

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 106 and Adjoining Government Land (GL), Shek Kong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond**' (proposed development) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand of open storage spaces in the New Territories, the applicant would like to use the Site for open storage of the construction materials (i.e. tiles, pipes, bricks etc.), construction machineries (i.e. elevated platform, digging machine, generator etc.), auto parts and vehicles (i.e. private car and light goods vehicle (LGV)) in order to support the open storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan No.: S/YL-SK/9, 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 (**Plan 2**). Filling of land and Pond also require planning permission from the Board.
- 2.2 Although the Site falls within "AGR" zone, the Site is currently vacant with no active agricultural activities. Majority of the Site also falls within Category 2 areas under the Town Planning Board Planning Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). Therefore, approval of the current application on a temporary basis would better utilize precious land resources and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.3 The Site is surrounded by various open storage/storage yards, warehouse and holiday camps. Furthermore, the Site is located approximately 10 m east of the existing "Industrial (Group D)" zone of the same OZP. The applied use is therefore considered not incompatible with the surrounding land uses. The nearest S.16 planning application (No. A/YL-SK/350) for similar 'open storage' use, which was approved by the Board on a temporary basis for 3 years in 2024,

is located immediately northwest of the Site. Therefore, approval of the current application would not set an undesirable precedent within the same "AGR" zone.

3) Development Proposal

- 3.1 The Site area is 86,015 m² (about), including 1,863 m² (about) of GL (**Plans 1 and 3**). Six 1-storey structures are proposed at the Site for site offices and washrooms with total GFA of 1,320 m² (about) (**Plan 5**). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. It is estimated that the Site would be able to accommodate 30 staff. As the Site is for 'open storage' use with no shopfront, no visitor is anticipated at the Site. The ancillary site office is intended to provide indoor workspace for administrative staff to maintain the daily operation of the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	86,015 m ² (about), including 1,863 m ² (about) of GL
Covered Area	1,320 m ² (about)
Uncovered Area	84,695 m ² (about)
Plot Ratio	0.02 (about)
Site Coverage	2 % (about)
Number of Structure	6
Total GFA	1,320 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,320 m ² (about)
Building Height	4 m (about)
No. of Storey	1

- 3.2 In view of the existing topographic profile of the Site as the site level ranging from +12.7mPD to +15.1mPD with several existing ponds, filling of land and pond are required to be carried out for the whole Site (i.e. 86,015m²), in order to facilitate a flat surface to meet operational needs (**Plan 6**). The Site will be filled with concrete of not more than 2.3m in depth for site formation of structure, open storage area and circulation space. The existing ponds will be filled with soil of not more than 0.5m and 0.2m of concrete will be filled on top of the filled ponds in order to facilitate a flat ground surface to the surrounding site levels (+16.6mPD). The filled area is considered necessary to meet the operational need and the extent of filling

has been kept to minimal. The applicant will reinstate the Site to an amenity area after the planning approval period.

- 3.3 The Site is accessible from Tung Wui Road via Shek Kong Airfield Road and a local access (**Plan 1**). A total of 36 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – L/UL Provisions

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	18
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	18

- 3.4 LGV will be deployed for transportation of construction materials, machineries and autos parts to/out of the Site. Vehicle to be stored will be driven to the Site by staff, hence, towing of vehicle will not be required. 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 (**Plan 7**). Staff will be deployed by the applicant to direct vehicle entering/exiting the Site to ensure pedestrian safety to/from the Site.
- 3.5 Medium or Heavy goods vehicles, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are prohibited to be parked/stored on or enter/exit the Site at any time during the planning approval period. As the 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 (as shown at **Table 3** below).

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	7	3	5	2	17
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	2	12	3	2	19
Traffic trip per hour (average)	3	3	5	5	16

- 3.6 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities; and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. 2.5m high solid metal wall will be erected along the site boundary to 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.
- 3.7 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 will be provided by the applicant, i.e. submission of drainage and fire service installations proposals after planning permission has been granted from the Board to mitigate any adverse impact arising from the proposed development.
- 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, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond**'.

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LIST OF PLANS

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