

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 832 S.B (Part), 842, 843 S.A (Part), 843 S.B (Part), 844, 845, 846, 847 (Part), 848 (Part), 886 (Part), 887 (Part), 888, 889, 890, 891, 892, 893, 894 (Part), 896, 897, 898, 899, 900, 901, 903, 904, 905, 906, 965 (Part), 967 RP (Part) and 1852 in D.D. 107 and adjoining Government land (GL), Kam Tin, Yuen Long, 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**' (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. scaffolds, bricks, tiles, columns, screws etc.) and machinery (i.e. elevated platforms, digging machines, generators 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 "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board. Although the Site falls within "AGR" zone, the Site is currently vacant and its vicinity have already been occupied by various brownfield uses without active agricultural activities. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long term planning intention of the "AGR" zone.
- 2.2 Although the Site currently falls within Category 3 area under the Town Planning Board Guidelines No. 13G, the proposed development would not generate significant adverse impacts on the surrounding areas (**Plan 4**). Furthermore, various open storage yards and warehouses are also located at the west and the east of the Site, the proposed development is considered not incompatible with the surrounding areas. As the proposed development is intended to support the construction industry for the development of the Northern Metropolis, it should be considered on its individual merits.



- 2.3 Several similar S.16 planning applications for 'open storage' use were approved by the Board within the same "AGR" zone, which the application site of the latest application (No. A/YL-KTN/790) is located approximately 200m west of the Site, was approved by the Board on a temporary basis in November 2021. Therefore, approval of the current application would not set undesirable precedent within the "AGR" zone.

### 3) Development Proposal

- 3.1 The Site occupied an area of 12,880 m<sup>2</sup> (about), including 36m<sup>2</sup> (about) of GL (**Plan 3**). The operation hours of the Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. The loading/unloading (L/UL) and circulation space are proposed to support the daily operation (**Plan 5**). It is estimated that 4 staff will work at the Site. As the Site is proposed 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>	12,880 m <sup>2</sup> (about), including 36 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	Not applicable
<b>Uncovered Area</b>	12,880 m <sup>2</sup> (about)

- 3.2 Construction materials and machinery would be stored at the designated storage area (i.e. about 5,861 m<sup>2</sup>) with stacking height of not more than 3 m. As the proposed development only involves open storage of construction materials and machinery, 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.
- 3.3 The entire Site is proposed to be filled with concrete to a depth of not more than 1m for open storage area, L/UL and circulation spaces. As heavy loading of vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.4 The Site is accessible from San Tam 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 – Loading/Unloading Provisions**

Type of Space	No. of Space
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	2

- 3.5 CV will be deployed for transportation of construction materials to/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**). 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		
	CV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	0	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	2
Traffic trip per hour (average)	1	1	2

- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. 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.

#### 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

- 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**

**June 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>	Plan Showing the Filling of Land Area of the Application Site
<b>Plan 7</b>	Swept Path Analysis