

## Supplementary Statement

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 1905 RP (Part) in D.D. 107 and adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories (the Site) for ‘**Proposed Temporary Warehouse (excluding Dangerous Goods Godown (excl. D.G.G.) and Open Storage of Construction Materials and Machinery for a Period of 3 Years**’ (the proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for open storage space for construction materials and machinery and indoor storage space in recent years, the applicant would like to operate a warehouse and an open storage yard to support the local construction, warehousing and storage industry. The proposed warehouse is intended for the storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.); whereas the open storage is intended for the storage of construction materials (e.g. steel beam, bricks, scaffold etc.) and machinery (e.g. generator, elevated platform etc.).

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned “Comprehensive Development Area(1)” (“CDA(1)”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11. According to the Notes of the OZP, the applied uses are neither Column 1 nor 2 uses within the “CDA(1)” zone, which require planning permission from the Board (**Plan 2**).
- 2.2 The applied uses are considered not incompatible with surrounding open storage yards and public vehicle parks. The sites of various approved open storage yards and warehouses under different planning applications (Nos. A/YL-KTN/1020, 1085, 1125 and 1130) are situated to the immediate northeast and southwest of the Site. The Site also falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G (TPB PG-No. 13G), which is considered suitable for open storage and port back-up uses (**Plan 4**). Although the Site falls within the “CDA(1)” zone, there is no known comprehensive development/redevelopment of the area for residential use at the Site and its vicinity. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intentions of the “CDA(1)” zone and would better utilise precious land resources in the New Territories.

2.3 Several similar applications (Nos. A/YL-KTN/1020, 1085, 1125 and 1130) for the applied uses were approved by the Board within the same “CDA(1)” zone on the OZP in 2025. Hence, approval of the current application is in line with the previous decisions of the Board and would not set an undesirable precedent in the “CDA(1)” zone.

### 3) Development Proposal

3.1 The Site occupies an area of 4,069 m<sup>2</sup> (about), including GL of 104 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. 5 nos. of temporary structure are proposed for warehouse (excl. D.G.G.), site office, washroom and storage of pallet with total gross floor area (GFA) of 1,140 m<sup>2</sup> (about) (**Plan 5**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. The remaining open area will be reserved for vehicle circulation, parking, and loading/unloading (L/UL) spaces and the open storage operation. The area designated for the open storage operation is 1,639 m<sup>2</sup> (about) with a maximum stacking height of 3 m. It is estimated that the proposed development would accommodate not more than 5 nos. of staff. As the Site is solely for ‘warehouse’ and ‘open storage’ uses without any shopfront, no visitor is anticipated at the Site. Details of the development parameters are shown at **Table 1** below.

**Table 1** – Development parameters

<b>Site area</b>	4,069 m <sup>2</sup> (about), including GL of 104 m <sup>2</sup> (about)
<b>Covered area</b>	1,095 m <sup>2</sup> (about)
<b>Uncovered area</b>	2,974 m <sup>2</sup> (about)
<b>Plot ratio</b>	0.28 (about)
<b>Site coverage</b>	27% (about)
<b>No. of structure</b>	5
<b>Total GFA</b>	1,140 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,140 m <sup>2</sup> (about)
<b>Building height</b>	3 m to 8 m (about)
<b>No. of storey</b>	1 to 2

3.2 The Site is accessible from Shui Mei Road via a local access (**Plan 1**). 3 nos. of vehicular ingress/egress (ranging from 6 m to 13 m in width) are proposed along the southern periphery of the Site. A total of 7 parking and L/UL spaces are proposed within the Site. Details of the

provision of parking and L/UL spaces 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)	4
L/UL Space for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for heavy goods vehicle (HGV) - 3.5 m (W) x 11 m (L)	2

3.3 HGV and LGV will be deployed for the transportation of materials 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 (**Plans 6 and 7**). Staff will be deployed to station at the vehicular ingresses/egresses of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety and road safety. As the Site is solely for 'warehouse' and 'open storage' uses, infrequent trips will be anticipated. The adverse traffic impact arising from the proposed development is therefore not envisaged. Details of the trip generation/attraction are shown at **Table 3** below.

**Table 3 – Estimated trip generation/attraction**

Time period	Estimated trip generation/attraction						2-way total
	PC		LGV		HGV		
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	1	0	1	0	5
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	1	0	1	5
Average trip per hour (10:00 – 18:00)	0	0	1	1	1	1	4

3.4 No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* will be allowed to be parked/stored at the Site at any time during the approval period of the planning permission.

3.5 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous and dusty goods will be allowed at the Site at any time during the approval period of the planning permission.

- 3.6 The applicant will comply with 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 areas. The applicant will also 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 approval period of the planning permission.
- 3.7 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. The surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational.
- 3.8 The applicant will also implement good practices under *ProPECC PN 1/23* when designing and maintaining the on-site drainage system within the Site. Besides, the applicant proposes to provide the septic tank and soakaway system to collect sewage generated by staff at the Site. The design and construction of the system will strictly follow the requirements stipulated in *ProPECC PN 1/23*.

#### **4) Conclusion**

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures, e.g. submission of fire service installations and drainage proposals, 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.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials and Machinery for a Period of 3 Years**'.

**R-riches Planning Limited**

**February 2026**

## LIST OF PLANS

<b>Plan 1</b>	Location plan
<b>Plan 2</b>	Zoning plan
<b>Plan 3</b>	Land status plan
<b>Plan 4</b>	Plan showing TPB PG-No. 13G
<b>Plan 5</b>	Layout plan
<b>Plan 6</b>	Swept path analysis (HGV)
<b>Plan 7</b>	Swept path analysis (LGV)