

Planning Statement

1. Background

The applicant seeks planning permission from the Town Planning Board (the Board) to use **Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Kam Tin North, Yuen Long, New Territories** (the application site) for ‘Temporary Open Storage of Construction Materials, Machineries and Vehicles and Associated Filling of Land for a Period of 3 Years’ (the proposed development).

Due to the increasing demand for open storage of construction materials, machineries and cars in recent years, the applicant would like to use the Application Site for open storage to support these industries.

The Site is currently used as open storage of construction materials, machineries and cars.

2. Planning Context

The Site currently falls within an area zoned as “Agriculture” (“AGR”) on the Approved Kam Tin Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, the applied use is not a column one nor two uses within the “AGR” zone, which requires planning permission from the Board (Appendix 6).

Although the Application Site falls within area zoned as “AGR”, there is no active agricultural use within the Application Site. The Application Site is also surrounded by sites occupied by open storage and some low-rise temporary structures, the proposed development is considered not incompatible with the surrounding areas. 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.

The Application Site currently falls entirely within Category 2 area according to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) (Appendix 7), which the Application Site is considered suitable for open storage and port back-up uses. Moreover, the same application site area has been approved before by the Board in 2024 for the same proposed use. The planning application (No. A/YL-KTN/994) for the same use (i.e. open storage) was approved by the Board on a temporary basis of 3 years on 7/6/2024. Therefore, approval of the current application is in line with the Board’s previous decisions and would not set undesirable precedent within the “AGR” zone.

3. Development Proposal

The site occupies an area of 3,796 m² (about) (Appendix 2). No structure is proposed at the Application Site (Appendix 2). As the Application is proposed for ‘open storage’ use with no shopfront, no visitor is anticipated at the Application Site. The operation hours of the Application Site are Mondays to Saturdays

Temporary Open Storage of Construction Materials, Machineries and Vehicles and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Kam Tin North, Yuen Long, New Territories

from 09:00 to 18:00 daily. No operation on Sunday and public holidays. Details of development parameters are shown at Table 1 below:

Table 1 – Major Development Parameters

Application Site Area	3,796 m ² (About)
Covered Area	Not Applicable
Uncovered Area	3,796 m ² (About)

The Application Site is currently hard-paving with concrete, the existing levels is +11.2 mPD to +11.9 mPD. (Appendix 4). The filling of land is to facilitate a flat surface for site formation, as heavy loading of vehicles would compact the existing soiled ground and weaken the ground surface, circulation space and vehicle Loading and Unloading spaces uses. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme during the planning approval period and will reinstate the Application Site to an amenity area after the planning approval period.

The Application Site is accessible from Fung Kat Heung Road via Mei Fung Road and a local track. 1 Loading and Unloading space for medium-goods vehicle (MGV) is provided at the Application Site for transportation of goods use. Sufficient space is provided for vehicles to smoothly maneuver within the Site to ensure that no vehicle will turn back onto the local access (Appendix 3). Details of parking provision are shown at Table 2 below:

Table 2 – Parking Provision

Type of Space(s)	No. of Space(s)
Loading and Unloading space for Medium-goods vehicle (MGV) - 3.5m (W) x 11 m (L)	1

MGVs are deployed for transportation of construction materials to be stored at the Site, hence, L/UL spaces for the aforesaid vehicles are provided. Sufficient space is also provided for vehicle to smoothly maneuver within the Site to ensure that no vehicle will turn back onto the local access (Appendix 8). As the Application Site will be used for 'open storage' use only, infrequent trips will be anticipated, hence, traffic generated and attracted by the proposed development is minimal. The trip generation and attraction rates are as shown at Table 3 below.

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	MGV		2-Way Total
	In	Out	
Trips at AM peak (09:00-10:00) per hour	1	0	1
Trips at PM peak (17:00-18:00) per hour	0	1	1
Traffic Trips per hour (10:00-17:00)	0.5	0.5	1

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All the work (i.e. site formation and hard-paving) has been finished under planning application no. A/YL-KTN/994. No work will be carried out during this planning application period. All the work is carried out at least 3 m away from the top bank of the existing natural stream that is located at the west of the Application Site. No adverse impact on planning application 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. 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 any time during the planning approval period. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Application Site.

4. Conclusion

The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. the submission of FSIs proposal and the drainage proposal for the Planning Application to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Temporary Open Storage of Construction Materials, Machineries and Vehicles and Associated Filling of Land for a Period of 3 Years'.

LIST OF APPENDIXES

- Appendix 1 - Application Site Location
- Appendix 2 - Proposed Layout Plan
- Appendix 3 - Existing Vehicular Access
- Appendix 4 - Filling of Land of the Application Site
- Appendix 6 - Statutory Zoning of the Application Site
- Appendix 7 - Location of the Application Site – Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses
- Appendix 8 - Swept Path Analysis