

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 136 RP (Part) and 2149 in D.D. 106 and adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories (the Site) for **'Proposed Temporary Warehouse (excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'** (the proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to use the Site for warehouse to support the local warehousing and storage industry. 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.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture ("AGR") on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15. According to the Notes of the OZP, 'Warehouse' is neither a column 1 nor a column 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the "AGR" zone, it has been left idle for decades and there is no active agricultural use within the Site. The proposed development with low-rise structure is considered not incompatible with the surrounding area, which is predominately in semi-rural character comprising unused land scattered with graves and some railway facilities i.e. the MTR Pat Heung Maintenance Depot. Hence, approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilise precious land resources in the New Territories.
- 2.3 Similar applications (Nos. A/YL-KTS/1032 and 1045) for 'Warehouse' use (both involving filling of land) were approved by the Board between 2024 and 2025 on a temporary basis for a period of 3 years within the "AGR" zone on the same OZP in the vicinity of the Site. Therefore, approval of the current application is considered 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 occupied an area of 4,451 m² (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on Sunday and public holidays. 2 nos. of 2-storey temporary structure are proposed for warehouse (excluding D.G.G.), site office and washroom with total gross floor area (GFA) of 7,040 m² (about) (**Plan 4**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that the proposed development would accommodate about 5 nos. of staff. As the Site is for 'warehouse' without any shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below.

Table 1 – Development Parameters

| | |
|-------------------------|------------------------------|
| Site Area | 4,451 m ² (about) |
| Covered Area | 3,520 m ² (about) |
| Uncovered Area | 931 m ² (about) |
| | |
| Plot Ratio | 1.6 (about) |
| Site Coverage | 79% (about) |
| | |
| No. of Structure | 2 |
| Total GFA | 7,040 m ² (about) |
| - Domestic GFA | Not applicable |
| - Non-Domestic GFA | 7,040 m ² (about) |
| | |
| Building Height | 13 m (about) |
| No. of Storey | 2 |

- 3.2 The Site is proposed to be entirely paved with concrete of not more than 2.8 m in depth for site formation of structures and provision of parking, loading/unloading (L/UL) and circulation spaces (**Plan 5**). The hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. Existing site levels range from +9.1 mPD in the north to +9.6 mPD in the south. Upon completion of the proposed filling of land, the site level will be raised to +11.9 mPD. The applicant will strictly follow the proposed scheme, and no further filling of land will be carried out at the Site after planning approval has been obtained from the Board. Upon expiry of the planning approval, the applicant will reinstate the Site to an amenity area.

- 3.3 The Site is accessible from Kam Ho Road via a local access (**Plan 1**). A 11 m-wide (about) ingress/egress is proposed at the eastern part of the Site. A total of 6 parking and L/UL spaces are proposed at the Site. Details of the parking and L/UL provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

| Type of Space | No. of Space |
|--|--------------|
| Parking Space for Private Car (PC) - 2.5 m (W) x 5 m (L) | 4 |
| L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 11 m (L) | 1 |
| L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L) | 1 |

- 3.4 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 ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road safety. As the trip generated/attracted by the proposed development is expected to be minimal, the adverse traffic impact arising from the proposed development is not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

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) | 4 | 0 | 1 | 0 | 1 | 0 | 6 |
| Trips at <u>PM peak</u> per hour (18:00 – 19:00) | 0 | 2 | 0 | 1 | 0 | 1 | 4 |
| Average trip per hour (09:00 – 18:00) | 0 | 0 | 1 | 1 | 1 | 1 | 4 |

- 3.5 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. 2.5 m high solid metal wall will be erected along the site boundary to minimise the potential nuisance to the surroundings. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall.

3.6 The applicant will strictly 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 planning approval period. The applicant will also follow relevant mitigation measures and requirements stipulated in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to alleviate adverse environmental impacts and nuisance to the surrounding area. The applicant will follow relevant *Professional Persons Environmental Consultative Committee Practice Notes* for the provision of facilities for drainage and sewage treatment at the Site.

4) Conclusion

4.1 Significant nuisance to the surrounding area arising from the proposed development is not anticipated. Adequate mitigation measures will be provided by the applicant, i.e. submission of fire service installations and drainage proposals upon obtaining planning permission from the Board, so as to mitigate any adverse impact that would have arisen from the proposed development.

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

R-riches Planning Limited

May 2025

LIST OF PLANS

| | |
|---------------|--|
| Plan 1 | Location plan |
| Plan 2 | Plan showing the zoning of the Site |
| Plan 3 | Plan showing the land status of the Site |
| Plan 4 | Layout plan |
| Plan 5 | Plan showing the filling of land at the Site |
| Plan 6 | Swept path analysis |