

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 913 RP and 914 in D.D. 107, 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/1078) is located approximately 30m east of the Site, was approved by the Board on a temporary basis in May 2025. Therefore, approval of the current application would not set undesirable precedent within the "AGR" zone.
- 2.4 The Site is the subject of one approved S. 16 planning application (No. A/YL-KTN/890) for the same 'warehouse' use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis in 2023. 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.

- 2.5 When compared with the previous application (No. A/YL-KTN/890), all major development parameters and operation mode remain unchanged. 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/890		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	13/03/2024
(h)	The implementation of the FSIs proposal	Not complied with

- 2.6 For condition (d), the applicant made submission with a drainage proposal on 18.7.2023, 26.4.2024, 12.6.2024 and 20.9.2024 to comply with this condition. However, the submissions were considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD). There was insufficient time for the applicant to address the comments from CE/MN, DSD within the specified period of time, which led to the revocation of the application on 30.9.2024.
- 2.7 For condition (h), The applicant submitted a FSIs proposal for compliance with approval condition (g) on 19.02.2024 and the submission was accepted by D of FS on 13.03.2024. The applicant could not implement the accepted FSIs proposal as erection of structure required prior approval from the Lands Department (LandsD). As of 27.6.2025, the Short Term Waiver (STW) application is under consideration by LandsD.
- 2.8 In support of the application, the applicant submitted a drainage and a FSIs proposal for the proposed development (**Appendices I to II**).

3) Development Proposal

- 3.1 The Site occupied an area of 509 m² (about) (**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 covered loading/unloading (L/UL) area with total GFA of 398 m² (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 2 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

Application Site Area	509 m ² (about)
Covered Area	398 m ² (about)
Uncovered Area	111 m ² (about)
Plot Ratio	0.78 (about)
Site Coverage	78% (about)
Number of Structure	2
Total GFA	398 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	398 m ² (about)
Building Height	8.23 m (about)
No. of Storey	1

- 3.2 The whole Site has already been filled with concrete for site formation of structures and circulation space (**Plan 5**). The current application serves to regularize the land filling work. 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. No further filling of land will be carried out at the Site during the planning approval period. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.3 The proposed warehouse is intended for storage of miscellaneous goods (i.e. kitchenware, electronic goods, furniture etc). 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.

- 3.4 The Site is accessible from San Tam Road via Fung Kat Heung Road and Mei Fung Road (**Plan 1**). A total of 1 (L/UL) space is provided at the Site, details are shown at **Table 3** below:

Table 3 – Parking and Loading/Unloading Provisions

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

- 3.5 LGV is deployed for transporting goods, hence, 1 L/UL space for LGV is proposed at the Site. 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 ingress/egress of the Site to direct incoming and outgoing 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	LGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	1
Traffic trip per hour (average) (10:00 – 17:00)	1	1	2

- 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 are provided, i.e. submission of drainage and FSIs proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board (**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 Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

June 2025