

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 706 (Part), 707, 708, 709, 710, 711, 712, 713 (Part), 715 (Part), 716, 717 (Part), 718, 719 (Part), 720, 721 (Part), 722 (Part), 727 S.A (Part) in D.D. 107 and Adjoining Government Land (GL), Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse and Open Storage of Construction Materials, Machinery and Containers and Associated Filling of Land for a Period of 3 Years'** (the proposed development) (**Plans 1 to 3**).
- 1.2 As the development of the Northern Metropolis is in full swing, the applicant intends to use the Site for storage of construction materials (e.g. bricks, tiles, pipes etc.), machinery (e.g. excavators, cranes etc.) and containers in order to support the growing demand in the construction industry and the development of various New Development Areas across the New Territories.

2) Planning Context

- 2.1 Majority of the Site currently falls within an area zoned "Agriculture" ("AGR") while a minor portion of the Site falls within an area zoned "Industrial (Group D)" ("I(D)") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, despite both 'Warehouse' and 'Open Storage' uses are column 1 uses within the "I(D)" zone, neither of the uses is a column 1 nor a column 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although majority of the Site falls within the "AGR" zone, it has been left vacant without active agricultural activities. The Site is surrounded by open storage yards and warehouses, the proposed development is therefore considered not incompatible with the surrounding. Approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise precious land resources in the New Territories.
- 2.3 Majority of the Site currently falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). Furthermore, portion of the Site is owned by Tso Tong and is considered difficult to

develop the Site for long-term use. Various open storage yards and warehouses are also located at north and northwest of the Site, the proposed development is considered not incompatible with the surrounding areas.

- 2.4 In addition, over 30 applications for temporary warehouse and/or open storage uses have been approved by the Board within the same "AGR" zone in the vicinity of the Site 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.

3) Development Proposal

- 3.1 The Site occupies an area of 3,764 m² (about), including 113 m² of GL (about) (**Plan 3**). 2 single-storey structures are proposed for warehouses for storage of construction materials, with total gross floor area (GFA) of 477 m² (about) (**Plan 5**). The operation hours of the Site are Monday to Saturday from 09:00 to 19:00, with no operation on Sunday and public holidays. It is estimated that 5 nos. of staff will work at the Site. As the Site is for 'warehouse' and 'open storage' uses with no shopfront, no visitor is anticipated at the Site. Details of the development parameters are provided at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	3,764 m ² (about), including 113 m ² of GL (about)
Covered Area	477 m ² (about)
Uncovered Area	3,287 m ² (about)
Plot Ratio	0.13 (about)
Site Coverage	13% (about)
Number of Structure	2
Total GFA	477 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	477 m ² (about)
Building Height	5 m – 8 m (about)
No. of Storey	1

- 3.2 The Site has been hard-paved with concrete of not more than 0.1 m in depth for open storage area, site formation of structures, vehicle parking and loading/unloading (L/UL) spaces and circulation area (**Plan 6**). The current application serves to regularise the existing filling of

land (existing site level at +19.6 mPD) at the Site, which is considered necessary to meet the operational need. The extent of filling has been kept to minimal. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the Site after planning permission has been granted from the Board.

- 3.3 Construction materials, machinery and containers would only be stored at the designated area (about 1,743 m²) with stacking height of not more than 3 m. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period.
- 3.4 The Site is accessible from Mei Fung Road via a local access (**Plan 1**). A total of 4 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL provision are shown at **Table 2** below:

Table 2 – Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking Space for Private Car (PC) - 2.5 m (W) x 5 m (L)	3
Type of Space	No. of Space
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 3.5 CV will be deployed for the transportation of construction materials, machinery and containers into/out of the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). In order to ensure pedestrian safety and avoid road safety hazard, staff will be deployed at the site ingress/egress and along the local access during the transportation. With the above traffic management measures, it is expected that the adverse impact on the local traffic and pedestrian safety will be minimal.
- 3.6 As the Site will be used for warehouse and open storage only, infrequent trips will be anticipated. The applicant provides an estimation on the trip generation and attraction arising from the proposed development (see **Table 3** below). As the estimated traffic generated and attracted is expected to be minimal, adverse traffic impact should not be envisaged.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	0	0	0	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	0	2
Average Trips per hour (10:00 – 18:00)	0	0	1	1	2

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 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 minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals after planning permission has been granted from the Board to mitigate any adverse impact arising from the proposed development.

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse and Open Storage of Construction Materials, Machinery and Containers and Associated Filling of Land for a Period of 3 Years**'.

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LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Town Planning Board Guideline No. 13G
Plan 5	Layout plan
Plan 6	Plan showing the filling of land at the Site
Plan 7	Swept path analysis