

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1408, 1409, 1410, 1411, 1420 (Part), 1421 (Part) and 1422 (Part) in D.D. 107, 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 development) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand for indoor storage space to accommodate the rising construction needs in New Territories in recent years, the applicant would like to continue to use the Site to operate a warehouse for storage of construction materials, machineries and vehicle parts 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/1054) was approved by the Board on a temporary basis for 3 years in 2024. 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 a previous S.16 planning application (No. A/YL-KTN/955) 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/955), there is a reduction of no. of structures which, reduced the gross floor area of the site. Layout, plot ratio, no. of parking and loading/unloading (L/UL) spaces are also different from the previous application. Whilst other development parameters (including but not limited to site area, 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/955		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 16.02.2024 and 14.05.2024; whilst both submissions were considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 07.05.2024 and 27.06.2024. The applicant has made submission further to CE/MN, DSD with a revised drainage proposal on 29.11.2024 and comments of CE/MN, DSD are still pending.

2.6 The applicant submitted FSIs proposal to comply with condition (g), i.e. the submission of a FSIs proposal, 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 Oct 2024. As of April 2025, approval of STW is still pending from LandsD.

2.7 The applicant wishes to continue the construction works during the planning approval period of the current application. In support of the application, the applicant has submitted FSIs and drainage proposals 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 5,042 m² (about) (**Plan 3**). Eight 1-storey structures are provided at the Site for warehouse (excluding D.G.G.), site office and washroom uses with total gross floor area (GFA) of 1,728 m² (about) (**Plan 4**). The Site is designated for warehouse (excluding D.G.G.) use for storage of construction materials, machineries and vehicle parts. Ancillary facilities, including site office and washroom are for essential facilities for staff to support the daily operation and conveniences of the development. It is estimated that the proposed development would be able to accommodate 5 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.)' 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	5,042 m ² (about)
Covered Area	1,728 m ² (about)
Uncovered Area	3,314 m ² (about)
Plot Ratio	0.34 (about)
Site Coverage	34% (about)
Number of Structure	8
Total GFA	1,728 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,728 m ² (about)
Building Height	6 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 +9.7 mPD to +10.1 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 10 parking and 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) for staff - 2.5 m (W) x 5 m (L)	4
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	6

- 3.4 Only PCs and LGVs are allowed to enter/exit the Site, whilst other vehicles are not allowed to 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				
	PC		LGV		2-Way
	In	Out	In	Out	Total
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	4	0	6	0	10
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	6	10
Average trip per hour (10:00 – 18:00)	0	0	6	6	12

- 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.

- 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 FSIs and drainage proposals to mitigate any adverse impact arising from the 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**'.

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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	Fire Service Installations Proposal
Appendix II	Drainage Proposal