

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site)* for **'Temporary Warehouse and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'** (the applied use) (**Plan 1**).
- 1.2 In view of the increasing demand for indoor storage space in recent years arising from land resumption for various New Development Areas, the applicant would like to continue using the Site to alleviate the pressing demand for the applied use, as well as to support the local warehousing and logistics industries, which are affected and forced to relocate to new locations in order to continue their operations.

2) Planning Context

- 2.1 The Site 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, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within area zoned "AGR", there is no active agricultural activity within the Site. Therefore, approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize previous land resources in the New Territories. The Site also 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**). Various sites occupied by port back-up uses are also located at the north and south (along Mei Fung Road) of the Site, the applied use is considered not incompatible with the surrounding areas. Therefore, approval of the current application on a temporary basis of 3 years would better utilize precious land resources and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.3 The applied use with low-rise structure is considered not incompatible with surrounding areas, which are dominated by temporary structures for warehouses, hobby farm, animal boarding establishments etc. Furthermore, similar S.16 planning applications for 'warehouse' use

were approved by the Board within the same "AGR" zone, within which the latest application (No. A/YL-KTN/1050) for 'warehouse' and 'open storage' uses, which was approved by the Board on a temporary basis of 3 years in 2025 is located in the immediately east of the Site. Therefore, approval of the current application would not set an undesirable precedent within the "AGR" zone and is considered in line with the Board's previous decisions.

- 2.4 The Site is the subject of an approved S.16 planning application (No. A/YL-KTN/1040) for the same uses submitted by the same applicant as the current application, which was approved by the Board on a temporary basis in September 2024. 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/1040		Date of Compliance
(a)	The submission of a drainage proposal	Not complied with
(b)	The implementation of the drainage proposal	Not complied with
(d)	The provision of fire extinguisher(s)	30.10.2024
(e)	The submission of a fire service installations (FSIs) proposal	12.05.2025
(f)	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 (a), the applicant made submission with a drainage proposal on 02.05.2025 while the submission was considered not acceptable by the Chief Engineering/Mainland North, Drainage Services Department (CE/MN, DSD) on 24.10.2025. The applicant faced difficulties in revising the drainage proposal due to the complexity of the site assessment. The applicant is therefore failed to comply with this condition within the specified period of time.

Fire safety aspect

For conditions (d) and (e), the applicant submitted a Certificate of fire service installations and equipment (F.S 251) and a FSIs proposal to comply both condition, which were considered acceptable by the Director of Fire Services (D of FS) on 30.10.2024 and 12.05.2025 respectively.

However, the applicant could not implement the accepted FSIs proposal as erection of structure required prior approval from the Lands Department (LandsD). As of March 2026, the Short Term Waiver (STW) application is under consideration by 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 and a revised drainage 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 (Appendices I to II).

3) Development Proposal

- 3.1 The Site occupies an area of 3,158 m² (about) (Plan 3). The operation hours of Site are Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday. Three single-storey structures are proposed at the Site for warehouses, site office and washroom with total gross floor area (GFA) of 656 m² (about) (Plan 5). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 5 staff. As the Site is proposed for 'warehouse' and 'open storage' uses with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at Table 1.

Table 1 – Major Development Parameters

Application Site Area	3,158 m ² (about)
Covered Area	656 m ² (about)
Uncovered Area	2,502 m ² (about)
Plot Ratio	
	0.21 (about)
Site Coverage	
	21% (about)
Number of Structure	
	3
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	656 m ² (about)
Building Height	
	6 m (about)
No. of Storey	
	1

- 3.2 The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food,

apparel, footwear, electronic goods, furniture etc.). No storage of dangerous goods, workshop, recycling, cleansing, dismantling and other workshop activities will be carried out at the Site during the planning approval period.

- 3.3 The Site has already been hard paved with concrete of not more than 0.1 m (about) for site formation of structures and circulation space (**Plan 6**). The current application serves to regularize the existing hard paved area. 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 applied use. The applicant will reinstate the Site to an amenity area after 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 loading/unloading (L/UL) spaces are provided at the Site (**Plan 5**). Details are shown at **Table 2**.

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	1

- 3.5 MGV and LGV are deployed for transportation of construction materials to/out of the Site, hence, L/UL space for the aforesaid vehicle is provided. 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**). Staff will be deployed by the applicant to direct vehicle entering/exiting the Site to ensure pedestrian safety to/from the Site. As traffic generated and attracted by the applied use is minimal (as shown at **Table 3**), adverse traffic impact should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	0	1	0	0	0	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	0	1	0	0	2
Traffic trip per hour (10:00 – 17:00)	0	0	1	1	1	1	4

3.6 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. All construction materials would be stored at the designated storage area (i.e. about 991 m²) with stacking height of not more than 3m. 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.

3.7 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.

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 applied use will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of FSIs and revised drainage proposals, to mitigate any adverse impact arising from the applied use (**Appendices I to II**).

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

R-riches Planning Limited

March 2026

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Town Planning Board Guideline No. 13G – Application Site
Plan 5	Layout Plan
Plan 6	Plan Showing the Filling of Land Area of the Application Site
Plan 7	Swept Path Analysis

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Revised Drainage Record