

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1749 RP and 1905 RP (Part) in D.D. 107 and Adjoining Government Land (GL), Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years**' (proposed development) (**Plans 1 to 3**).
- 1.2 As the development of the Northern Metropolis is in full swing, the applicant would like to use the Site for storage of construction materials (i.e. scaffold, bricks, tiles, column, screws etc.), in order to support the construction industry for the development in the New Territories.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Comprehensive Development Area (1)" ("CDA(1)") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, 'open storage' use is not a column one nor a column two use within the "CDA(1)" zone, which requires planning permission from the Board.
- 2.2 The Site currently falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). Furthermore, the Site is owned by Tso Tong and is considered difficult to develop the Site for long-term use. Various open storage yards and warehouses are also located at northeast and the southwest of the Site, the proposed development is considered not incompatible with the surrounding areas.
- 2.3 Therefore, approval of the current application on a temporary basis of 3 years would better utilize precious land resources and would not frustrate the long-term planning intention of the "CDA(1)" zone.

### **3) Development Proposal**

- 3.1 The Site occupies an area of 9,091 m<sup>2</sup>, including 665 m<sup>2</sup> (about) of GL. No structure is proposed at the Site. The operation hours of Site are Monday to Saturday from 08:00 to 19:00. No operation on Sunday and public holiday. The ancillary facilities, i.e. parking,

loading/unloading (L/UL) and circulation space are proposed to support the daily operation of the Site (**Plan 5**). It is estimated that 4 staff will work 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 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	9,091 m <sup>2</sup> (about), including 665 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	Not Applicable
<b>Uncovered Area</b>	9,091 m <sup>2</sup> (about)

- 3.2 The Site is accessible from San Tam Road via Shui Mei Road and a local access (**Plan 1**). A total of 5 parking and L/UL spaces are provided at the Site, details are shown at **Table 2** below:

**Table 2 – Parking and L/UL Provisions**

<b>Type of Space</b>	<b>No. of Space</b>
Private Car Parking Space - 2.5 m (W) x 5 m (L)	2
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	2

- 3.3 CV will be deployed for transportation of construction materials to/out of the Site. Sufficient space is provided for goods vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access and San Tam Road (**Plan 5**). In order to ensure pedestrian safety and avoid road safety hazards, staff will be deployed at the site ingress/egress to direct incoming/outgoing traffic. As the Site will be used for 'open storage' use only, infrequent trips will only be anticipated, hence, traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below).

**Table 3 – Trip Generation and Attraction of the Proposed Development**

Time Period	Trip Generation and Attraction				
	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	0	1	0	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	1	3
Traffic trip per hour (average)	0	0	1	1	2

- 3.4 No storage of dangerous goods will be carried out at the Site at any time during the planning approval period. Construction materials would be stored at the designated storage area (i.e. about 5,861 m<sup>2</sup>) with stacking height of not more than 2.5m. As the proposed development only involves open storage of construction materials, no dismantling, maintenance, repairing, cleaning, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period.
- 3.5 2.5m high solid metal wall will be erected along the site boundary to separate the Site and the adjoining GL and 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.
- 3.6 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 Environmental Protection Department to minimise 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 to mitigate any adverse impact arising from the proposed development, after planning approval has been obtained from the Board (**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 of Construction Materials with Ancillary Facilities for a Period of 3 Years**'.

**R-riches Property Consultants Limited**

**April 2025**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Town Planning Board Guideline No. 13G – Application Site
<b>Plan 5</b>	Layout Plan
<b>Plan 6</b>	Swept Path Analysis Showing Manoeuvring of Vehicles within the Site