

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1290 RP (Part) and 1291 (Part), Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1 to 3**).
- 1.2 Due to the increasing demand for construction materials in recent years, the applicant would like to use the Site for open storage of construction materials (i.e. tiles, pipes, bricks etc.) to support the construction industry.

2) Planning Context

- 2.1 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 uses are not a column one nor two uses within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within area zoned as "AGR", there is no active agricultural use within the Site. The 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 area. 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.
- 2.3 The 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), which the Site is considered suitable for open storage and port back-up uses (**Plan 4**). Furthermore, similar S.16 planning applications for the same use (i.e. *warehouse*) within the same "AGR" zone were previously approved by the Board in 2023. The latest application (No. A/YL-KTN/962) for the same use (i.e. open storage of construction machinery and materials) was approved by the Board on a temporary basis of 3 years on 8/12/2023. 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

3.1 The area of the Site is 3,796 m² (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. No structure is proposed at the Site. As the Site is proposed 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

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

3.3 The Site is proposed to be filled wholly with concrete of not more than 1 m (about) in depth for circulation area (**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 operation needs and that 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.

3.4 The Site is accessible from Fung Kat Heung Road via Mei Fung Road and a local access (**Plan 1**). 1 loading/unloading (L/UL) space is provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and Loading/Unloading Provisions

Type of Space	No. of Space
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	1

3.5 MGVs are deployed for transportation of construction materials to be stored at the Site, hence, L/UL spaces for the aforesaid vehicles are provided (**Plan 7**). Sufficient space is also provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). 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 Attractions of the Site

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

3.6 All the proposed works will be carried out at least 3 m away from the top bank of the existing natural stream that is located at the west of the Site (**Plans 3 and 5**). The proposed works will not create any adverse impact both during and after the construction.

3.7 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 Site.

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

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 for a Period of 3 Years and Associated Filling of Land**'.

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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	Location of the Application Site - Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses
Plan 5	Layout Plan
Plan 6	Plan Showing the Filling of Land and Pond Area of the Application Site
Plan 7	Swept Path Analysis