

Planning Statement

1. Background

The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 1434 (Part), 1435 (Part) and Adjoining Gov. Land in D.D. 107, Kam Tin North, Yuen Long, New Territories (the application site) for ‘Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’ (the proposed development) (Appendix 1).

Due to the increasing demand for warehouses in recent years, the applicant would like to use the Application Site for warehouses to support these industries. The demand has risen due to the change of the current brown field uses on Fung Kat Heung, Hung Sheung Kiu and Kwu Tung etc.

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 Application Site to operate a warehouse for storage of construction materials and miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.) to support the local warehousing and storage industry.

The Site currently vacant and partly covered in small rocks and partly covered in soil.

2. Planning Context

The Site currently falls within an area zoned as “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 uses within the “AGR” zone, which requires planning permission from the Board.

Although the Application Site falls within area zoned as “AGR”, there is no active agricultural use within the Application Site and around the Application site. The Application Site is also surrounded by sites occupied by open storage and some low-rise temporary structures. The proposed development is considered not incompatible with the surrounding areas. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long-term planning intention of the “AGR” zone.

3. Development Proposal

The site occupies an area of 3,626 m² (about) (Appendix 2). Two structures are provided at the Application Site for warehouse with total GFA of 1,544 m² (about). The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00 daily, no operation on Sundays and public holidays. Details of development parameters are shown at Table 1 below:

Table 1 – Major Development Parameters

Application Site Area	3,626 m ² (About)
Covered Area	1,544 m ² (About)
Uncovered Area	2,082 m ² (About)
Plot Ratio	0.43 (About)
Site Coverage	42.6% (About)
Number of Structure	7
Total GFA	1,544 m ² (About)
Building Height	Not Exceeding 7m
No. of Storey	1

The Application Site is partly covered with gravel and brick and partly covered with soil. The current application serves to apply the hard-paving with concrete, the proposed levels is +10.0 mPD, which is about 3,626 m² (Appendix 4). All existing land filling will be removed before filling with concrete. The filling of land is to facilitate a flat surface for site formation of structures, circulation space and vehicle parking spaces uses. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme during the planning approval period.

The Application Site is accessible from Fung Kut Heung Road and a local track. 2 Loading / Unloading space for light goods vehicles (LGV) and 2 parking spaces for private cars are provided at the Application Site for transportation of goods use and parking for staff. Staff will be deployed by the applicant to direct vehicles entering/exiting the Application Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly maneuver within the Application Site to ensure that no vehicle will turn back onto the local access (Appendix 3). Details of parking provision are shown at Table 2 below:

Table 2 – Parking Provision

Type of Space(s)	No. of Space(s)
Loading / Unloading space for Light goods Vehicle (LGV) - 3.5m (W) x 7 m (L)	2
Parking space for Private Car (PC) - 2.5m (W) x 5 m (L)	2

LGVs are deployed for transportation of goods to be stored at the Site, hence, L/UL spaces for the aforesaid vehicles are provided. The application provides Private car to park, only for staff, no public parking is available on application site. Sufficient space is also provided for vehicles to smoothly

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1434 (Part), 1435 (Part) and adjoining Gov. Land in D.D. 107, Kam Tin North, Yuen Long, New Territories

maneuver within the Application Site to ensure that no vehicle will turn back onto the local access (Appendix 5.1 And 5.2). As the Application Site will be used for ‘warehouse’ use only, infrequent trips will be anticipated, hence, traffic generated and attracted by the proposed development is minimal. The trip generation and attraction rates are as shown at Table 3 below.

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at AM peak (09:00-10:00) per hour	1	0	1	0	2
Trips at PM peak (17:00-18:00) per hour	0	1	0	1	2
Traffic Trips per hour (10:00-17:00)	0.5	0.5	0.5	0.5	2

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 during the planning approval period.

4. Conclusion

The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. the submission of FSIs proposal and the drainage proposal for the Planning Application to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’.

LIST OF APPENDIXES

Appendix 1	-	Application Site Location
Appendix 2	-	Proposed Layout Plan
Appendix 3	-	Existing Vehicular Access
Appendix 4	-	Filling of Land of the Application Site
Appendix 5.1	-	Swept Path Analysis (LGV)
Appendix 5.2	-	Swept Path Analysis (PC)
Appendix 6	-	Location of Gov. Land and Private Land