

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 490 (Part), 491 (Part), 818, 819, 820 (Part), 821, 822, 823, 824 S.A (Part), 824 S.B RP (Part), 830 S.B RP (Part), 831 (Part), 832 S.A, 832 S.B (Part), 833, 834, 835, 836 (Part), 837, 843 S.A (Part), 843 S.B (Part), 847 (Part) and 848 (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) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (proposed development) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to operate a warehouse in order to support the construction industry for the development in the New Territories.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 Although the Site falls within "AGR" zone, the Site and its vicinity have already been occupied by various brownfield uses without active agricultural activities. The proposed development is considered not incompatible with the surrounding areas. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long term planning intention of the "AGR" zone.
- 2.3 Several similar S.16 planning applications for 'warehouse' use were approved by the Board within the same "AGR" zone, which the application site of the latest application (No. A/YL-KTN/1033) is located approximately 200m east of the Site, was approved by the Board on a temporary basis in November 2024. Therefore, approval of the current application would not set undesirable precedent within the "AGR" zone.

2.4 Portion of the Site is the subject of two approved S. 16 planning applications (No. A/YL-KTN/939 and A/YL-KTN/1090) for the same 'warehouse' use submitted by the same applicant as the current application, which were approved by the Board on a temporary basis between 2023 and 2025. Approval of the current application is in line with the Board's previous decision and would not set and undesirable precedent within the "AGR" zone. The applicant would like to combine the application site of A/YL-KTN/1090 and the adjacent lots to alleviate the pressing demand for indoor storage space in New Territories. Therefore, a fresh S.16 planning application is required from the Board.

2.5 When compared with the previous application (No. A/YL-KTN/1090), although the number of structure and building height remain unchanged, other development parameters, i.e. the site area (i.e. from 5,685m<sup>2</sup> to 10,240m<sup>2</sup>, +80%), total gross floor area (GFA) (i.e. from 8,380m<sup>2</sup> to 12,052m<sup>2</sup>, +44%) and provision of parking and loading/unloading (L/UL) spaces (i.e. from 5 to 8, +60%) are increased to meet the operational needs. Comparison of the development parameters between the proposed scheme and the approved scheme under previous application No. A/YL-KTN/1090 are shown at **Table 1** below:

**Table 1** - Development Parameters Between the Proposed Scheme and the Previous Application No. A/YL-KTN/1090

	A/YL-KTN/1090 (a)	Current Application (b)	Difference (b) – (a)
<b>Site Area</b>	5,685 m <sup>2</sup> (about)	10,240 m <sup>2</sup> (about)	+4,555m <sup>2</sup>
<b>Covered Area</b>	4,190 m <sup>2</sup> (about)	6,026 m <sup>2</sup> (about)	+1,836m <sup>2</sup>
<b>Uncovered Area</b>	1,495 m <sup>2</sup> (about)	4,214 m <sup>2</sup> (about)	+2,719m <sup>2</sup>
<b>Total GFA</b>	8,380 m <sup>2</sup> (about)	12,052 m <sup>2</sup> (about)	+3,672m <sup>2</sup>
- Domestic GFA	Not applicable	Not applicable	
- Non-Domestic GFA	8,380 m <sup>2</sup> (about)	12,052 m <sup>2</sup> (about)	
<b>Plot Ratio</b>	1.5	1.2	-0.3
<b>Site Coverage</b>	74%	59%	-15%
<b>No. of Structure</b>	2		-
<b>Building Height</b>	7 m to 13 m		-
<b>No. of Storey</b>	2		-
<b>No. of Parking Spaces</b>	2	4	+2
<b>No. of L/UL and Spaces</b>	3	4	+1

### 3) Development Proposal

- 3.1 The Site occupied an area of 10,240 m<sup>2</sup> (about), including 182 m<sup>2</sup> (about) of GL (**Plan 3**). The operation hours of the Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. Two structures are proposed at the Site for warehouses (excl. D.G.G.) and site office with total GFA of 12,052 m<sup>2</sup> (about) (**Plan 4**). The south western portion of structure B2 is reserved for circulation purposes with 6 m clear headroom (**Plan 4**). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 10 staff. As the Site is proposed for 'warehouse' 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**

<b>Application Site Area</b>	10,240 m <sup>2</sup> (about), including 182 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	6,026 m <sup>2</sup> (about)
<b>Uncovered Area</b>	4,214 m <sup>2</sup> (about)
<b>Plot Ratio</b>	1.2 (about)
<b>Site Coverage</b>	59% (about)
<b>Number of Structure</b>	2
<b>Total GFA</b>	12,052 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	12,052 m <sup>2</sup> (about)
<b>Building Height</b>	7m - 13 m (about)
<b>No. of Storey</b>	2

- 3.2 The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc), which are typically packaged in bulk or large in size, medium goods vehicle (MGV) and container vehicle (CV) are required for transporting large quantities of goods to enhance operational efficiency. No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period. No open storage activities will take place within the Site at any time during the planning approval period.

- 3.3 Portion of the Site has already been filled with concrete under the approved scheme of application No. A/YL-KTN/1090 (i.e. 5,685m<sup>2</sup>, 55.5% of the Site), the remaining area of the Site is proposed to be filled with concrete of not more than 2m (about) in depth for site formation of structures and circulation space (**Plan 5**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.4 The Site is accessible from San Tam Road via a local access (**Plan 1**). A total of 8 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at **Table 3** below:

**Table 3 – Parking and Loading/Unloading Provisions**

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	4
L/UL Space for MGW - 3.5 m (W) x 11 m (L)	2
L/UL Space for CV - 3.5 m (W) x 16 m (L)	2

- 3.5 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**). Staff will be deployed at the junction of San Tam Road and the ingress/egress of the Site to direct incoming and outgoing container vehicles to enhance road safety along the local access. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 4** below), adverse traffic impact should not be anticipated.

**Table 4 – Estimated Trip Generation and Attraction**

Time Period	PC		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	4	0	1	0	1	0	6
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	4	0	1	0	1	6
Traffic trip per hour (average) (10:00 – 17:00)	0	0	1	1	1	1	4

- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. 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 follow the 'Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs)' for sewage treatment at the Site.

#### 4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of FSIs and drainage proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by 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 Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years**'.

**R-riches Planning Limited**

**June 2025**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Plan Showing the Filling of Land Area of the Application Site
<b>Plan 6</b>	Swept Path Analysis