

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1080 (Part) in D.D. 106, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plans 1 to 3**).
- 1.2 The applicant is a construction company specializing in provide scaffolding services for local builders. They would like to use the Site for storage of the company's construction materials (i.e. scaffold, bricks, tiles, column etc.) in order to support the construction 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**).
- 2.2 Although the Site falls within "AGR" zone, the Site has already been occupied by the applied use with no active agricultural activities. The Site also falls within Category 2 area 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 yards and warehouses. Furthermore, the Site is also located at approximately 10 m east of the existing "Industrial (Group D)" zone of the same OZP. Therefore, the applied use is considered not incompatible with the surrounding land uses.

3) Development Proposal

- 3.1 The Site area is 4,056 m² (about). 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 (**Plan 5**). It is estimated that the Site would be able to accommodate 2 staff. As the

Site is for 'open storage' use with no shopfront, no visitor is anticipated at the Site. The ancillary facilities at the Site (i.e. loading/unloading spaces, fire service installations, drainage facilities) are proposed to support the operation of the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	4,056 m ² (about)
Covered Area	not applicable
Uncovered Area	4,056 m ² (about)

3.2 The Site has been already been hard-paved with concrete of not more than 0.2m in depth for open storage use and circulation area (**Plan 6**). The filled area is considered necessary to meet the operational need and the extent of filling has been kept to minimal. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the Site after planning permission has been granted from the Board.

3.3 The Site is accessible from Kam Sheung Road via Kam Shui South Road and a local access (**Plan 1**). A total of 2 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
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	1

3.4 LGV and MGV will be deployed for transportation of construction materials 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 (**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 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				2-Way Total
	LGV		MGV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1	0	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	0	1	2
Traffic trip per hour (average)	0	0	1	1	2

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. The construction materials would only be stored at the designated storage area (i.e. about 2,526 m²) 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 with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

January 2024

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	Town Planning Board Guideline No. 13G – Application Site
Plan 5	Layout Plan
Plan 6	Filling of Land of the Application Site
Plan 7	Swept Path Analysis