

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1224 S.D, 1225 S.B and 1226 S.D in D.D. 107, 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. 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 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, '*open storage*' use is not a column one nor column two use within the "AGR" zone, which requires planning permission from the Board. Although the Site is currently zoned as "AGR" zone, there is no active agricultural use within the Site, approval of the planning application on a temporary basis of years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize the previous land resources in the New Territories.
- 2.2 The Site also 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**). The Site is also surrounded by open storage yards, warehouses and other brownfield activities, the proposed development is considered not incompatible with the surrounding areas.
- 2.3 Several similar S.16 planning applications for '*open storage*' use were approved by the Board within the same "AGR" zone. The application site of the S.16 application (No. A/YL-KTN/1054) is located at the immediate northwest of the Site, which was approved by the Board on a temporary basis of 3 years in November 2024. Therefore, approval of the current application would not set undesirable precedent within the "AGR" zone.
- 2.4 The Site is the subject of one previous S.16 planning application (No. A/YL-KTN/775) for '*animal*

boarding establishment' use with associated filling of land, that was submitted by the same applicant. The application was approved by the Board on a temporary basis for 5 years on 23/7/2021. However, the applicant did not implement the previously approved scheme for '*animal boarding establishment*' as it was considered financially unfeasible to operate the approved development at that time.

- 2.5 In support of the current application, the applicant has submitted the accepted drainage proposal of the previous application (No. A/YL-KTN/775) and a fire service installations (FSIs) proposal in order to mitigate any potential nuisance from the proposed development (**Appendices I to II**).

3) Development Proposal

- 3.1 The Site occupies an area of 567 m² (about) (**Plan 3**). The operation hours are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. No structure is proposed at the Site and large amount of uncovered space is designated for open storage of construction materials and machinery (i.e. about 302 m² with stacking height of not more than 3m) (**Plan 5**). As the Site is proposed for '*open storage*' use, staff will only access the Site for loading/unloading (L/UL) activities and no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	567 m ² (about)
Covered Area	Not applicable
Uncovered Area	567 m ² (about)

- 3.2 Portion of the Site (i.e. about 330 m²) has already been filled with concrete to facilitate a flat surface for site formation of structures for the previous application (No. A/YL-KTN/775) (**Plan 5**). Under the current application, the Site is proposed to be filled wholly by the applicant in order to meet the operational need of the proposed development (**Plan 5**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, the associated filling of land area is considered necessary and 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.
- 3.3 The Site is accessible from Fung Kat Heung Road via Mei Fung Road and a local access (**Plan 1**).

One L/U space is provided at the Site, details of spaces are shown at **Table 2** below:

Table 2 – L/UL Provision

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle (LGV) - 3.5m (W) x 7m (L)	1

- 3.4 5.5 tonnes will be deployed for transportation of construction materials and machinery to and out of the Site, hence, 1 L/UL space for LGV is provided. 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**). No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. As traffic generated and attracted by the proposed development as shown at **Table 3** below is minimal, adverse traffic impact should not be anticipated.

Table 3 - Trip Generation and Attraction of the Proposed Development

Time Period	LGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	1	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	1	1	2
Traffic trip per hour (average, 10:00 – 18:00)	1	1	2

- 3.5 No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period. 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.
- 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 follow the *Professional Persons Environmental Consultative Committee Practice Notes* for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures have been provided by the applicant (i.e. submission of the accepted drainage proposal of the previous application No. A/YL-KTN/775 and FSIs proposal) in order to mitigate any adverse impact arising from the applied use (**Appendices I to 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 and Machinery and Associated Filling of Land for a Period of 3 Years and Associated Filling of Land**'.

R-riches Planning Limited

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LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan showing the Zoning of the Application Site
Plan 3	Plan showing the Land Status of the Application Site
Plan 4	Town Planning Board Guideline No. 13G – Application Site
Plan 5	Layout Plan
Plan 6	Plan showing the Filling of Land Area of the Application Site
Plan 7	Swept Path Analysis

APPENDICES

Appendix I	The Accepted Drainage Proposal of the Previous Application No. A/YL-KTN/775
Appendix II	Fire Service Installations Proposal