

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, New Territories* (the Site) for '**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 continue operating the Site as a warehouse for storage of miscellaneous goods, e.g. kitchenware, toiletries, furniture, consumer electronics, etc.. The applied use could support the local warehousing and storage industry within the local area and nearby workshops and open storage sites.

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 neither a column 1 nor a column 2 use within the "AGR" zone, 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, storage and workshop 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 intention of the "AGR" zone and would better utilise precious land resources in the New Territories.
- 2.3 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 of the same use 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.

- 2.4 The Site is the subject of several previous S.16 planning applications involving different uses, of which the latest application (No. A/YL-KTN/907) for 'warehouse' use (submitted by the same applicant with the same use as the current application) 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/907), all development parameters remain the same (e.g. layout, gross floor area (GFA), plot ratio, no. of structure, etc.). 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/907		Date of Compliance
(d)	The submission of a revised drainage proposal	08.04.2025
(e)	The implementation of the revised drainage proposal	Not complied with
(g)	The implementation of the accepted Fire Service Installations (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 regards to drainage and fire safety aspects. The applicant submitted several drainage proposals to comply with condition (d) and the latest submission (i.e. submission on 10.03.2025) was considered acceptable by the Chief Engineer, Mainland North/Drainage Services Department (CE/MN, DSD) on 08.04.2025.
- 2.6 In support of the application, the applicant has submitted the previously accepted drainage proposal and an updated FSIs 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 occupied an area of 179 m² (about) (**Plan 3**). The operation hours of Site are Mondays to Saturdays from 08:00 to 19:00. There will be no operation on Sundays and public holidays. 1 structure is proposed at the Site for warehouse (excl. D.G.G.), ancillary office and rain shelter with total GFA of 121 m² (about) (**Plan 4**). The ancillary office and rain shelter are 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 2 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 2** below.

Table 2 – Development Parameters

Site Area	179 m ² (about)
Covered Area	73 m ² (about)
Uncovered Area	106 m ² (about)
Plot Ratio	0.68 (about)
Site Coverage	41% (about)
No. of Structure	1
Total GFA	121 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	121 m ² (about)
Building Height	5.5 m (about)
No. of Storey	2

3.2 The Site had been entirely filled with concrete of not more than 0.2 m in depth to the existing site level of +14.1mPD to +14.2mPD for site formation of structure and circulation space (**Plan 5**). Such filling of land is to facilitate a flat surface for manoeuvring of vehicles and site formation of structure. Therefore, the filling of land is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out at the Site during the planning approval period.

3.3 The Site is accessible from Fung Kat Heung Road via Mei Fung Road and a local access (**Plan 1**). There will be 1 loading/unloading (L/UL) space provided within the Site. Detail of the L/UL provision is shown at **Table 3** below.

Table 3 – L/UL provision

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 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		
	LGV		2-Way Total
	In	Out	
Trip(s) at <u>AM peak</u> per hour (08:00 – 09:00)	1	0	1
Trip(s) at <u>PM peak</u> per hour (18:00 – 19:00)	0	1	1
Average trip(s) per hour (09:00 – 18:00)	1	1	2

3.5 As the proposed development only involves warehouse for storage of miscellaneous goods, no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period. No open storage 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 wall had been erected along the site boundary to minimise the potential nuisance to the surroundings.

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 (i.e. submission of drainage and fire service installations proposals) have been provided by the applicant to mitigate any adverse impact arising from the proposed development. The applicant will proceed to implement the proposals upon obtaining planning permission from the Board, as well as being accepted by relevant departments.

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Warehouse (excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

May 2025

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Plan showing the filling of land at the Site
Plan 6	Swept path analysis (Light Goods Vehicle)

APPENDICES

Appendix I	Approved drainage proposal under the previous application No. A/YL-KTN/907
Appendix II	Fire service installations proposal