

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse and Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'** (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant intends to operate a warehouse and an open storage yard for storage of non-dusty construction materials (e.g. tiles, bricks, glass, pipes, metal beams etc.) and machinery (e.g. crane, elevated platform, excavator, mobile crane etc.) to support the local construction 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 (OZP) No. S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, 'Warehouse' and 'Open Storage' are neither Columns 1 nor 2 use within the "AGR" zone, which require permission from the Board.
- 2.2 Although the Site falls within the "AGR" zone, the Site and its vicinity have already been occupied by various brownfield uses without active agricultural activities. 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**). Therefore, approval of the current application on a temporary basis would better utilise precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone. Furthermore, the Site is also located approximately 2 m west of the "Industrial (Group D)" zone on the same OZP. Hence, the applied uses are considered not incompatible with the surrounding land uses.
- 2.3 The Site is subject of a previous planning application No. A/YL-KTN/1050 for the same applied uses submitted by the same applicant, which was approved by the Board on a temporary basis for a period of 3 years in January 2025. Comparing to the previous approval, all development parameters, including the applied use, site area and layout, have remain unchanged.

2.4 16 nos. of similar applications for warehouse (Nos. A/YL-KTN/1078, 1081, 1083, 1090, 1114, 1118, 1123, 1126, 1129, 1144, 1175, 1178, 1183, 1206 and 1210) and 10 nos. of similar applications for open storage (Nos. A/YL-KTN/1050, 1101, 1115, 1119, 1135, 1138, 1153, 1165, 1183 and 1186) uses have been approved by the Board within the same "AGR" zone in the vicinity of the Site from 2025 to 2026. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

3) Development Proposal

3.1 The Site occupies an area of 5,448 m² (about) (**Plan 3**). 6 nos. of structures are provided at the Site for warehouse (excluding dangerous goods godown), utilities room, site offices and washrooms with total gross floor area (GFA) of 592 m² (about) (**Plan 5**). The operation hours are Monday to Saturday from 08:00 to 19:00, no operation on Sunday and public holidays. The site offices are intended to provide indoor workspace for administrative staff in support of the daily operation of the proposed development. It is estimated that 7 nos. of staff will work at the proposed development. No visitor is anticipated as no shopfront will be provided at the Site. Details of the development parameters are shown at **Table 1** below:

Table 1 – Development parameters

Site area	5,448 m ² (about)
Covered area	592 m ² (about)
Uncovered area	4,856 m ² (about)
Plot ratio	0.11 (about)
Site coverage	11% (about)
No. of structure	6
Total GFA	592 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	592 m ² (about)
Building height	3.5 m to 8.23 m (about)
No. of storey	1

3.2 The majority of the Site (about 5,151 m²) has already been hard-paved with concrete of not more than 0.1 m in depth for open storage, site formation of structures and circulation area. The current application serves to regularise the existing filling of land. Besides, the applicant

also proposes to fill the northeastern corner of the western portion of the Site (about 294 m²) (**Plan 6**). The filling of land is considered necessary to meet the operational need and the extent has been kept minimal. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out after planning permission has been granted.

- 3.3 The Site is accessible from Mei Fung Road via a local access (**Plan 1**). 8 nos. of parking and loading/unloading (L/UL) spaces are provided. Light goods vehicles (LGV) and container vehicles (CV) will be deployed for the transportation of construction materials to/from the Site during non-peak hours. Details of the parking and L/UL provisions are shown at **Table 2** below:

Table 2 – Parking and L/UL provisions

Types of space	No. of space
Parking space for private car (PC) - 5 m (L) x 2.5 m (W)	5
L/UL space for LGV - 7 m (L) x 3.5 m (W)	2
L/UL space for CV - 16 m (L) x 3.5 m (W)	1

- 3.4 Sufficient space is provided for vehicles to manoeuvre smoothly within the Site to ensure that no vehicle will turn back onto the local access (**Plans 7 and 8**). The Site is penetrated by a vehicular access to be reserved for connection to adjoining land parcels. As the traffic generated/attracted by the proposed development is minimal (as shown at **Table 3** below), the adverse traffic impact should not be anticipated.

Table 3 – Estimated trip generation/attraction

Time period	Estimated trip generation/attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	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 (09:00 – 18:00)	0	0	1	1	1	1	4

- 3.5 Staff will be deployed at the site ingress/egress and the junction of Mei Fung Road to direct incoming/exiting vehicles to enhance road safety along the local access. It is expected that the adverse impact on the local traffic and pedestrian safety will be minimal.
- 3.6 A vehicular access runs through the western portion of the Site. Same as the arrangement undertaken in the previous application No. A/YL-KTN/1050, the applicant will continue to provide 24-hour access for nearby users to the north of the western portion of the Site.
- 3.7 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dusty and dangerous goods will be carried out at the Site at any time during the approval period of the planning permission. 2.5 m high solid metal fencing will be erected along the site boundary to minimise the potential nuisance to the surrounding area. The boundary fencing will be installed properly by a licensed contractor to prevent misalignment to ensure that there is no gap or slit on boundary wall.
- 3.8 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.
- 3.9 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. 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. The applicant will also implement good practices under *ProPECC PN 1/23* when designing on-site drainage system at the Site.

- 3.10 Noting that the western portion of the Site is in close proximity to the existing water main, a waterworks reserve within 1.5 m from the centre line of the water main will be provided to the Water Supplies Department (**Plan 5**). There will be no erection of structures and storage of materials within the extent of the said waterworks reserve.
- 3.11 The fire service installations (FSIs) proposal submitted for the previous application No. A/YL-KTN/1050 was accepted by the Director of Fire Services (D of FS) during the application stage. In view of the current '*Fire safety requirements for temporary storage and structures under planning application, Short Term Tenancy & Short Term Waiver (STW)*' published by the Fire Services Department, the applicant has provided an updated FSIs proposal to ensure the proposed development be complied with relevant fire safety requirements (**Appendix I**). Upon obtaining relevant planning permission from the Board, the applicant will make STW application to the Lands Department for the erection of structures, and to implement the FSIs therewithin. Upon completion, the applicant will submit valid FS251 certificates for the consideration of D of FS.
- 3.12 The applicant has submitted a drainage proposal to provide the necessary drainage mitigation measures (**Appendix II**). The proposal has concluded that no unacceptable drainage impact is anticipated with the implementation of the drainage facilities. Upon obtaining relevant planning permission from the Board, the applicant will implement the drainage facilities therewithin and submit photographic records for the consideration of the Drainage Authority.
- 3.13 According to the tree survey report submitted for the previous application No. A/YL-KTN/1050 (**Appendix III**), an existing tree, namely *Dimocarpus longan*, was identified within the Site. In view of its form and health condition, the applicant will continue to retain the tree in-situ. Regular horticultural practice will be carried out to maintain the tree in good conditions. No items will be stored under the tree protection zone.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. The applicant has provided a drainage proposal to alleviate the potential adverse drainage impact that would have arisen from the proposed development. An updated FSI proposal is also provided to reflect the current fire safety requirements for temporary storage and structures under planning applications.

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

R-riches Planning Limited

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LIST OF APPENDICES

Appendix I	FSIs proposal
Appendix II	Drainage proposal
Appendix III	Tree survey report

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	TPB PG-No. 13G
Plan 5	Layout plan
Plan 6	Plan showing the filling of land
Plan 7	Swept path analysis (CV)
Plan 8	Swept path analysis (LGV)