

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for **'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'** (proposed development) (**Plan 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 etc.) to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, the applied uses are not a column one nor two uses within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within area zoned as "AGR", there is no active agricultural use within the Site. The 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 area. 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.
- 2.3 Furthermore, several similar S.16 planning applications for the 'warehouse' use within the same "AGR" zone were previously approved by the Board in the previous 5 years. The latest application (No. A/YL-KTN/1178) for the same use, which was approved by the Board on a temporary basis of 3 years in December 2025. Therefore, approval of the current application is in line with the Board's previous decisions and would not set undesirable precedent within the "AGR" zone.

- 2.4 The Site is the subject of an approved S.16 planning application (No. A/YL-KTN/1004) 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 October 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/1004), 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/1004		Date of Compliance
(a)	The submission of a revised drainage proposal	18.07.2025
(b)	The implementation of the drainage proposal	Not complied with
(d)	The submission of a fire service installations (FSIs) proposal	31.03.2025
(e)	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 (b), the applicant submitted a photographic record showing the drainage facilities implemented on the Site on 21.10.2025 while comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 18.04.2025. Due to the limitation of time, the applicant is therefore failed to comply with this condition within the specified period of time.

Fire safety aspect

For condition (d), the applicant submitted a FSIs proposal to comply with condition (c) on 05.03.2025. It was considered acceptable by the Director of Fire Services (D of FS) on 31.03.2025. 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 April 2025, 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 and an as-built drainage plan 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 area of the Site is 6,968 m² (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. A total of 11 one-storey structures are proposed at the Site for warehouses (excluding D.G.G.) and office with total GFA of 2,407 m² (about) (**Plan 4**). The ancillary facilities, i.e. site office is 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 6 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** below:

Table 1 – Major Development Parameters

Application Site Area	6,968 m ² (about)
Covered Area	2,407 m ² (about)
Uncovered Area	4,561 m ² (about)
Plot Ratio	0.35 (about)
Site Coverage	35 % (about)
Number of Structure	11
Total GFA	2,407 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,407 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 dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.

3.3 The Site has already been filled wholly with concrete of not more than 0.4 m (about) in depth for site formation of structures and circulation area (**Plan 5**). Furthermore, an existing dried pond within the Site has also been filled to the surrounding site levels, in order to facilitate a flat ground surface for the applied uses (**Plan 5**). The current application intends to regularize the land and pond filling 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 proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.

3.4 The Site is accessible from Fung Kat Heung Road via Mei Fung Road and a local access (**Plan 1**). A total of 5 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and Loading/Unloading Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	3
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 Private car parking spaces are provided for staff to commute to the Site. LGVs and MGVs are deployed for transportation of goods to be stored at the Site, hence, L/UL spaces for the aforesaid vehicles are provided. Sufficient space is also provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff is also deployed at the ingress/ egress of the Site to direct vehicle entering/exiting the Site to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the nearby road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction of the Proposed Development

Time Period	PC		LGV		MGV		2-Way Total
	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 (17:00 – 18:00)	0	3	0	1	0	1	5
Traffic trip per hour (average) (10:00 – 17:00)	0	0	0.5	0.5	0.5	0.5	2

- 3.6 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.
- 3.7 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. 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.
- 3.8 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 proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission a revised FSIs proposal and photographic record showing the existing drainage facilities implemented on the

Site 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 '**Temporary Warehouse (Excluding Dangerous Goods Godown) 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	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Plan Showing the Filling of Land and Pond Area of the Application Site
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	Revised Fire Service Installations Proposal
Appendix II	Photographic Record Showing the Existing Drainage Facilities Implemented on the Site