

## **Planning Statement**

### **1 Purpose**

- 1.1 The applicant seeks planning permission to use the application site for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land for a period of 3 years, on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the OZP) at Lot 40 (Part), 44 RP (Part), 45 RP, 46 (Part) in D.D. 110, Tai Kong Po, Pat Heung, Yuen Long, New Territories (the site) from the Town Planning Board (TPB).
- 1.2 The site is easily accessible from Kong Po Road (refer to Plan 4). There will be four temporary structures with a total GFA of about 15401m<sup>2</sup> and heights of not more than 16.5 m within the site for warehouse and ancillary office uses. A total of 4 light goods vehicle (LGV) parking spaces will be provided within the site, as shown on Plan 1.

### **2 Site Location and Planning Context**

- 2.1 The site is currently zoned “Agriculture” (“AGR”) on the OZP. According to the Notes of the OZP, the applied use is neither a column 1 nor 2 use within the “AGR” zone, which requires planning permission from TPB. Filling of land also requires planning permission from TPB. Although the applied use does not align with the planning intention of the “AGR” zone, similar S.16 planning applications (No. A/YL-KTN/976, 978, 988, 1000, 1010 etc.) for “warehouse” use have been approved by TPB on the same “AGR” zone in the surrounding area from 2024 to 2025.
- 2.2 The site is predominately rural in character intermixed with fallow farmland, grassland and vacant/unused land. To the north are warehouse (No. A/YL-KTN/1000), open storage of vehicle, animal boarding establishment (No. A/YL-KTN/909), residential dwellings and grassland; To the southeast are residential dwellings, across Kong Po Road is a nullah, further east across the nullah are warehouse (No. A/YL-KTN/1010), residential structures, unused land and open storage of construction materials; to the west and southwest are mainly residential structures/dwellings, warehouse (No. A/YL-KTN/988), some vacant land and dog houses. Hence, the proposed development is compatible with the surrounding environment. As such, approval of the current application on a temporary basis of 3 years would optimise the fallow agricultural land to a better land use and without jeopardising the long-term planning intention of the “AGR” zone.

### 3 Development Proposal

3.1 The site consists of an area of about 9523m<sup>2</sup>, no Government Land is involved (Plan 2). The site will have an 11m wide entrance to the east connecting Kong Po Road. The opening hours of the proposed development is restricted to 9:00 to 18:00 from Monday to Saturday. No operation on Sundays and public holidays. Four structures will be erected on the site for warehouse with ancillary office, rain shelters for parking space and security room with a total GFA of about 15401m<sup>2</sup>. Filling of land will be required for the entire site (about 9523 m<sup>2</sup>) to achieve a general flat surface. The site will be filled with concrete of about 0.5 m in depth (Plan 5). Details of the development parameters are shown in Table 1 as follows:

Table 1 – Main Development Parameters

Application Site Area	About 9523m <sup>2</sup> No Government land involved
Covered Area	About 7886m <sup>2</sup>
Uncovered Area	About 1637m <sup>2</sup>
Plot Ratio	About 1.62
Site Coverage	About 83%
Number of Structure(s)	4
Total GFA	About 15401m <sup>2</sup> (Non-domestic GFA)
Building Height	Not more than 16.5m
Number of Storey(s)	1-2
Proposed Filling of Land Area	About 9523m <sup>2</sup>
Land Filling Depth	About 0.5m

3.2 The proposed development will be able to accommodate about 15 staffs. The ancillary office will provide indoor workspace for administrative staff to support the daily operation. No shopfront and visitor will be anticipated at the proposed development. The proposed warehouse is intended solely for the storage of miscellaneous goods. These goods include packaged food, apparel, footwear, cosmetics, stationaries and documents. No dangerous goods will be stored and no workshop activities will be carried out on the site at any time during the planning approval period. The proposed development will provide a 2.5m high solid metal wall to fence the site boundary to minimise nuisance to the surrounding area.

- 3.3 Sufficient space will be provided for all vehicles to manoeuvre smoothly within the site to ensure that no vehicle turns back onto the local access, as shown on Plan 3. As the traffic generated and attracted by the proposed development is minimal (as shown in Table 2 below), no adverse traffic impacts are anticipated.

Table 2 – Estimated Trip Generation and Attraction

Time Period	LGV		2-way total
	IN	OUT	
Trips at AM peak per hour (9:00 to 10:00)	4	0	4
Trips at AM peak per hour (17:00 to 18:00)	0	4	4
Traffic trip per hour (10:00 to 17:00)	2	2	4

- 3.4 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 the environmental protection/pollution control ordinances, such as 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 the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment within the site.

#### **4 Conclusion**

- 4.1 The applicant seeks approval from TPB for the proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land for a period of 3 years at the site falling within “AGR” under S.16 of Town Planning Ordinance.
- 4.2 In light of the evidence furnished in this planning statement supported by the various analysis and the applicant’s strong commitment to strictly comply with all control ordinances, it is believed that this planning application for such use should be favourably considered by TPB.

### **List of Plans**

<b>Plan 1</b>	Layout Plan
<b>Plan 2</b>	Land Status Plan
<b>Plan 3</b>	Swept Path Analysis
<b>Plan 4</b>	Location Plan
<b>Plan 5</b>	Filling of Land Plan
<b>Plan 6</b>	Location Plan of the Notices Posted
<b>Plan 7</b>	Drainage Plan