

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 36, 37 (Part) and 38 (Part) in D.D. 38, Man Uk Pin, New Territories (the Site) for **‘Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years’** (the proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for open storage space for construction materials and machinery in recent years, the applicant would like to operate an open storage yard to support the local construction industry. The proposed development is intended for the storage of construction materials (e.g. steel beam, bricks, scaffold, etc.) and machinery (e.g. generator, elevated platform, etc.)

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Agriculture” (“AGR”) on the Approved Man Uk Pin Outline Zoning Plan (OZP) No. S/NE-MUP/11. According to the Notes of the OZP, ‘open storage’ is neither a Column 1 nor 2 use within the “AGR” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The applied use is considered not incompatible with surrounding workshops, warehouses, waste recycling yards, and open storage/storage yards. Although the Site falls within “AGR” zone, the Site has been left vacant for decades 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 utilise precious land resources in the New Territories and would not frustrate the long-term planning intention of the “AGR” zone.
- 2.3 Several similar applications for ‘open storage’ use (Nos. A/NE-MUP/192, 207, 215 and 216) have been approved by the Board within the same “AGR” zone on the OZP from 2023 to 2025. Hence, approval of the current application is in line with the previous decisions of the Board and would not set an undesirable precedent.

3) Development Proposal

- 3.1 The Site occupies an area of 1,149 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. The majority of the Site will be used for area designated for open storage of construction materials and machinery (i.e. 692 m² (about); 60% of the site area). The remaining open area will be reserved for vehicle parking, loading and unloading (L/UL) and circulation area (**Plan 5**). No staff will be stationed at the Site during operation hours. As the Site is for 'open storage' use 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	1,149 m ² (about)
Covered Area	Not applicable
Uncovered Area	1,149 m ² (about)

- 3.2 The existing site levels range from +26.4 mPD to +26.5 mPD. The Site is proposed to be hard-paved with concrete of not more than 0.2 m in depth for open storage area, and vehicle parking, L/UL and circulation area (**Plan 6**). Upon completion of the proposed filling of land, the site levels will range between +26.6 mPD and +26.7 mPD. The site formation is considered necessary to meet the operational need and the extent of filling has been kept to a minimum. 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 The Site is accessible from Sha Tau Kok Road – Wo Hang via a local access (**Plan 1**). A 7.3 m-wide (about) vehicular ingress/egress is proposed at the northwestern part of the Site. A total of 2 parking and L/UL spaces are proposed. Details of the parking and L/UL provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of Space	No. of Space
Parking Space for Private Car (PC) - 2.5 m (W) x 5 m (L)	1
L/UL Space for Light Goods Vehicle (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 7**). Staff will be deployed to station at the vehicular ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety and road safety. As the Site will be used for open storage use only, infrequent trips will be anticipated. The adverse traffic impact arising from the proposed development is therefore not envisaged. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1	0	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	1	0	1	2
Average trip per hour (10:00 – 18:00)	0	0	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. No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at 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.
- 3.7 The applicant will comply with 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 areas. The applicant will also 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.

- 3.8 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational. The applicant will also implement good practices under *ProPECC PN 1/23* when designing on-site drainage system at the Site.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures, e.g. submission of fire service installations and drainage proposals, will be provided by the applicant 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 Machinery and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

December 2025

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Plan showing <i>TPB PG-No. 13G</i>
Plan 5	Layout plan
Plan 6	Plan showing the filling of land
Plan 7	Swept path analysis