



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Section 16 Planning Application

Proposed Temporary Open Storage of Modular Integrated Construction Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years

Lot Nos. 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Sha Po, Kam Tin, Yuen Long, New Territories

Planning Statement

Prepared by
Grandmax Surveyors Limited

December 2023

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Open Storage of Modular Integrated Construction Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at at Lot Nos. 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Sha Po, Kam Tin, Yuen Long, , New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The application site falls with an area zoned “Comprehensive Development Area (1)” (“CDA(1)”) on the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 gazetted on 6.1.2023. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) The proposed use is fully in line with the Government’s latest policy direction in ehancing the quantity, speed, efficiency and quality of housing;*
- (b) The proposed use will promote more Green Construction Methodology and sustainable practices within the construction industry;*
- (c) The current application will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13G);*
- (d) Temporary nature of the proposed use would not jeopardise the planning intention of “CDA(1)” zone;*
- (e) The proposed use is not incompatible with the semi-rural character in the surrounding area in terms of land use, character and scale;*
- (f) No adverse infrastructural nor environmental impacts are anticipated; and*
- (g) The proposed use will not set an undesirable precedent.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approve the current application for the proposed use for a temporary period of 3 years.



行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）**擬議臨時露天存放組裝合成組件及建築材料連附屬工場、辦公室、員工停車場和機械（為期三年）**（以下簡稱「擬議用途」）。該申請所涉及地點位於新界元朗錦田沙埔丈量約份第 107 約地段第 1555 號 A 分段(部分)、第 1555 號 B 分段餘段(部分)、第 1557 號餘段(部分)、第 1558 號(部分) 及第 1559 號(部分)（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點於 2023 年 1 月 6 日刊憲公佈的錦田北分區計劃大綱核准圖（編號：S/YL-KTN/11）內被劃為「綜合發展區(1)」。此規劃報告書內詳細闡述擬議用途的規劃理據，當中包括：-

- (一) 擬議用途完全符合政府最新的政策方向，以提升房屋供應的數量、速度、效率及質素。
- (二) 擬議用途有助推廣建築業界運用綠色建築科技以及可持續發展措施；
- (三) 是次申請不會與城規會規劃指引相抵觸（編號：TPB PG-No. 13G）；
- (四) 擬議用途所屬的臨時性質將不會阻礙履行長遠的「綜合發展區(1)」用途規劃意向；
- (五) 擬議用途在現有土地用途、性質及發展規模方面與附近地區的半鄉郊環境並非不相符；
- (六) 不會帶來嚴重的基建或環境影響；
- (七) 擬議用途不會視為立下不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員酌情考慮批准該申請作為期三年之擬議用途。



Table of Contents

1	INTRODUCTION	3
1.1	Purpose	3
1.2	Objectives	3
1.3	Structure of the Planning Statement	4
2	SITE PROFILE	5
2.1	Location and Current Condition of the Application Site	5
2.2	Surrounding Land-use Characteristics	5
3	PLANNING CONTEXT	6
3.1	The Current OZP	6
3.2	Previous Planning Applications	6
3.3	Town Planning Board Guidelines (TPB PG-No. 13G)	7
4	THE DEVELOPMENT PROPOSAL	8
4.1	Site Configuration, Layout and Operation	8
4.2	Vehicular Access and Parking Arrangement	11
4.3	Landscape and Visual Consideration	12
4.4	Drainage Consideration	12
4.5	Sewerage Consideration	13
4.6	Environmental Consideration	13
4.7	Fire Safety Consideration	13
5	PLANNING JUSTIFICATIONS	14
5.1	Fully In Line with the Government’s Latest Policy Direction in Enhancing the Quantity, Speed, Efficiency and Quality of Housing	14
5.2	Promoting Green Construction Methodology and Sustainable Practices within the Construction Industry	14
5.3	Not Contrary to the Town Planning Board Guidelines (TPB PG-No. 13G)	14
5.4	Temporary Nature Would Not Jeopardise its Planning Intention of “CDA(1)” Zone	15
5.5	Not Incompatible Land Uses, Character and Scale with the Surrounding Areas	15
5.6	No Adverse Infrastructural nor Environmental Impacts	15
5.7	Not Setting an Undesirable Precedent	16
6	CONCLUSION	17

List of Photo

Photo 1 Sample MiC Component Proposed for Storage

List of Figures

Figure 1 Location Plan
Figure 2 Extract of Lot Index Plan (No. ags_S00000118644_0001)
Figure 3 Extract of Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Figure 4 Indicative Layout Plan

List of Illustration

Illustration 1 Existing Condition of the Application Site and the Surrounding Areas

List of Tables

Table 1 Proposed Key Development Parameters
Table 2 Comparison Table on the Major Development Parameters of the Current Application and the Last Approved Application

List of Appendices

Appendix I Traffic Impact Assessment
Appendix II Tree Preservation and Landscaping Proposal
Appendix III Drainage Proposal
Appendix IV Sewerage Review Report
Appendix V Environmental Assessment
Appendix VI Fire Service Installations Proposal

1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Open Storage of Modular Integrated Construction (MiC) Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Sha Po, Kam Tin, Yuen Long, , New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The application site has a total area of about 9705m². Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the application site involves.
- 1.1.2 Prepared on behalf of Sanfield (Management) Limited (hereinafter referred to as “the Applicant”), Grandmax Surveyors Limited have been commissioned to prepare and submit the current application on his behalf.
- 1.1.3 The application site falls with an area zoned “Comprehensive Development Area (1)” (“CDA(1)”) on the approved Tin North Outline Zoning Plan No. S/YL-KTN/11 gazetted on 6.1.2023 (hereinafter referred to as “the Current OZP”) (**Figure 3** refers). According to the Notes of the Current OZP, the proposed use is neither Column 1 nor Column 2 use in “CDA(1)” zone. As stipulated in (11)(b) of the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the Applicant wishes to seek planning permission again from the Board for the proposed use on a temporary basis of 3 years.

1.2 Objectives

- 1.2.1 The current application strives to achieve the following objectives:-

- (a) *To align with the Government's directives in enhancing housing quantity, speed, efficiency and quality and contributing to the overall development of Hong Kong;*
- (b) *To serve as a transshipment depot for MiC components and a hub for modular construction materials used in housing project sites in order to promote more*

Green Construction Methodology and sustainable practices within the construction industry;

- (c) To provide a secure location for the temporary storage of MiC components and modular construction materials, meeting the increasing demand for MiC applications, and ensuring efficient logistics and seamless implementation of MiC in housing projects;*
- (d) To maximise land utilisation in an area already subject to the preponderance of open storage activities;*
- (e) To induce no adverse environmental nor infrastructural impacts on its surroundings by providing adequate protection and mitigation measures; and*
- (f) To give an opportunity to allow the proposed use to be continued under proper planning control by the Board and/or other relevant Government department(s).*

1.3 Structure of the Planning Statement

- 1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as environmental and engineering considerations. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location and Current Condition of the Application Site

2.1.1 As shown in **Figure 1**, the application site is directly accessible via Shui Mei Road, branching off from Mei Fung Road. Public transportation, including franchised buses (Route Nos. 68, 68F, 76K, 268M, 976, and 976A) and Green Minibuses (Route Nos. 36, 37, 38, 75, 76, 78, 603, and 620), is available within a 10-minute walking distance.

2.1.2 The application site is generally flat and hard-paved. It is currently being utilised for plant nursery with an open storage area operated by the Applicant, functioning as a storage area for trees and planters before their delivery to the housing project sites. **Illustration 1** indicates the current conditions of the application site and its surrounding areas.

2.2 Surrounding Land-use Characteristics

2.2.1 The surrounding areas of the application site are predominantly semi-rural in character, intermixed with open storage/ storage yards, warehouses, residential development (i.e. Park Yoho), plant nurseries and unused/vacant land.

2.2.2 To its immediate north are a storage yard and unused land. To its further north are warehouses and open storage yards. To its east across Mei Fung Road are vacant land, a plant nursery and open storage yard. To its south cross Shui Mei Road and a nullah are open storage yards. To its immediate west is a plant nursery. To its further west is Park Yoho.

3 PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The application site falls within an area zoned as “CDA(1)” on the Current OZP (**Figure 3** refers). Despite the fact that the proposed use is neither Column 1 nor Column 2 use for “CDA(1)” zone, according to the Notes of the Current OZP, “...*temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...*”.
- 3.1.2 According to the Notes of the OZP, “CDA(1)” zone “*is intended primarily for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, Dinfrastructure and other constraints.*”
- 3.1.3 For the “CDA(1)” zone at Cheung Chun San Tsuen, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.2 and a maximum building height in terms of number of storeys as stipulated on the Plan.

3.2 Previous Planning Applications

- 3.2.1 The application site was subject to three previous planning applications (No. A/YL-KTN/575, A/YL-KTN/604 and A/YL-KTN/715). Planning application No. A/YL-KTN/575 for temporary site office with ancillary open storage of building materials, storage of repairing tools and staff car park for a period of 3 years was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 12.01.2018. The planning permission was subsequently revoked on 12.04.2020 due to non-compliance with the time-limited approval condition.
- 3.2.2 Planning application No. A/YL-KTN/604 for proposed flat, shop and services, eating place, school, social welfare facility, public transport terminus or station uses and minor relaxation of plot ratio and building height restrictions, mainly falls within the “CDA(1)” zone, including the application site and various surrounding lots. The planning application was approved with conditions by the Committee of the Board on 22.03.2019.

3.2.3 Planning application No. A/YL-KTN/715 for proposed temporary site office and plant nursery with ancillary open storage of building materials, tools and equipment, landscaping equipment and hardware and ancillary staff car park for a period of 3 years was approved with conditions by the Committee of the Board on 20.11.2020. The planning permission was subsequently revoked on 20.02.2022 due to non-compliance with the time-limited approval condition.

3.3 Town Planning Board Guidelines (TPB PG-No. 13G)

3.3.1 The application site falls under Category 2 areas in the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) promulgated by the Board in April 2023.

3.3.2 According to the TPB PG-No.13G, Category 2 areas are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/ temporary uses. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

4.1.1 It is proposed to utilise the application site for the proposed use (i.e. Proposed Temporary Open Storage of MiC Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years). The application site has a total area of about 9,705m². The proposed use has setback 4m from Shui Mei Road to allow sufficient space for the ingress/egress of vehicles and pedestrian access. An ingress/egress will be at the southern side directly abutting Shui Mei Road with about 8m in width.

4.1.2 The proposed use aims to serve as a transshipment depot for MiC components, with the objective of meeting the growing demand for MiC applications while ensuring efficient logistics and seamless implementation of MiC in housing projects. MiC components intended for temporary storage will weigh about 10 to 20 tonnes, with maximum length and width of approximately 8m and 2.5m respectively. A visual presentation of the sample MiC components proposed for storage is illustrated in **Photo 1**.



Photo 1: Sample MiC Component Proposed for Storage

4.1.3 The proposed use also serves as a hub for modular construction materials being used for housing project sites in order to promote more Green Construction Methodology.

4.1.4 The proposed development comprises an open storage area (about 7,466m²), providing a secure location for the temporary storage of MiC components and modular construction materials, along with ancillary facilities, including three workshops, an office, a staff car park, a guardhouse and machinery (i.e. tower crane and hoisting crane etc.) to support its operation needs. The Indicative Layout Plan is

shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 1**.

- 4.1.5 The proposed ancillary office is a two-storey structure designed to accommodate about 50 staff members. The office is intended to provide administrative/supporting services to facilitate the seamless transshipment of MiC components.
- 4.1.6 The proposed ancillary single-storey workshops, equipped with lifting machinery, will be enclosed, primarily serving for internal quality control and quality assurance checks of MiC components, as well as any necessary final touching-up works before their delivery to construction sites.
- 4.1.7 MiC components and modular construction materials to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. All activities of the open storage will only be confined within the application site without affecting the neighbouring uses and the operation hours of the proposed use will be restricted to from 8:00 a.m. to 7:00 p.m. (Monday to Saturday excluding Sunday and Public Holiday).
- 4.1.8 In comparison to the previously approved application (No. A/YL-KTN/715) submitted by a different applicant, the current application shares a similar use, configuration and scale. A comparison table on the major development parameters of the current application and the last approved application is shown in **Table 2**.
- 4.1.9 In terms of implementation the development proposal, the Applicant stands ready to apply to the Lands Department for the Short Term Waivers (STW) for permitting the structures to be erected or to regularise any irregularities on site, once the current application approved.

Table 1: Proposed Key Development Parameters

Items	Applied Use(s) / Description(s)	No(s).	Design Parameter(s) (about)
Site Area	Proposed Temporary Open Storage of MiC Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years	N/A	Total: 9,705m ²
Covered Area	Temporary Structures	See Below	Total: 1,360m ² (14%)
Uncovered Area	Open Storage Area, Staff Car Park, Internal Driveway and Planting Area	See Below	Total: 8,345m ² (86%)

			Floor Area (About)	No. of Storey	Height (About)
Structure 1	Office	1	1,330m ²	2	10m
Structure 2	Workshop 1	1	225m ²	1	10m
Structure 3	Workshop 2	1	225m ²	1	10m
Structure 4	Workshop 3	1	225m ²	1	10m
Structure 5	Guardhouse	1	20m ²	1	4m
			Total: 2,025m²		
Machinery 1	Tower Crane	1	Height (About) 20m		
Ingress/Egress	To Shui Mei Road	1	8m wide		
Internal Driveway	N/A	1	8m wide		
Parking Spaces	Private Car	10	5m(L) x 2.5m(W)		
Operation Hours	N/A	N/A	From 8:00 a.m. to 7:00 p.m. (Monday to Saturday excluding Sundays and Public Holidays)		

Table 2: Comparison Table on the Major Development Parameters of the Current Application and the Last Approved Application

Major Development Parameters	Last Approved Application No. A/YL-KTN/715	Current Application	Difference
Site Area (About)	9,763m ²	9,705m ²	-58m ²
Applied Use	Proposed Temporary Site Office and Plant Nursery with Ancillary Open Storage of Building Materials, Tools and Equipment, Landscaping Equipment and Hardware and Ancillary Staff Car Park for a Period of 3 Years	Proposed Temporary Open Storage of MiC Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years	The change in use for operational arrangements involves similar components, including open storage, office space, and a staff car park.
Operation Hours	From 8:00 a.m. to 7:00 p.m. (Monday to Saturday excluding Sundays and Public Holidays)	From 8:00 a.m. to 7:00 p.m. (Monday to Saturday excluding Sundays and Public Holidays)	No change
Number of Structures	21	5	-16
Floor Area (About)	2,603m ²	2,025m ²	-578m ²
Building Height	2.59m - 5m (1 storey)	4m - 10m (1 to 2 storeys)	+5m
No. of Parking Spaces	10	10	No change
No. of Loading/Unloading Bays	2	0	-2

4.2 Vehicular Access and Parking Arrangement

- 4.2.1 The proposed layout (**Figure 4** refers) includes an ingress/egress at the south-west corner abutting Shui Mei Road with about 8m in width and a setback area of 4m from Shui Mei Road. Additionally, an internal driveway is designated for the loading and unloading activities and manoeuvring of vehicles in order to facilitate the delivery of MiC components and modular construction materials by articulated trailers up to 15m in length. The design/configuration ensures sufficient space for maneuvering vehicles throughout the application site, such that no waiting or queuing of goods vehicles along Shui Mei Road will arise under any circumstances.
- 4.2.2 To minimise the potential implications to Shui Mei Road with close proximity to residential developments of Park Yoho, the ingress and egress routes of articulated trailers will adopt an alternative route to San Tam Road via Mei Fung Road and Fung Kat Heung Road as shown in **Figure 1**, which is currently used by heavy vehicles for temporary open storages and industrial uses en-route.
- 4.2.3 The loading and unloading activities are designated to take place along the internal driveway, and the articulated trailers will promptly depart from the application site post the loading and unloading of MiC components and modular construction materials. As such, no parking space/loading and unloading bay for articulated trailers is considered required within the application site. Advanced reservation will be mandatory for all such activities in order to arrange the delivery and collection activities in a more organised manner and to prevent excessive traffic flow on the local road network.
- 4.2.4 Ten private car parking spaces are proposed to serve the staff, which is consistent with the number of parking spaces in the previously approved application (No. A/YL-KTN/715). The application site will not open to the public or any unauthorised persons at any time. Only senior-level staffs are allowed to commute to and from work using private vehicles, whereas other staff members will access the application site via public transportation.
- 4.2.5 Based on the operation of the proposed use, the vehicular traffic generation and attraction for the application site are estimated to be 2 vehicles per hour (each direction) at maximum, assuming a minimum duration of 30 minutes for each vehicle. Nevertheless, it is also assumed an attraction of 10 private cars (inbound) during the AM peak and a generation of 10 private cars (outbound) during the PM peak for the proposed parking spaces within the application site.
- 4.2.6 The Traffic Impact Assessment (TIA) (**Appendix I** refers) reveals that taking into account natural traffic growth and traffic generation from planned or committed

developments in the vicinity of the application site, the traffic generated by the proposed use can be accommodated by the existing road network. The capacity of all identified key junctions in the vicinity of the application site will be performing satisfactorily. Hence, the proposed use under the current application is considered acceptable from the traffic engineering point of view and no adverse traffic impacts are anticipated from the proposed use.

4.3 Landscape and Visual Consideration

- 4.3.1 In response to the site conditions, development layout and function of the proposed development and to provide a quality landscape scheme, it is proposed, as outlined in the Tree Preservation and Landscaping Proposal (TLP) (**Appendix II** refers), to provide a total of 58 heavy standard trees within the application site. The landscape concept below describe considerations, which had been considered as being general to the whole landscape design.
- 4.3.2 The proposed development and site formation levels have been thoughtfully aligned with the natural topography of the site, aiming to minimise the landscape impact.
- 4.3.3 In order to provide buffer area between the proposed development and the surrounding context, edge planting beds (3m min. wide) are proposed at major portions along the application site boundary. It is intended the soft planted edge can be created along the application site enhancing its interface with its surrounding natural context to blend more with the naturalistic vegetation.
- 4.3.4 New Planting will be predominantly native and primary evergreen in nature. This will help in minimise the maintenance requirement in the industrial nature development. Where practicable, heavy standard trees and grass are proposed. These soft landscape measures will ensure that the hard lines of the builtform to be visually softened. The use of planting in heavy standard size would provide a more instant greening effect.
- 4.3.5 The Applicant is prepared to further implement and maintain any necessary landscaping measures to the satisfaction of the Board and/or the relevant Government department(s) by way of compliance of approval condition(s) if necessary.

4.4 Drainage Consideration

- 4.4.1 The Drainage Proposal (DP) (**Appendix III** refers) concludes that runoff will be proposed diverted to the open channel to the south of the application site, and no adverse drainage impact from the application site with the provision of the proposed

internal drainage system is anticipated. The Applicant is prepared to further implement and maintain any necessary drainage measures to the satisfaction of the Board and/or the relevant Government department(s) by way of compliance of approval condition(s) if necessary.

4.5 Sewerage Consideration

4.5.1 The Sewerage Review Report (SRR) (**Appendix IV** refers) concludes that there will be no unacceptable sewerage impact from the application site with the provision of recommended measures, i.e. adequate capacity and number of wastewater storage tanks for temporarily storing all the wastewater will be provided onsite, or septic tank/soakaway pit system. The Applicant is prepared to further implement and maintain any necessary sewerage measures to the satisfaction of the Board and/or the relevant Government department(s) by way of compliance of approval condition(s) if necessary.

4.6 Environmental Consideration

4.6.1 The Environmental Assessment (EA) (**Appendix V** refers) indicates that the proposed development will not generate any unacceptable environmental impacts (including air quality, noise, water quality, waste management and land contamination) during construction and operation phases, provided that all the recommended mitigation measures and good site practice are strictly implemented. The Applicant is prepared to further implement and maintain necessary measures as recommended in the EA to the satisfaction of the Board and/or the relevant Government department(s) by way of compliance of approval condition(s) if necessary.

4.6.2 MiC components and modular construction materials to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. If the current application is approved, the Applicant will strictly follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP') to minimise any nuisance generated from the applied use.

4.7 Fire Safety Consideration

4.7.1 A Fire Service Installations (FSI) proposal is prepared to suggest the future fire service installations facilities for the proposed use (**Appendix VI** refers). The Applicant is prepared to further implement and maintain any necessary fire service installations to the satisfaction of the Board and/or the relevant Government department(s) by way of compliance of approval condition(s) if necessary.

5 PLANNING JUSTIFICATIONS

5.1 Fully In Line with the Government's Latest Policy Direction in Enhancing the Quantity, Speed, Efficiency and Quality of Housing

5.1.1 Aligning with Government directives to enhance the quantity, speed, efficiency, and quality of housing, the construction industry is spearheading the development of highly productive construction methods, including the widespread adoption of MiC. MiC, an innovative construction method, involves assembling building components off-site in a controlled environment before transporting and seamlessly integrating them into the construction site.

5.1.2 The proposed use, designed as a transshipment depot for MiC components and a hub for modular construction materials, strives to provide a secure location for the temporary storage of MiC components and modular construction materials. The facility will play a crucial role in meeting the increasing demand for MiC applications, facilitating efficient logistics, and ensuring the seamless implementation of MiC in housing projects. Such an approach aligns with the Government's directives in enhancing housing quantity, speed, efficiency and quality, thereby contributing to the overall development of Hong Kong.

5.2 Promoting Green Construction Methodology and Sustainable Practices within the Construction Industry

5.2.1 The proposed use aims to promote Green Construction Methodology and sustainable practices within the construction industry by actively fostering and supporting the widespread adoption of the MiC method in housing projects. It is anticipated to result in upgraded building quality, improved construction safety, enhanced environmental protection, increased cost-effectiveness, and an overall promotion of sustainability within the construction industry.

5.3 Not Contrary to the Town Planning Board Guidelines (TPB PG-No. 13G)

5.3.1 The application site falls under Category 2 areas in the TPB PG-No. 13G promulgated by the Board in April 2023. According to the TPB PG-No.13G, Category 2 areas are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/ temporary uses. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no

adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

- 5.3.2 Considering that the proposed use is well-justified by technical assessments demonstrating no adverse impacts on traffic, landscape, visual, drainage, sewerage and environmental aspects in the surrounding areas, the current application is considered not contrary to the TPB PG-No. 13G.

5.4 Temporary Nature Would Not Jeopardise its Planning Intention of “CDA(1)” Zone

- 5.4.1 Notwithstanding the application site falls within an area zoned “CDA(1)” on the Current OZP, temporary nature of the current application will by no means jeopardize the long-term planning intention of “CDA(1)”, should such be considered essential to be implemented by the Board in future.

- 5.4.2 Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of 3 years or less. The entire authority is always rested from the Board that whether a new planning application for the continuation of the proposed use is further allowed or not. In this connection, the temporary nature of the proposed use would not in any sense pose any constraint to jeopardize nor pre-empt the long-term planning intention of “CDA(1)” zone or any planned infrastructural development.

5.5 Not Incompatible Land Uses, Character and Scale with the Surrounding Areas

- 5.5.1 The surrounding areas of the application site are predominantly semi-rural in character, intermixed with open storage/ storage yards, warehouses, residential development, plant nurseries and unused/vacant land. Given the abundance of temporary structures and open storage and port back-up uses nearby, the proposed use is not incompatible with the semi-rural character in the surrounding areas in terms of land use, character and scale.

5.6 No Adverse Infrastructural nor Environmental Impacts

- 5.6.1 Various technical assessments (**Appendices I to V** refer) have been conducted, including TIA, TPLP, DP, SRR and EA in support of the current application. As per the findings in the assessments, adverse traffic, landscape, visual, drainage, sewerage and environmental impacts on the surroundings by the proposed use are not anticipated. The Applicant is prepared to adopt the recommended mitigation measures, or any necessary measures that are considered applicable by relevant government

departments by ways of compliance of approval condition(s) if and when required.

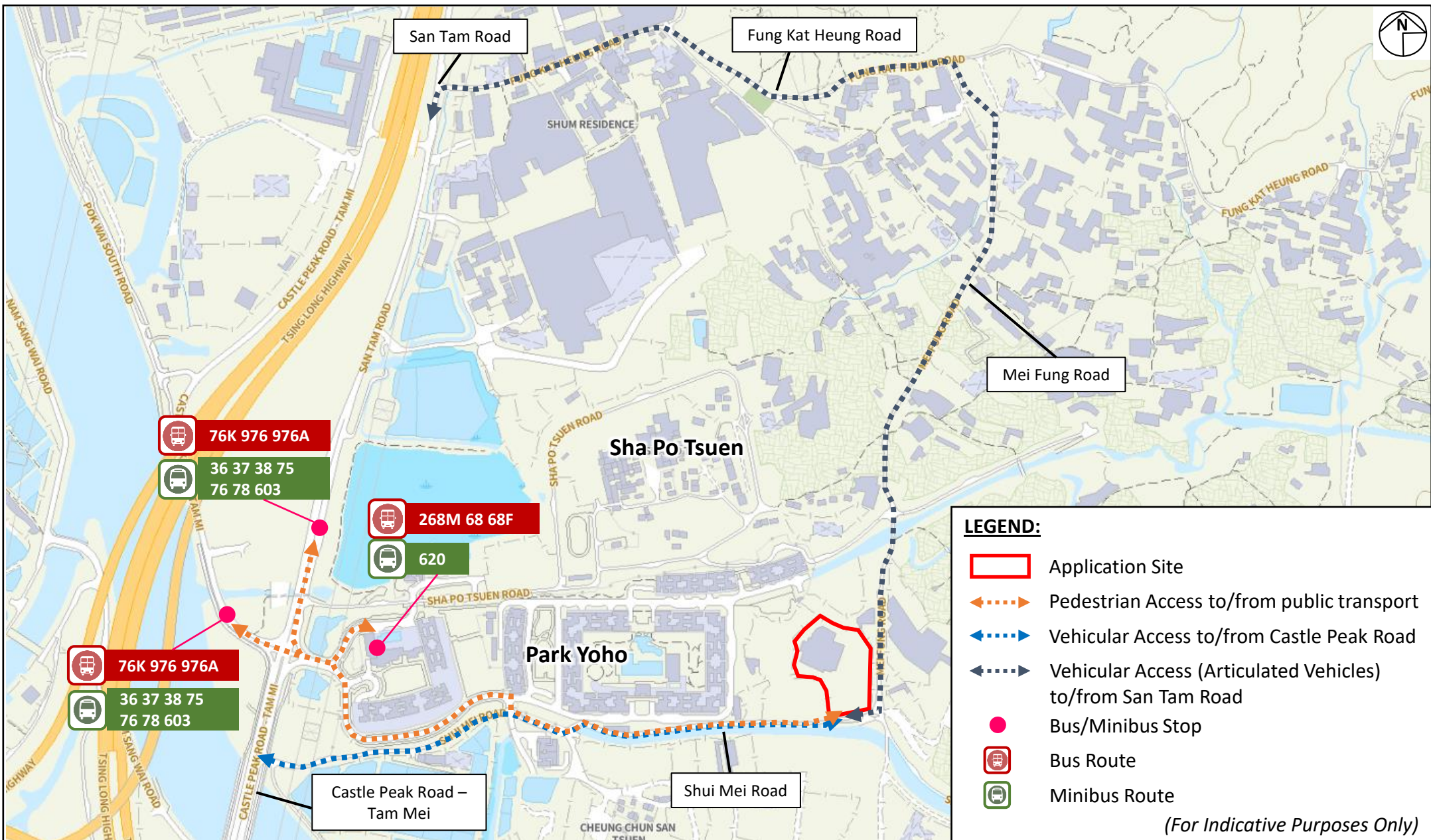
- 5.6.2 The TIA (**Appendix I** refers) demonstrates that the traffic generation by the application site can all be absorbed by the external road network, including the junctions and road links. To facilitate the delivery of MiC components and modular construction materials, the vehicular access arrangements have been optimised with relocated run-in/out and setback from Shui Mei Road. Alternative access routes have also been considered to minimise the potential implications to Shui Mei Road. Therefore, it can be concluded that the proposed use is considered acceptable in view of traffic engineering.
- 5.6.3 The TPLP (**Appendix II** refers) proposes to provide a total of 58 heavy standard trees within the application site. To provide buffer area between the proposed development and the surrounding context, edge planting beds (3m min. wide) are proposed at major portions along the application site boundary. New Planting will be predominantly native and primary evergreen in nature.
- 5.6.4 The DP (**Appendix III** refers) concludes that runoff will be proposed diverted to the open channel to the south of the application site, and no adverse drainage impact from the application site with the provision of the proposed internal drainage system is anticipated.
- 5.6.5 The SRR (**Appendix IV** refers) concludes that there will be no unacceptable sewerage impact from the application site with the provision of recommended measures, i.e. adequate capacity and number of wastewater storage tanks for temporarily storing all the wastewater will be provided onsite, or septic tank/soakaway pit system.
- 5.6.6 The EA (**Appendix V** refers) indicates that the proposed development will not generate any unacceptable environmental impacts during construction and operation phases, provided that all the recommended mitigation measures and good site practice are strictly implemented.
- 5.7 Not Setting an Undesirable Precedent**
- 5.7.1 In consideration of the previous approvals granted by the Board for temporary site office and open storage uses, as discussed in **Section 3.2**, these precedents more or less imply the Board's recognition to allow certain degree of flexibility being given to site office and open storage uses within the application site on a temporary basis of three years. Therefore, no undesirable precedent is expected should the current application be approved.

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Planning Board in support of the current application for the proposed use at the application site. The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 6.1.2 The application site falls with an area zoned “CDA(1)” on the Current OZP. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) The proposed use is fully in line with the Government’s latest policy direction in enhancing the quantity, speed, efficiency and quality of housing;*
 - (b) The proposed use will promote more Green Construction Methodology and sustainable practices within the construction industry;*
 - (c) The current application will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13G);*
 - (d) Temporary nature of the proposed use would not jeopardize the planning intention of “CDA(1)” zone;*
 - (e) The proposed use is not incompatible with the semi-rural character in the surrounding area in terms of land use, character and scale;*
 - (f) No adverse infrastructural nor environmental impacts are anticipated; and*
 - (g) The proposed use will not set an undesirable precedent.*
- 6.1.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approve the current application for the proposed use for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000118644_0001)
Figure 3	Extract of Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Figure 4	Indicative Layout Plan



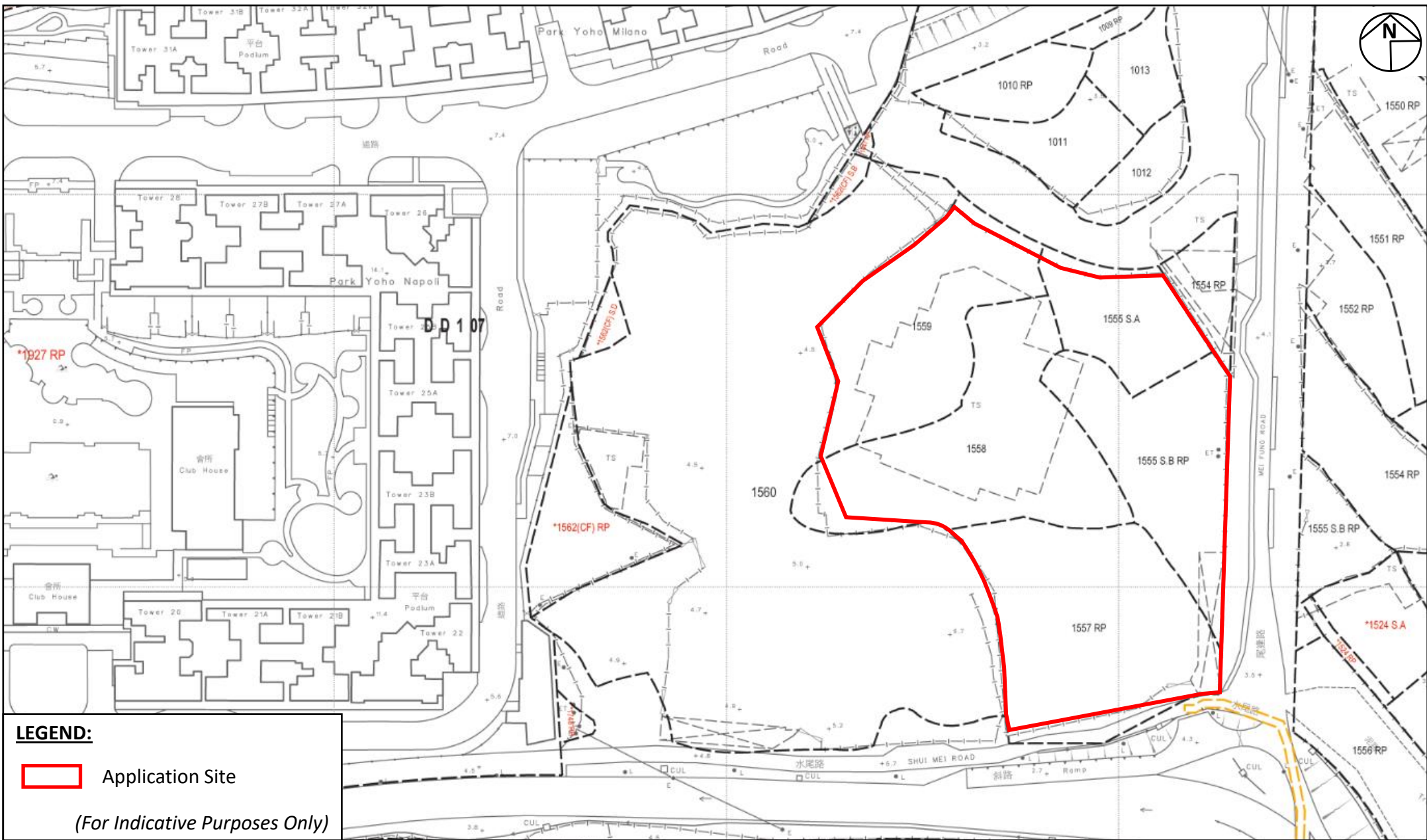
Project:
 Section 16 Planning Application for Proposed Temporary Open Storage of Modular Integrated Construction Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years at Lot Nos. 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Sha Po, Kam Tin, Yuen Long, New Territories

Title:
 Location Plan

Figure:
 1
Scale:
 Not to Scale
Date:
 Dec 2023

Ref.: ADCL/PLG-10278-R001/F001





LEGEND:

 Application Site

(For Indicative Purposes Only)

Project:
 Section 16 Planning Application for Proposed Temporary Open Storage of Modular Integrated Construction Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years at Lot Nos. 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Sha Po, Kam Tin, Yuen Long, New Territories

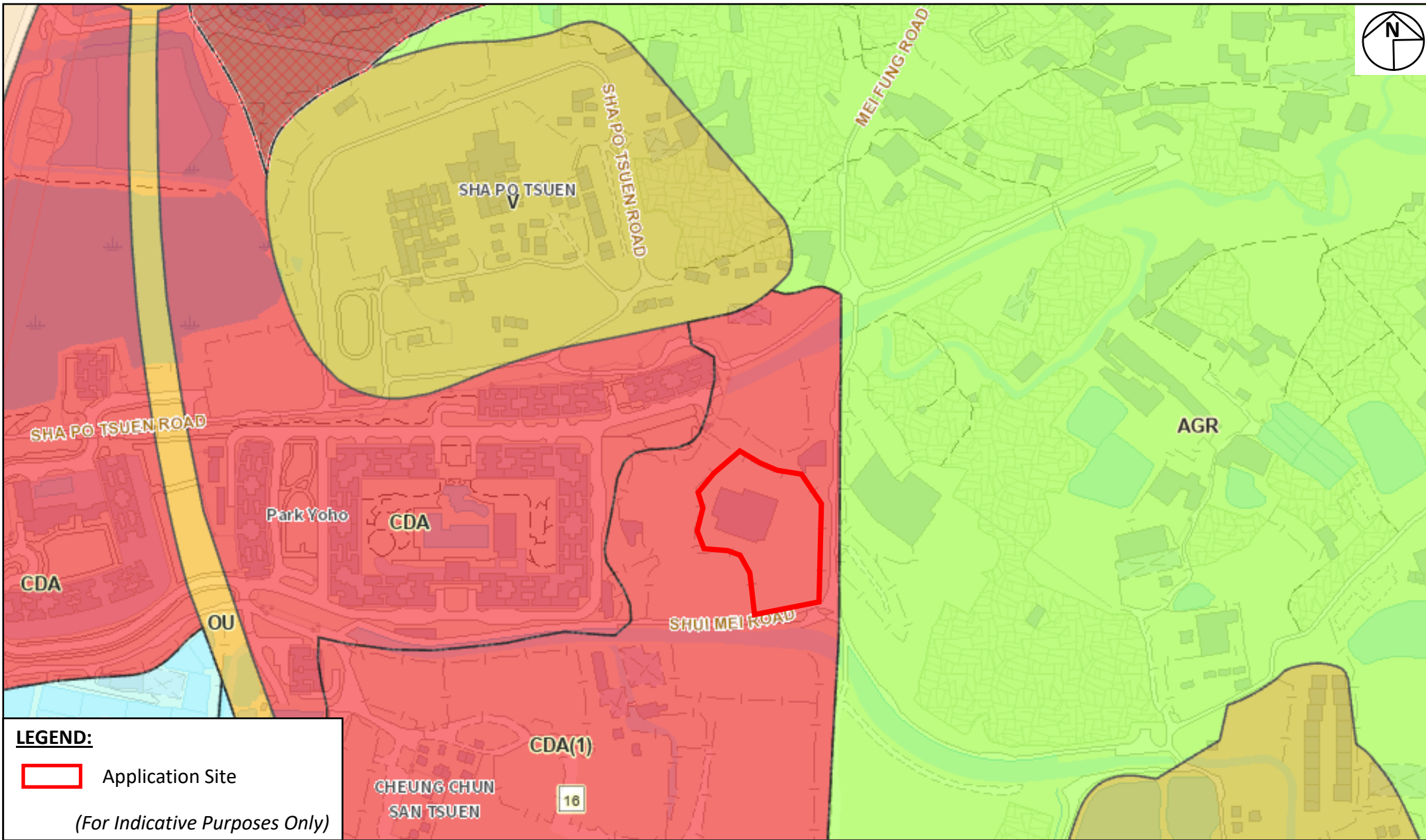
Title:
 Extract of Lot Index Plan
 (No. ags_S00000118644_0001)

Figure:
 2
Scale:
 Not to Scale

Date:
 Dec 2023



GRANDMAX SURVEYORS LIMITED
 俊滙測量師行有限公司



LEGEND:

 Application Site

(For Indicative Purposes Only)

Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Modular Integrated Construction Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years at Lot Nos. 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Sha Po, Kam Tin, Yuen Long, New Territories

Title:

Extract of Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11

Figure:

3

Scale:

Not to Scale

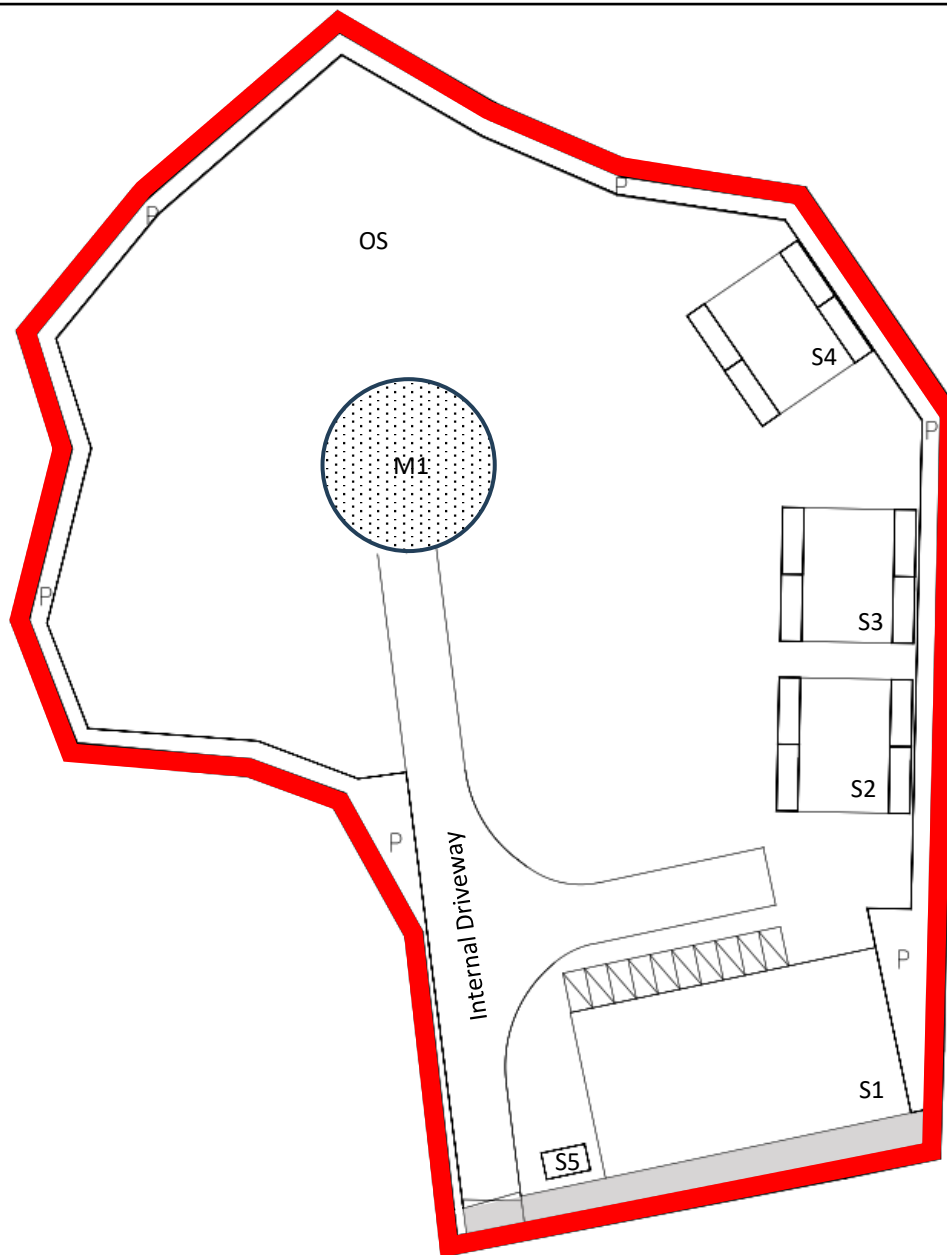
Date:

Dec 2023

Ref.: ADCL/PLG-10278-R001/F003




GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司




LEGEND:

 Application Site (About 9,705m²)

 Enclosed Structures (About)

- S1 – Office (19m x 35m)
- S2 – Workshop 1 (15m x 15m)
- S3 – Workshop 2 (15m x 15m)
- S4 – Workshop 3 (15m x 15m)
- S5 – Guardhouse (5m x 4m)


 Machinery


M1 – Tower Crane

 Open Storage Area (About 7,466m²)

 Planting Area

 Setback Area (About 4m)

 Private Car Parking Spaces
(5m(L) x 2.5m(W))

 Ingress/Egress (About 8m wide)

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Modular Integrated Construction Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years at Lot Nos. 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Sha Po, Kam Tin, Yuen Long, New Territories

Title:

Indicative Layout Plan

Figure:

4

Scale:

Not to Scale

Date:

Dec 2023

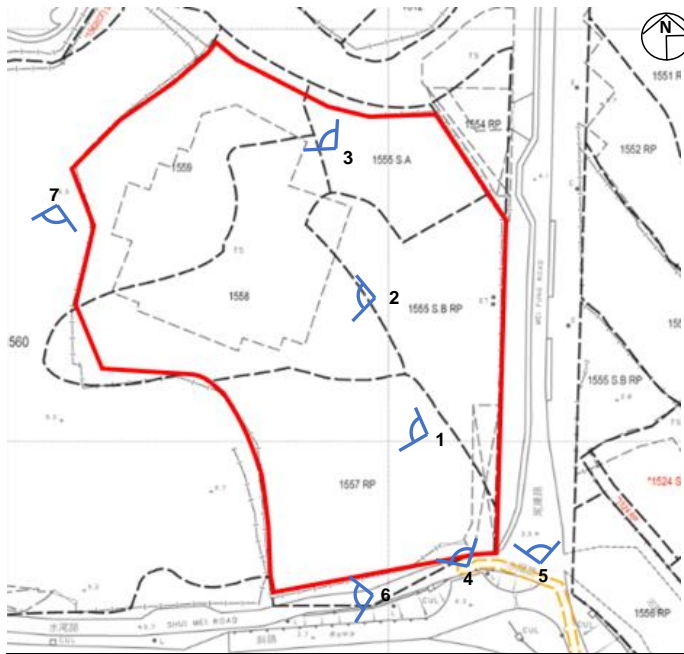
Ref.: ADCL/PLG-10278-R001/F004



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Illustration 1

Existing Condition of the Application Site and the Surrounding Areas



LEGEND:



The Application Site



Viewpoint

(For Identification Only)



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Modular Integrated Construction Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years at Lot Nos. 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Sha Po, Kam Tin, Yuen Long, New Territories

Title:

Existing Condition of the Application Site and the Surrounding Areas

Illustration:

1

Scale:
N.A.

Date:
Dec 2023

Ref.: ADCL/PLG-10278-R001/1001



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司