number of boundary control points. This is considered in line with the planning intention of the "OU(PBU)" zone.

2.3 The Site is surrounded by temporary structures used for warehouses, workshops, open storage and various port back-up uses. The proposed development is considered not incompatible with

the surrounding areas. 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).

2.4 A recent application No. (A/NE-FTA/256) for '*temporary container storage and repair yard*', located immediately to the west of the Site, was previously approved by the Board on a temporary basis in 2024. As the current application is of a similar nature, its approval would be consistent with the Board's previous decision and would not set undesirable precedent within the "OU(PBU)" zone.

3. Development Proposal

3.1 The Site occupied an area of 1,574 m^2 (about) of private land (Plan 3). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. There will be no operation on Sundays and public holidays.

3.2 No structure is proposed at the Site (Plan 5). The Site will be used solely for open storage of construction materials and machinery with a maximum stacking height of not more than 3 m. No staff will be stationed at the Site except during loading/unloading (L/UL) activities. As the Site is intended purely for *'open storage'* use with no shopfront, no visitors are anticipated at the Site. Major development parameters are summarized in Table 1 below:

Table 1 – Major Development Parameters

Development Parameter	Details / Proposed Provision
Site Area	1,574 m^2 (about)
Covered Area	Not applicable
Uncovered Open Area	1,574 m^2 (about)
Open Storage Area	997m^2 (about)
Stacking Height	Not more than 3 m

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

Table 2 – Provision of L/UL Facilities

Development Parameter	Details / Proposed Provision
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 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 by the applicant to direct vehicles entering/exiting to/from the Site to ensure pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at Table 3 below), adverse traffic impact should not be anticipated.

3.5 As the Site will be used for open storage only, infrequent trips will be anticipated. The applicant provides an estimation on the trip generation and attraction arising from the proposed development (see **Table 3** below). As the number of vehicle trips could be strictly controlled by the applicant, the estimated traffic generated and attracted is expected to be minimal, adverse traffic impact should not be envisaged.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	LGV		MGV		2-Way Total
	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	1	0	0	0	1
Trips at PM peak per hour (18:00 – 19:00)	0	1	0	0	1
Average Trips per hour (10:00 – 18:00)	0	0	1	1	2

3.6 The Site will be solely for the storage of construction materials and machinery. All goods will be stored in the designated open storage area (i.e. 997m^2 about) (Plan 5). No dangerous goods/goods in a dusty nature will be stored at the Site at any time during the planning approval period. No dismantling, maintenance, recycling, cleaning, paint spraying, or other workshop activities will be carried out at the Site at any time during the planning approval period.

3.7 2.5m high solid metal fencing will be erected along the site boundary to mitigate any potential nuisance generated from the proposed development. Relevant environmental protection/pollution control ordinance, 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 minimize adverse environmental impacts and nuisance to the surrounding areas.

3.8 In support of the current application, the applicant has submitted a fire service installations proposal to mitigate impacts generated from the applied use (Appendix I).

4. Conclusion

4.1 The applicant seeks planning permission from the Board to use the Site for 'Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years'. The proposed development is considered in line with the planning intention of "OU(PBU)" use. 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 to mitigate any impacts arising from the proposed development.

4.2 As the development of the Northern Metropolis is in full swing, the Board is hereby respectfully recommended to approve the subject application for the subject application, in order to support the growing demand in the construction industry and the development of various New Development Areas across the New Territories.

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	Town Planning Board Guideline No. 13G
Plan 5	Layout plan
Plan 6	Swept path analysis

APPENDICES

Appendix I	Fire Service Installations Proposal