

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1424 (Part), 1426 (Part), 1427 (Part), 1428 (Part) in D.D. 107 and adjoining Government Land (GL), Kam Tin, Yuen Long, 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) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand for indoor storage space in New Territories in recent years, the applicant would like to continue to use the Site to operate a warehouse for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.) 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 (**Plan 2**). According to the Notes of the OZP, 'warehouse (excluding D.G.G.)' is neither a column 1 nor column 2 use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses and open storage yards. Although the Site is zoned as "AGR", there is no active agricultural activity within the Site. Approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilise the precious land resources in the New Territories.
- 2.3 Furthermore, various similar S.16 planning applications for '*warehouse (excluding D.G.G.)*' use were also approved by the Board within the same "AGR" zone, which the latest application (No. A/YL-KTN/1083) was approved by the Board on a temporary basis for 3 years in 2025. Therefore, approval of the current application would not set an undesirable precedent within the same "AGR" zone.

2.4 The Site is the subject of four previous S.16 planning applications, whilst the latest application (No. A/YL-KTN/957) is for ‘warehouse (excluding D.G.G.)’ use (i.e. submitted by the same applicant with the same use as the current application), which was approved by the Board in 2023. Therefore, approval of the current application is in line with the Board’s previous decision. Comparing with the previous application (No. A/YL-KTN/957), all development parameters (including but not limited to site area, gross floor area (GFA), building height, no. of storeys, etc.) remain the same. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-KTN/957		Date of Compliance
(d)	The submission of a drainage proposal	Not complied with
(e)	The implementation of the drainage proposal	Not complied with
(g)	The submission of a fire service installations (FSIs) proposal	09.01.2024
(h)	The implementation of the FSIs proposal	Not complied with

2.5 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. The applicant submitted drainage proposals for compliance with condition (d) on 18.04.2024, 28.06.2024, 22.08.2024, 10.10.2024 and 04.02.2025 whilst the submissions was considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 05.06.2024, 02.08.2024, 26.09.2024, 22.11.2024 and 16.04.2025. The applicant did not have sufficient time to submit a revised drainage proposal within the planning approval period.

2.6 The applicant submitted a FSIs proposal to comply with condition (g) on 27.11.2023 and the submission was considered acceptable by Director of Fire Services on 09.01.2024. Since prior approval of Short Term Waiver (STW) is required for erection of structure at the Site before implementing the FSIs proposal, the applicant submitted STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) in September 2024. The applicant is still pending reply from DLO/YL, LandsD. As no structure is permitted to be erected before granting of STW, no FSIs could be implemented, which led to the revocation of the application on 28.04.2025.

2.7 The applicant wishes to continue the submission and implementation works during the planning approval period of the current application. In support of the application, the applicant has submitted accepted FSIs proposal under the previous application (No. A/YL-KTN/957) and a revised drainage proposal to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I and II**).

3) Development Proposal

3.1 The site area is 2,683 m² (about), including 42 m² (about) of GL (**Plan 3**). Seven 1-storey structures are provided at the Site for warehouse (excluding D.G.G.) and office uses with total GFA of 1,136 m² (about) (**Plan 4**). The Site is designated for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.). Ancillary facilities (i.e. the office) is for administrative staff to support the daily operation of the Site. It is estimated that the proposed development would be able to accommodate 8 nos. of staff. The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. As the Site is for 'warehouse (excluding D.G.G.)' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	2,683 m ² (about), including 42 m ² of GL
Covered Area	1,136 m ² (about)
Uncovered Area	1,547 m ² (about)
Plot Ratio	
	0.42 (about)
Site Coverage	
	42% (about)
Number of Structure	
	7
Total GFA	
- Domestic GFA	1,136 m ² (about)
- Non-Domestic GFA	Not applicable
	1,136 m ² (about)
Building Height	
	3 m - 7 m (about)
No. of Storey	
	1

3.2 The entire Site has already been covered with existing hard-paving of not more than 0.2 m in depth. The application serves to regularise the existing hard-paving of concrete, where the existing levels range from +9.5 mPD to +10.2 mPD (**Plan 5**). The filling of land is to facilitate a flat surface for the site formation of structures and circulation space uses. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the site during planning approval period.

3.3 The Site is accessible from Shui Mei Road via a local access (**Plan 1**). A total of 5 parking and loading/unloading (L/UL) spaces will be provided within the Site, details are as shown below at

Table 3:

Table 3 – Parking and L/UL provisions

Types of Space	No. of Spaces
Parking Space for Private Cars (PC) - 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)	2

3.4 Only PCs and LGVs are allowed to enter/exit the Site, whilst other vehicles (including medium goods vehicles, heavy goods vehicles, container vehicles, etc.) are not allowed to be parked/stored or enter/exit the Site at any time during the planning approval period. Sufficient space is provided for vehicles 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 4** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 4 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				2-Way Total
	PC		LGV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	1	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	1	4

Average trip per hour (10:00 – 18:00)	0	0	2	2	4
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- 3.5 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities will be carried out at the Site at any time during the planning approval period. No open storage activities will be carried out at the Site at any time during the planning approval period.
- 3.6 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The development will not create nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of the accepted FSIs proposal under the previous application (No. A/YL-KTN/957) and a revised drainage proposal to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).
- 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**'.

R-riches Property Consultants Limited

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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 of the Site
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	Accepted Fire Service Installations Proposal under previous application No. A/YL-KTN/957
Appendix II	Revised Drainage Proposal