

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 1161 (Part) and 1163 (Part) in D.D. 109, 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 The current application serves to facilitate the relocation of the existing business premises of a business operator in Yuen Long South (YLS), which is affected by Government's land resumption for the Second and Third Phases Development of the YLS New Development Area (NDA). As the affected premises has been resumed and reverted to the Government, the affected business operator desperately needs to identify suitable sites for relocation to continue the business. Details of the affected business operator are enclosed at **Appendix I**.

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 open storage, vehicle park, hobby farm 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 utilise 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.

3) Development Proposal

- 3.1 The Site occupied an area of 2,285 m² (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 nos. of temporary structure are proposed for warehouse (excluding D.G.G.), ancillary office and rain shelters with total gross floor area (GFA) of 2,487 m² (about) (**Plan 4**). The ancillary office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that the proposed development would accommodate about 4 nos. of staff. As the Site is for 'warehouse' without any shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below.

Table 1 – Development Parameters

Site Area	2,285 m ² (about)
Covered Area	1,278 m ² (about)
Uncovered Area	1,007 m ² (about)
Plot Ratio	1.1 (about)
Site Coverage	56% (about)
No. of Structure	2
Total GFA	2,487 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,487 m ² (about)
Building Height	7 m to 13 m (about)
No. of Storey	1 to 2

- 3.2 The Site is proposed to be paved with concrete (about 2,264 m²) and soil (about 21 m²) of not more than 0.2 m in depth for the site formation of structures and provision of landscaping area, parking, loading/unloading (L/UL) and circulation spaces (**Plan 5**). The hard-paving is considered necessary and has been kept to a minimum for the operation of the proposed development. The existing site level is at +4.6 mPD. Upon completion of the filling of land, the site level will be raised to +4.8 mPD. 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 permission, the applicant will reinstate the Site to an amenity area.

- 3.3 The Site is accessible from Chi Ho Road via a local access (**Plan 1**). A 9 m-wide (about) ingress/egress is proposed at the southern part of the Site. A total of 5 parking and L/UL spaces are proposed at the Site. Details of their provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of Space	No. of Space
Parking Space for Private Car (PC) - 2.5 m (W) x 5 m (L)	3
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	2

- 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				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	3	0	1	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	1	4
Average trip per hour (09:00 – 18:00)	0	0	2	2	4

- 3.5 No open storage, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dusty and 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 38 nos. of trees were identified within the boundary of the Site, among which 35 nos. of them are of undesirable species i.e. *Leucaena leucocephala* (銀合歡). No dead, old, or valuable tree was found therewithin. The tree survey report conducted by a registered arborist is enclosed at **Appendix IIA**.
- 3.8 All existing trees are proposed to be felled as they are in conflict with the development scheme. With reference to the *Development Bureau Technical Circular (Works) No. 4/2020*, the undesirable species could be excluded from tree compensation. In order to mitigate the potential landscape impact that would have arisen from the proposed development, the applicant proposes to plant 3 nos. of new tree on a 1:1 ratio in terms of numbers, with a view to compensating for the 3 nos. of *Melia azedarach* (苦楝) to be felled. Regular horticultural practice will be taken by the applicant to maintain the new trees in good conditions. The landscape plan is enclosed at **Appendix IIB**.
- 3.9 A drainage proposal has been conducted to review the drainage arrangements for the proposed development (**Appendix III**). The potential increase in surface runoff generated by the proposed development is estimated to be minimal. A series of perimeter surface drains with catchpits are proposed to collect the cumulative runoff, which will eventually be discharged to the existing watercourse. The results of the drainage proposal have concluded that no adverse drainage impact is envisaged from the proposed development. The applicant will implement the proposed drainage facilities at the Site once the proposal is accepted by the Drainage Authority.
- 3.10 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 The current application is intended to facilitate the relocation of the affected business operator's premises in YLS, which will be affected by Government's land resumption for the YLS NDA. Whilst the affected business operator has attempted to relocate the affected business to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix I**). Given that the relocation is to facilitate Government's NDA development, the approval of the application can allow relocation prior to land resumption, thereby minimise the impact on the implementation programme of the NDA.
- 4.2 Significant nuisance to the surrounding area arising from the proposed development is not anticipated. The applicant has submitted a drainage proposal, tree survey report and landscape plan to prove that the proposed development would not bring adverse impact to the surrounding areas (**Appendices IIA to III**). Other technical proposals such as fire service installations proposal, will be provided by the applicant upon obtaining planning permission from the Board, so as to mitigate any adverse impact that would have arisen from the proposed development.
- 4.3 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

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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	Layout plan
Plan 5	Plan showing the filling of land at the Site
Plan 6	Swept path analysis

LIST OF APPENDICES

Appendix I	Details of the affected business operator <i>Annex 1</i> <i>Memorandum of Understanding</i> <i>Annex 2</i> <i>Affected business premises</i> <i>Annex 3</i> <i>Alternative sites</i>
Appendix IIA	Tree survey report
Appendix IIB	Landscape plan
Appendix III	Drainage proposal