

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond**' (proposed development) (**Plan 1 to 3**).
- 1.2 Due to the increasing demand for warehouse floorspace in recent years, the applicant would like to use the Site for warehouse in order to support the local warehousing and storage 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 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/957) for the same use (i.e. *warehouse*) was approved by the Board on a temporary basis of 3 years on 27/10/2023. 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 6,968 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. A total of 11 one-storey structures are proposed at the Site for warehouses (excluding dangerous goods godown) and office with total GFA of 2,407 m² (about) (**Plan 4**). The ancillary facilities, i.e. site office is to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 6 staff. As the Site is proposed for 'warehouse' and 'open storage' uses 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	6,968 m ² (about)
Covered Area	2,407 m ² (about)
Uncovered Area	4,561 m ² (about)
Plot Ratio	
	0.35 (about)
Site Coverage	
	35 % (about)
Number of Structure	
	11
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,407 m ² (about)
Building Height	
	6 m (about)
No. of Storey	
	1

- 3.2 The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.
- 3.3 The Site is proposed to be filled wholly with concrete of not more than 1 m (about) in depth for site formation of structures and circulation area (**Plan 6**). Furthermore, an existing dried pond within the Site is also proposed to be filled to the surrounding site levels, in order to facilitate a flat ground surface for the applied uses (**Plan 6**). As heavy loading of structures and 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**). A total of 5 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and Loading/Unloading Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	3
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

- 3.5 Private car parking spaces are provided for staff to commute to the Site. LGVs and MGVs are deployed for transportation of goods 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 manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff is also deployed at the ingress/ egress of the Site to direct vehicle entering/exiting the Site to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the nearby road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction of the Proposed Development

Time Period	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	1	0	1	0	5
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	3	0	1	0	1	5
Traffic trip per hour (average) (10:00 – 17:00)	0	0	0.5	0.5	0.5	0.5	2

- 3.6 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 Warehouse (Excluding Dangerous Goods Godown) 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 Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Plan Showing the Filling of Land and Pond Area of the Application Site
Plan 6	Swept Path Analysis