

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1452 (Part) in D.D. 107 and Adjoining Government Land* (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 continue to use the Site to operate a warehouse for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods, construction materials and machinery 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 No.: S/YL-KTN/11 (Plan 2). According to the Notes of the OZP, the applied use is not a column one nor column two use within the "AGR" zone. Therefore, planning permission is required for the proposed development.
- 2.2 Although the Site falls within area zoned as "AGR", there is no active agricultural activity within and the vicinity of the Site. The Site is also surrounded by areas occupied by temporary structures for warehouses, workshops and other port back-up uses, hence, the proposed development is considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intentions of the "AGR" zone and would better utilize precious land resources in the New Territories.
- 2.3 Furthermore, several applications for 'Warehouse' use were approved by the Board within/partly within the same "AGR" zone in the previous 5 years, which the application site of the latest application (No. A/YL-KTN/1017) is located approximately 30m southwest to the Site, was approved by the Board on a temporary basis of 3 years in October 2024. Hence, approval of the current application would not set an undesirable precedent within the "AGR" zone.

2.4 The Site is the subject of an approved S.16 planning application (No. A/YL-KTN/995) for the same 'warehouse' use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis in April 2024. Approval of the current application is in line with the Board's previous decision. When compared with the previous application (No. A/YL-KTN/995), all the major development parameters remain unchanged. 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/995		Date of Compliance
(c)	The submission of a drainage proposal	Not complied with
(e)	The implementation of the drainage proposal	Not complied with
(f)	The submission of a fire service installations (FSIs) proposal	14.5.2024
(g)	The implementation of the FSIs proposal	Not complied with

2.5 During the approval period of the previous application, the applicant has made effort in complying with approval conditions in regard to drainage and fire safety aspects. Details are as follow:

Drainage aspect

For condition (c), the applicant has actively approached various drainage consultants to prepare the submission of a drainage proposal. However, due to the complexity of the site assessment, which took longer than anticipated to complete. The applicant is therefore failed to comply with this condition within the specified period of time.

Fire safety aspect

For condition (g), the applicant submitted a FSIs proposal to comply with condition (f) on 22.04.2024. It was considered acceptable by the Director of Fire Services (D of FS) on 14.05.2025. 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 August 2024, which is currently being processed by DLO/YL, LandsD. Therefore, the

applicant failed to comply with this approval condition within the specified period.

- 2.6 In support of the application, the applicant has submitted a FSIs 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 (**Appendix I**).

3) Development Proposal

- 3.1 The Site area is 696 m² (about), including 118 m² (about) of GL (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 08:00 to 19:00. No operation on Sunday and public holiday. A total of two single-storey structures are proposed at the Site for warehouse (excluding D.G.G.), covered loading/unloading (L/UL) and private car parking space, site office and washrooms with total GFA of 446 m² (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 3 staff. As the Site is proposed for 'warehouse' use without shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 2 – Major Development Parameters

Application Site Area	696 m ² (about), including 118 m ² (about) of GL
Covered Area	446 m ² (about)
Uncovered Area	250 m ² (about)
Plot Ratio	
	0.64 (about)
Site Coverage	
	64 % (about)
Number of Structure	
	2
Total GFA	
- Domestic GFA	446 m ² (about)
- Non-Domestic GFA	Not applicable
	446 m ² (about)
Building Height	
	7 m (about)
No. of Storey	
	1

- 3.2 The Site has already been filled with concrete for site formation of structure, loading/unloading (L/UL) and circulation spaces (**Plan 5**). The current application serves to regularize the existing filled area. As heavy loading of vehicles and construction materials would compact the existing soiled ground and weaken the ground surface, concrete site formation is required

to meet the operational meet and that has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out during the planning approval period. The applicant will reinstate the Site to an amenity area after the planning approval period.

- 3.3 The Site is accessible from Shui Mei Road via a local access (**Plan 1**). A total of 2 parking and L/UL spaces will be provided within the Site, details are as shown below at **Table 3**:

Table 3 – Parking and L/UL provisions

Types of Space	No. of Spaces
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	1
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

- 3.4 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**). As traffic generated and attracted by the proposed development as shown at **Table 3** below is minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Table 4 – Estimated Trips Generation/Attraction

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

- 3.5 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.

- 3.6 The applicant will implement good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPN) 1/24* to when designing on-site sewage system within the Site. 2.5 m high (about) solid metal fencing has been erected along the Site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted on a regular basis.
- 3.8 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 are provided by the applicant, i.e. the submission a FSIs proposal to mitigate any adverse impact arising from the proposed development (**Appendix I**).
- 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

November 2025

LIST OF PLANS

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

APPENDICES

Appendix I	Fire Service Installations Proposal
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