

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1434 (Part) in D.D. 107* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land and Pond 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 and other workshop 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/1118) is located immediately north to the Site, was approved by the Board on a temporary basis of 3 years in September 2025. 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/979) 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 July 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/979), all 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/979		Date of Compliance
(a)	The implementation of the accepted drainage proposal	Not complied with
(c)	The submission of a fire service installations (FSIs) proposal	21.08.2024
(d)	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 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 (c) on 24.07.2024. It was considered acceptable by the Director of Fire Services (D of FS) on 21.08.2024. 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 an updated 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 498 m² (about) (**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 warehouses (excluding D.G.G.) and covered loading/unloading (L/UL) area with total GFA of 379 m² (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 4 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 2** below:

Table 2 – Major Development Parameters

Application Site Area	498 m ² (about)
Covered Area	379 m ² (about)
Uncovered Area	119 m ² (about)
Plot Ratio	0.76 (about)
Site Coverage	76 % (about)
Number of Structure	2
Total GFA	379 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	379 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**). Furthermore, an existing dried pond within the Site has already filled to the surrounding site levels (i.e. +9.8mPD), in order to facilitate a flat ground surface (**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 6 m-wide (about) vehicular ingress/egress is provided at the southern tip of the Site. One L/UL space will be provided within the Site, details are as shown below at **Table 3**:

Table 3 –L/UL provisions

Types of Space	No. of Spaces
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

- 3.4 LGV is deployed for transportation of goods to be stored at the Site, hence, L/UL space for the aforesaid vehicle is provided. 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 vehicular ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety and road safety. 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		
	LGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	0	0	0
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	0	0
Average trip per hour (09:00 – 18:00)	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.
- 3.7 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 and Pond for a Period of 3 Years**'.

R-riches Planning Limited

June 2026

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 and Pond
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	Fire Service Installations Proposal
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