

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *lot 1435 (Part) in D.D. 107, Kam Tin, New Territories* (the Site) for **'Proposed Temporary Warehouse (excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'** (the proposed development) (**Plan 1**).
- 1.2 The applicant intends to develop the Site as a warehouse for storage of miscellaneous goods, e.g. kitchenware, toiletries, furniture, consumer electronics, etc. The applied use would like to use the Site for the applied use to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, 'Warehouse' is not a column 1 nor a column 2 use within the "AGR" zones, which requires planning permission from the Board (**Plan 2**).
- 2.2 The applied use is considered not incompatible with surrounding area which is dominated by warehouse and storage uses. Although the applied use is not entirely in line with the planning intention of "AGR" zone, there is no active agricultural activity at the Site. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intentions of the "AGR" zones and would better utilize precious land resources in the New Territories.
- 2.3 The application sites of several similar S.16 planning applications for 'warehouse' use within the same "AGR" zone have been approved by the Board between 2020 to 2025, within which the latest application No (A/YL-KTN/1083) has been approved by the Board on a temporary basis of 3 years on 28/02/2025. As the proposed development is in similar nature, approval of the current application would not set an undesirable precedent within the "AGR" zone and in line with the Board's previous decisions.

3) Development Proposal

- 3.1 The Site occupied an area of 2,486 m² (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays. A total of 2 structures are proposed at the Site for warehouse (excl. D.G.G.), site office and

washroom with total GFA of 432 m² (about) (**Plan 4**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that the proposed development would be able to accommodate 4 nos. of staff. As the Site is for 'warehouse' with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below.

Table 1 – Development Parameters

Site Area	2,486 m ² (about)
Covered Area	432 m ² (about)
Uncovered Area	2,054 m ² (about)
Plot Ratio	0.17 (about)
Site Coverage	17% (about)
No. of Structure	2
Total GFA	432 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	432 m ² (about)
Building Height	6 m (about)
No. of Storey	1

3.2 The Site will be entirely filled with concrete of not more than 0.2 m in depth to a site level of +8.0mPD for site formation of structures and circulation space (**Plan 5**). The proposed filling of land is to facilitate a flat surface for manoeuvring of vehicle and site formation of structures. Therefore, the filling of land is considered necessary and has been kept to minimal for the operation of the proposed development.

3.3 The Site is accessible from Shui Mei Road via a local access (**Plan 1**). A total of 4 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of Space	No. of Space
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 3.4 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 3** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	0	1	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	1	0	1	4
Average trip per hour (10:00 – 18:00)	0	0	0	0	1	1	2

- 3.5 No open storage/workshop activities and storage of dangerous goods will be allowed at the Site at any time during the planning approval period. 2.5 m high solid metal walls will be erected along the site boundary to minimize the potential nuisance to the surroundings. 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.
- 3.6 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 the Environmental Protection Department to minimize 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 (i.e. submission of drainage and fire service installations proposals) will be provided to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board. The applicant will

proceed to implement the accepted proposals upon obtaining planning permission from 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 D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

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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	Layout plan
Plan 5	Plan showing the filling of land at the Site
Plan 6	Swept path analysis