

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1222 S.B, 1224 S.C and 1225 S.A 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) (**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 proposed development 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.

2.4 The Site is the subject of a previous application (No. A/YL-KTN/937) for the same use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis of 3 years in 2023 respectively. As such, approval of the current application is in line with the Board's previous decision.

2.5 When compared with the previous application (No. A/YL-KTN/937), 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/937 |                                                                | Date of Compliance |
|-----------------------------------------------------|----------------------------------------------------------------|--------------------|
| (d)                                                 | The implementation of the accepted drainage proposal           | 13.03.2025         |
| (f)                                                 | The submission of a fire service installations (FSIs) proposal | 21.11.2023         |
| (g)                                                 | The implementation of the FSIs proposal                        | Not complied with  |

2.6 For condition (g), as prior approval of Short Term Waiver (STW) is required for the erection of structure, within which the proposed FSIs will be installed. AS such, the applicant submitted a STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) in 2021, which is currently being processed by DLO/YL, LandsD. Therefore, the applicant failed to comply with this approval condition within the specified period.

2.7 In support of the current application, the applicant submitted an accepted condition record of existing drainage facilities on the Site under the previous application (No. A/YL-KTN/937) and a FSIs proposal for the Board's consideration (**Appendices I and II**).

### **3) Development Proposal**

3.1 The Site occupied an area of 566 m<sup>2</sup> (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on Sunday and public holidays. 2 single-storey structures are proposed at the Site for warehouses (excluding D.G.G.), site office and washroom with total gross floor area (GFA) of 435 m<sup>2</sup> (about) (**Plan 4**). It is estimated that the proposed development would

accommodate about 4 nos. of staff. The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. 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>        | 566 m <sup>2</sup> (about) |
| <b>Covered Area</b>     | 435 m <sup>2</sup> (about) |
| <b>Uncovered Area</b>   | 131 m <sup>2</sup> (about) |
|                         |                            |
| <b>Plot Ratio</b>       | 0.77 (about)               |
| <b>Site Coverage</b>    | 77% (about)                |
|                         |                            |
| <b>No. of Structure</b> | 2                          |
| <b>Total GFA</b>        | 435 m <sup>2</sup> (about) |
| - Domestic GFA          | Not applicable             |
| - Non-Domestic GFA      | 435 m <sup>2</sup> (about) |
|                         |                            |
| <b>Building Height</b>  | 8.23 m (about)             |
| <b>No. of Storey</b>    | 1                          |

3.2 Portion of the Site has already been filled with concrete under the approved scheme of application No. A/YL-KTN/937 (i.e. 260 m<sup>2</sup>, 46% of the Site), the remaining area of the Site is proposed to be filled with concrete of not more than 0.1m (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. Upon expiry of the planning approval, the applicant will reinstate the Site to an amenity area.

3.3 The Site is accessible from Mei Fung Road and a local access (**Plan 1**). A 7.3 m-wide (about) ingress/egress is proposed at the western part of the Site. A total of 1 loading/unloading (L/UL) space is proposed at the Site. Details of the L/UL provision are shown at **Table 2** below.

**Table 2 – L/UL provisions**

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

- 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 proposed development is expected to be minimal, the adverse traffic impact arising from the proposed development 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<br>(09:00 – 10:00) | 1                                    | 0   | 1           |
| Trips at <u>PM peak</u> per hour<br>(18:00 – 19:00) | 0                                    | 1   | 1           |
| Average trip per hour<br>(10:00 – 18:00)            | 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 proposed development is not anticipated. Adequate mitigation measures are provided by the applicant, i.e. submission of an accepted condition record of the existing drainage facilities on the Site under previous application No. A/YL-KTN/937 and the FSIs proposal, so as to mitigate any adverse impact that would have arisen 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**

|               |                                              |
|---------------|----------------------------------------------|
| <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>  | Accepted Condition Record of Existing Drainage Facilities on the Site<br>under Previous Application No. A/YL-KTN/937 |
| <b>Appendix II</b> | Fire Service Installations Proposal                                                                                  |