

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for **‘Temporary Warehouse (excluding Dangerous Goods Godown (D.G.G.)) and Associated Filling of Land for a Period of 3 Years’** (the applied use) (**Plan 1**).
- 1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to use the Site for warehouse to support the local warehousing and storage industry. The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.). No dangerous goods and workshop activities will be stored/conducted.

### **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 Although the Site falls within the “AGR” zone, it has been left idle for decades and there is no active agricultural use within the Site. The applied use with low-rise structures is considered not incompatible with the surrounding area, which is predominately in semi-rural character comprising unused/vacant land scattered with warehouses, open storage yards uses and some temporary structures. Hence, approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the “AGR” zone and would better utilize precious land resources in the New Territories.
- 2.3 In addition, over 30 applications for ‘Warehouse’ use have been approved by the Board within the same “AGR” zone on the OZP 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.
- 2.3 The Site is the subject of two previous applications (Nos. A/YL-KTN/898 and 1005) for the same

use submitted by the same applicant as the current application, which the latest application (No. A/YL-KTN/1005) was approved by the Board on a temporary basis of 3 years in 2024 respectively. As such, approval of the current application is in line with the Board's previous decision.

- 2.3 When compared with the previous application (No. A/YL-KTN/1005), all major development parameters and operation mode remain unchanged. The applicant has made effort to comply with the 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/1005		Date of Compliance
(b)	The submission of a condition record of the existing drainage facilities on the site	Not complied with
(c)	The implementation of the accepted fire service installations (FSIs) proposal	Not complied with

- 2.4 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage aspects. The applicant submitted several condition records showing the existing drainage facilities on the Site to comply with condition (b) and the latest submission (i.e. submission on 02.04.2025) was considered unacceptable by the Chief Engineer, Mainland North/Drainage Services Department (CE/MN, DSD) on 26.06.2025. There was insufficient time for the applicant to address comments from CE/MN, DSD within the specified period of time, which led to revocation of the previous application on 04.07.2025.
- 2.5 For condition (c), the applicant could not implement the accepted FSIs proposal as erection of structure required prior approval from the Lands Department (LandsD). As of 04.07.2025, the Short Term Waiver (STW) application is under consideration by LandsD.
- 2.6 In support of the current application, the applicant submitted a condition record of the existing drainage facilities on the Site and a FSIs proposal for the Board's consideration (**Appendices I and II**).

### 3) Development Proposal

- 3.1 The Site occupied an area of 502 m<sup>2</sup> (about) (**Plan 3**). The operation hours of the applied use are Monday to Saturday from 09:00 to 18:00. There will be no operation on Sunday and public holidays. 1 temporary structure is proposed for warehouse and covered loading/unloading (L/UL) area with total gross floor area (GFA) of 220 m<sup>2</sup> (about) (**Plan 4**). It is estimated that the applied use would accommodate about 2 nos. of staff. As the Site is for 'warehouse' use without any shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below.

**Table 1 – Development Parameters**

<b>Site Area</b>	502 m <sup>2</sup> (about)
<b>Covered Area</b>	220 m <sup>2</sup> (about)
<b>Uncovered Area</b>	282 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.44 (about)
<b>Site Coverage</b>	44% (about)
<b>No. of Structure</b>	1
<b>Total GFA</b>	220 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	220 m <sup>2</sup> (about)
<b>Building Height</b>	8.23 m (about)
<b>No. of Storey</b>	1

- 3.2 The Site has already been paved with concrete of not more than 0.2m in depth to a site level of +5.8mPD (about) for site formation of structures and circulation spaces (**Plan 5**). The current application serves to regularize the land filling work. The hard-paving is considered necessary and has been kept to minimal for the operation of the applied use. The applicant will strictly follow the proposed scheme, and no further filling of land will be carried out at the Site after planning approval has been obtained from the Board. Upon expiry of the planning approval, the applicant will reinstate the Site to an amenity area.
- 3.3 The Site is accessible from Fung Kat Heung Road and Mei Fung Road (**Plan 1**). A 5 m-wide (about) ingress/egress is proposed at the eastern part of the Site. A total of 1 L/UL space is proposed at the Site. Details of the parking and L/UL provisions are shown at **Table 2** below.

**Table 2 – Parking and L/UL provisions**

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

- 3.4 LGV will be deployed for the transportation of materials into/out of 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 to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road safety. As the trip generated/attracted by the applied use is expected to be minimal, the adverse traffic impact arising from the applied use is not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

**Table 3 – Estimated Trip Generation/Attraction**

Time Period	Estimated Trip Generation/Attraction		
	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
Average trip per hour (10:00 – 17:00)	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 2.5 m high solid metal wall will be erected along the site boundary to minimise the potential nuisance to the surroundings. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall.
- 3.7 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 stipulated 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 alleviate adverse environmental impacts and nuisance to the surrounding area. The applicant will follow relevant *Professional Persons Environmental Consultative Committee Practice Notes* for the provision of facilities for drainage and sewage treatment at the Site.

#### **4) Conclusion**

- 4.1 Significant nuisance to the surrounding area arising from the applied use is not anticipated. Adequate mitigation measures are provided by the applicant, i.e. submission of a condition record of the existing drainage facilities on the Site and the FSIs proposal, so as to mitigate any adverse impact that would have arisen from the applied use (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years'**.

**R-riches Planning Limited**

**July 2025**

## **LIST OF PLANS**

<b>Plan 1</b>	Location plan
<b>Plan 2</b>	Plan showing the zoning of the Site
<b>Plan 3</b>	Plan showing the land status of the Site
<b>Plan 4</b>	Layout plan
<b>Plan 5</b>	Plan showing the filling of land at the Site
<b>Plan 6</b>	Swept path analysis

## **APPENDICES**

<b>Appendix I</b>	Condition Record of Existing Drainage Facilities on the Site
<b>Appendix II</b>	Fire Service Installations Proposal