

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 942 (Part) in D.D. 107, Fung Kat Heung, 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 The applicant is a construction and engineering company and it intends to use the Site for indoor storage of construction materials (e.g. bricks, tiles, glass etc.) and machinery (e.g. excavators, cranes etc.) in order to support the growing demand in the construction industry and the development of various New Development Areas across the New Territories.

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 (excluding D.G.G.)'* is not a column 1 nor a column 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the "AGR" zone, it has been left vacant without active agricultural activities. The Site is surrounded by open storage yards and warehouses, the proposed development is therefore considered not incompatible with the surrounding. Approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise precious land resources in the New Territories.
- 2.3 The proposed development adjoins the application site of a planning application (No. A/YL-KTN/1081) for the same applied use submitted by the same applicant, which was approved by the Board in February 2025 on a temporary basis for a period of 3 years.
- 2.4 In addition, over 30 applications for the same applied use have been approved by the Board within the same "AGR" zone in the vicinity of the Site in the past 5 years. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 1,295 m² (about) (**Plan 3**). 2 single-storey structures are proposed for warehouse (excluding D.G.G.), site office and washroom with total gross floor area (GFA) of 432 m² (about) (**Plan 4**). The operation hours of the Site are Monday to Saturday from 09:00 to 18:00, with no operation on Sunday and public holidays. 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 3 nos. of staff will work at the Site. As the Site is for warehouse use with no shopfront, no visitor is anticipated at the Site. Details of the development parameters are provided at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	1,295 m ² (about)
Covered Area	432 m ² (about)
Uncovered Area	863 m ² (about)
Plot Ratio	0.33 (about)
Site Coverage	33% (about)
Number 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 has been hard-paved with concrete of not more than 0.2 m in depth for site formation of structures, vehicle parking and loading/unloading (L/UL) spaces and circulation area (**Plan 5**). The current application serves to regularise the existing filling of land (existing site level at +11.7 mPD) at the Site, which is considered necessary to meet the operational need. 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 Mei Fung Road via a local access and the application site of an approved application No. A/YL-KTN/1081 (**Plan 1**). A total of 3 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL provision are shown at **Table 2** below:

Table 2 – Provision of Parking and L/UL Spaces

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

3.4 LGVs will be deployed for the transportation of materials into/out of the Site. 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**). In order to ensure pedestrian safety and avoid road safety hazard, staff will be deployed at the site ingress/egress and along the local access during the transportation. With the above traffic management measures, it is expected that the adverse impact on the local traffic and pedestrian safety will be minimal.

3.4 As the Site will be used for warehouse only, infrequent trips will be anticipated. The applicant provides an estimation on the trip generation and attraction arising from the proposed development (see **Table 3** below). As the estimated traffic generated and attracted is expected to be minimal, adverse traffic impact should not be envisaged.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	0	0	0	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	0	0	2
Average Trips per hour (10:00 – 17:00)	0	0	1	1	2

3.5 No open storage, 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.

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 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 Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

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April 2025

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