

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1151 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for **‘Proposed 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) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand for indoor storage space in New Territories in recent years, the applicant would like to use the Site to operate a warehouse for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture, etc.) to support the local warehousing and storage industry.

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 (**Plan 2**). According to the Notes of the OZP, ‘warehouse (excluding D.G.G.)’ is neither a Column 1 nor a Column 2 use within the “AGR” zone, which requires planning permission from the Board.
- 2.2 The proposed development with a low-rise structure is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, workshops and open storage yards. As the sole land owner of the Site, the applicant has no long term development plans regarding the Site. 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 utilise the precious land resources in the New Territories.
- 2.3 Furthermore, various similar S.16 planning applications for ‘warehouse’ use were also approved by the Board within the same “AGR” zone, which the latest application (No. A/YL-KTN/1118) was approved by the Board on a temporary basis for 3 years in 2025. Therefore, approval of the current application would not set an undesirable precedent within the same “AGR” zone.

2.4 The Site is the subject of one previous S.16 planning application (No. A/YL-KTN/963) is for 'warehouse (excluding D.G.G.)' use (i.e. submitted by the same applicant with the same use as the current application), which 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/963), all development parameters (including but not limited to site area, plot ratio, gross floor area (GFA), building height, no. of storeys, etc.) remain the same. 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/963		Date of Compliance
(d)	The submission of a drainage proposal	19.02.2025
(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

2.5 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. The applicant made multiple submissions of drainage proposals for compliance with condition (d) in 2024 and the latest submission was considered acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 19.02.2025. The applicant has since preparing essential works by liaising with different drainage contractors for implementing the drainage proposal. However, the applicant did not have sufficient time to appoint a drainage contractor and start the construction work of drainage system within the Site during the planning approval period.

2.6 The applicant submitted a FSIs proposal to comply with condition (g) on 16.02.2024 and the submission was considered acceptable by Director of Fire Services (D of FS) on 13.03.2024. Since prior approval of Short Term Waiver (STW) is required for erection of structure at the Site before implementing the FSIs proposal, the applicant submitted STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) in 2024. The applicant is still pending reply from DLO/YL, LandsD. As no structure is permitted to be erected before granting of STW, no FSIs could be implemented, which led to the revocation of the application

on 09.09.2025.

- 2.7 The applicant wishes to continue the implementation works of both drainage and FSI proposals during the planning approval period of the current application. In support of the application, the applicant has submitted accepted drainage proposal under the previous application (No. A/YL-KTN/963) and an updated FSI 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 area is 215 m² (about) (**Plan 3**). A 1-storey structure is proposed at the Site for warehouse (excluding D.G.G.) use with a total GFA of 186 m² (about) (**Plan 4**). The Site is designated for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, etc.). It is estimated that the proposed development would be able to accommodate 2 nos. of staff during the loading/unloading (L/UL) activities. The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. As the Site is for 'warehouse (excluding D.G.G.)' 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	215 m ² (about)
Covered Area	186 m ² (about)
Uncovered Area	29 m ² (about)
Plot Ratio	0.87 (about)
Site Coverage	87% (about)
Number of Structure	1
Total GFA	186 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	186 m ² (about)
Building Height	8.23 m (about)
No. of Storey	1

- 3.2 The entire Site has already been covered with concrete of not more than 0.2 m in depth. The application serves to regularise the existing hard-paving of concrete, where the existing level is +17.0 mPD (about) (**Plan 5**). The filling of land is to facilitate a flat surface for site formation of structure and circulation space uses. Such land filling is considered necessary and has been kept to minimal to meet the operational needs of the proposed development. No further filling of land will be carried out by the applicant during the planning approval period.
- 3.3 The Site is accessible from Mei Fung Road via a local access and the application site of the approved application No. A/YL-KTN/1050 (**Plan 1**). To facilitate smooth operations of both sides, the applicant has obtained consent from the applicant of the adjoining application (No. A/YL-KTN/1050) for the right of way (**Appendix III**).
- 3.4 1 L/UL space will be provided within the Site, details are as shown below at **Table 3**:

Table 3 - L/UL provision

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

- 3.5 Only LGVs are allowed to enter/exit the Site at any time during the planning approval period. Other vehicles, including medium and heavy goods vehicles, container tractors/trailers, etc., are not allowed to enter/exit the Site. Staff will be deployed by the applicant to ensure no queuing and reserving of vehicles onto nearby public road. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access and the application site of the adjoining application (No. A/YL-KTN/1050) (**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	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	1	0	1
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	1	1
Average trip per hour (10:00 - 18:00)	1	1	2

- 3.6 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities will be carried out at the Site at any time during the planning approval period. No open storage activities will be carried out at the Site at any time during the planning approval period.
- 3.7 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*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 development will not create nuisance to the surrounding areas. Adequate mitigation measures (i.e. the submission of the accepted drainage proposal under the previous application No. A/YL-KTN/963 and an updated FSIs proposal) have been provided by the applicant to mitigate any adverse impact arising from the proposed development (**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 D.G.G.) with Ancillary Facilities**

and Associated Filling of Land for a Period of 3 Years'.

R-riches Planning Limited

September 2025

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Land Filling Plan
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	Accepted Drainage Proposal under the previous application No. A/YL-KTN/963
Appendix II	Fire Service Installations Proposal
Appendix III	Authorisation Letter of Access Sharing with the adjoining application No. A/YL-KTN/1050