

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D. 107, Fung Kat Heung, 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 Considering the growing number of construction projects in the Northern Metropolis, the applicant intends to utilise the Site for the storage of construction materials (i.e. rebar, bricks, tiles etc.) and machinery (i.e. elevated platforms, digging machine, generator etc.) , in order to accommodate the increasing demand for open storage spaces 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 (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 "AGR" 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**). The Site is situated in a rural setting surrounded by construction sites, animal boarding establishment and vacant land. As various open storage yards and warehouses are located in the northwestern, western, northeastern and eastern part of the Site, the proposed development is considered not incompatible with the surrounding areas.
- 2.3 In addition, several S.16 planning applications for/partly for '*open storage*' use were approved by the Board within the same "AGR" zone in 2025, which the application site of the latest application (A/YL-KTN/1153) is located approximately 10 m northeast of the Site, was approved by the Board on a temporary basis in September 2025. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

2.4 The Site is the subject of two previous applications (Nos. A/YL-KTN/771 and 993) for different uses (i.e. 'animal boarding establishment' and 'warehouse') submitted by the same applicant as the current application, which were approved by the Board on a temporary basis of 3/5 years in 2021 and 2024 respectively. In support of the current application, the applicant has submitted a fire service installations (FSIs) proposal, an accepted drainage proposals and the as-built drainage plan under the previous application (No. A/YL-KTN/993) to mitigate potential adverse impact to the surrounding areas (**Appendices I to III**).

### **3) Development Proposal**

3.1 The Site occupies an area of 1,270 m<sup>2</sup> (about). No structure is proposed at the Site. The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays. Loading/unloading (L/UL) and circulation space are proposed to support the daily operation of the Site (**Plan 5**). It is estimated that 2 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>	1,270 m <sup>2</sup> (about)
<b>Covered Area</b>	Not Applicable
<b>Uncovered Area</b>	1,270 m <sup>2</sup> (about)

3.2 The entire Site has been filled with concrete of not more than 0.2m in depth for open storage area and circulation space (**Plan 6**). As heavy loading of vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operational needs. Therefore, filling of land is considered necessary and the extent of filling has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out on the Site during the planning approval period. The applicant will reinstate the Site to an amenity area after the planning approval period.

3.3 No storage of dangerous goods will be carried out at the Site at any time during the planning approval period. All construction materials and machinery would be stored at the designated storage area (i.e. about 827 m<sup>2</sup>) with stacking height of not more than 3m. 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.

3.4 The Site is accessible from Mei Fung Road via a local access (**Plan 1**). A 7.3 m-wide (about) vehicular ingress/egress is proposed at the eastern tip of the Site. 2 parking and L/UL space are provided at the Site, details are shown at **Table 2** below:

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

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	1
L/UL Space for Light Good Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

3.5 LGV will be deployed for transportation of construction materials and machinery 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 Mei Fung Road (**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				2-Way Total
	PC		LGV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	0	0	1
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	1	0	0	1
Traffic trip per hour (average)	0	0	1	1	2

3.6 To minimize nuisance to the surrounding area, 2.5m high solid metal wall will be erected along the site boundary to mitigate potential adverse impact to the surroundings. 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.

3.7 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 are provided by the applicant, i.e. submission of a FSIs proposal, the accepted drainage proposal and as-built drainage plan under the previous application No. A/YL-KTN/993 to mitigate any adverse impact arising from the proposed development (**Appendices I and III**).
- 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**

**February 2026**

## **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>	Filling of Land
<b>Plan 7</b>	Swept Path Analysis Showing Manoeuvring of Vehicles within the Site

## **APPENDICES**

<b>Appendix I</b>	Fire Service Installations Proposal
<b>Appendix II</b>	Accepted Drainage Proposal under Previous Application No. A/YL-KTN/993
<b>Appendix III</b>	Accepted As-built Drainage Plan under Previous Application No. A/YL-KTN/993