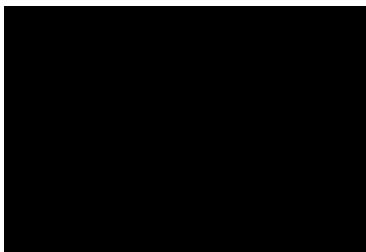


Section 16 Planning Application

Proposed Temporary Warehouse
(excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of
3 Years at Lot Nos. 444 (Part) and 445
RP in DD 106, and adjoining
Government Land, Kam Tin, Yuen
Long, New Territories.

Planning Statement



Prepared by
**Man Chi Consultants And
Construction Limited**

July, 2025

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos.444 (Part) ,and 445 RP in DD 106 and adjoining Government , Kam Tin, Yuen Long, New Territories (hereinafter referred to “the Application Site”). The Application Site has a total area of approximately 1374.02 sq. m (including about 80.40 sq. m government land). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The Application Site locates at Kam Tin, Yuen Long and falls within an area zoned “Other Specified Uses” annotated “Rural Use” (“OU”) on the approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15 which was approved on 11.12.2018 (hereinafter referred to as “the current OZP”). The overriding goal of the current application is to fully utilize the land for the proposed use to assist/ease the insufficient supply of land for storage of bulky construction materials in the New Territories recently. Without any nearby river or stream, the location of the Application Site is not ideal for farming activities and it also lacks nutrients to nourish the land. It is very difficult for the modern farmers to rehabilitate the agricultural activities in the application site. According to the current (OZP), “the proposed use” is neither Column 1 Use nor Column 2 Use. However, as stipulated in section (11)(b) of the Notes of the current OZP, *temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,*”. In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years. As detailed throughout the Planning Statement, the proposed use is well justified on the grounds that:-

(a) The Proposed Use at the Application Site is able to ease the insufficient supply of land for logistic, transportation and storage of bulky construction materials due to the recent substantial resumption projects in the Hung Shui Kiu and Kwu Tung Areas;

(b) The Current Application involves no substantial change to the Application Site as well as the surrounding areas. There are not much agricultural activities in these areas and rehabilitation of agricultural activities is difficult;

(c) The proposed use will be compatible with the existing land uses in the immediate vicinity as the application site has long been surrounding by temporary structures for storage purposes

and open storage of building materials in this “Other Specified Uses” annotated “Rural Use” (“OU”) zone areas;

(d) Temporary nature of the proposed use will not jeopardize nor pre-empt the long-term planning intention of “Other Specified Uses” annotated “Rural Use” (“OU”) zone or any planned infrastructural development (if any) in the future. The Current Application shall by no means affect government development program since no land acquisition and clearance within the “Other Specified Uses” annotated “Rural Use” (“OU”) zone is anticipated within the coming 3 years;

(e) The Current Applications aims to enable an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s);

(f) No adverse drainage impact nor flooding problems shall be envisaged. The Applicant is prepared to submit detailed drainage proposal once the Current Application is allowed;

(g) No adverse traffic impact shall be anticipated since the number of trips generated by the proposed use will not be significant; there are minimal daily trips generation of light goods vehicles to /from the Application Site for the proposed use;

(h) No adverse environmental impact shall be envisaged as items being stored within the proposed warehouses will be non-polluting and non-dangerous in nature;

(i) No adverse visual nor noise impact shall be anticipated since the proposed warehouses will be enclosed, and items being stored therein will remain stagnant all the time and the nature of the proposed use is more under control and environmentally friendly compared to the existing use. The duration for ingress and egress is restricted to 09:00am to 06:00pm, hence no adverse noise impact shall be envisaged;

(j) No fire risks shall be envisaged since the items being stored within the proposed warehouses will be non-dangerous in nature; and

(k) No undesirable precedent will be set given the proposed use is only temporary nature.

In view of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the Current Application for the proposed use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會(以下簡稱「城規會」)的規劃申請(以下簡稱「該申請」)，作臨時貨倉(危險品倉庫除外)連附屬設施(為期三年)(以下簡稱「擬議用途」)該申請所涉及地點位於新界元朗錦田丈量約份第106 約地段第444號(部份)，445號餘段 和毗鄰政府土地(以下簡稱「申請地點」)。申請地點的面積約為 1374.02 平方米 (包括政府土地約 80.40 平方米)。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點位於元朗錦田及位於2018年12月11日核准的錦田南分區規劃大綱核准圖編號(編號：S/YL-KTS/15)內被劃為「其它指定用途」註明「鄉郊用途」用途(以下簡稱「大綱核准圖」)。「該申請」的首要目標是盡量利用該等土地以幫助及減輕近來新界地區未能提供足夠土地作為儲存龐大建築材料之用。「申請地點」並不是理想開拓農業活動的地方因附近並沒有河流或小溪並缺乏足夠養份去滋養該等土地。現代農夫進行復耕是有困難的。根據大綱核准圖，擬議用途不屬 的第一欄或第二欄。但根據大綱草圖的注釋11(b)“任何土地或建築物的臨時用途或發展，如為期不超過三年，須向城市規劃委員會申請規劃許可。對於有關用途或發展，即使圖則沒有作出規定，城市規劃委員會可批給或拒絕批給許可，規劃許可的有效期限最長為三年”。因此，申請人希望申請規劃許可作擬議用途為期三年。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 「擬議用途」在「申請地點」能夠幫助及減輕因為因受洪水橋及古洞地區的大形收地引至未能提供足夠土地作為儲存龐大建築材料之用；
- (二) 該申請並不涉及於申請點及毗鄰土地作出重大改變。該處並沒有太多農業活動而進行復耕亦有困難；
- (三) 「擬議用途」與周邊現有土地使用特質協調。因為「申請地點」已長期被這「其它指定用途」註明「鄉郊用途」區內臨時儲存倉庫及露天存放建築材料用途的土地所包圍；
- (四) 擬議用途之申請屬臨時性質，將不會佔有或阻礙政府於申請地點覆行「其它指定用途」註明「鄉郊用途」的長遠規劃意向或其他基礎建設發展(如有)。再者未來三年預計未有於「其它指定用途」註明「鄉郊用途」土地相關的徵用土地及清拆安排，故該申請將不會影響政府未來的發展計劃；
- (五) 該申請旨在規範目前作業並有助申請人將擬建用途受限於規劃及滿足相關法例及城規會/其他部門之要求；
- (六) 擬議用途不會造成嚴重的排水或水浸問題。申請人亦願意就該申請批准後提交並履行詳細渠務報告；
- (七) 擬議用途不會造成嚴重的交通影響，理由是擬建用途所產生的車輛數目不顯著，擬建用途只涉及每日少次輕型貨車出入；
- (八) 擬議用途不會造成嚴重的環境影響，理由是擬建貨倉內所存放的封箱貨品全屬非污染及非危險性；
- (九) 擬議用途不會造成嚴重的視覺及噪音影響，理由是擬建貨倉將會是密封式，所存放的封箱貨品在任何時間亦屬靜止性質，相較現時的工業用途，擬議用途的性質更為穩定、環保。此外貨車進出入申請地點時間將限於早上 9:00 至晚上 6:00，因此，擬議用途不會造成嚴重的噪音影響；
- (十) 擬議用途不會造成火災憂患，理由是擬建貨倉內所存放的封箱貨品全屬非危險性；及
- (十一) 擬議用途不會構成開拓不良先例，理由是擬建用途只是臨時性質。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該擬議用途作為期三年之規劃申請。

Table of Contents

1	INTRODUCTION	3
1.1	Purpose	3
1.2	Background	3
1.3	Purpose	3
1.4	Structure of the Planning Statement	4
2	SITE PROFILE	4
2.1	Location and Current condition of the Application Site	4
2.2	Surrounding Land-use Characteristics	4
2.3	Land Status	5
2.4	Filling of Land	5
3	PLANNING CONTEXT	5
3.1	The Current OZP	5
3.2	Previous Planning Applications	5
3.3	Similar Planning Applications	6
4	THE DEVELOPMENT PROPOSAL	6
4.1	Site Configuration and Layout	6
4.2	Operation	8
4.3	Vehicular Access and Parking Arrangement	9
4.4	Landscape Treatment	10
4.5	Provision of Drainage Facilities	10
4.6	Fire Safety Considerations	10
5	PLANNING JUSTIFICATIONS	10
5.1	Meeting the needs of the locals and bring Vitality to the Areas	10
5.2	No Substantial Change to Existing Setting	10
5.3	Proposed Use Being Compatible with the Existing Land-use Characters of the Locality	11
5.4	Temporary Nature Would Not Jeopardize its Planning Intention of “AGR)” zone and Allow Optimization of Valuable Land Resources	11
5.5	No Infrastructural Impacts	11
5.6	No Adverse Traffic Impact	12
5.7	No Adverse Environmental Impact	12
5.8	No Adverse Noise Impact	12
5.9	No Fire Risk	13
5.10	Not Setting an Undesirable Precedent	13
6	CONCLUSION	14

List of Tables

Table 1	Similar Planning Applications for Uses being similar to the Proposed Use (i.e. Open Storage) covered by the Current OZP approved previously
Table 2	Proposed Key Development Parameters
Table 3	Traffic Flow Estimation (LGV) of the Application Site
Table 4	Traffic Flow Estimation (Private Car) of the Application Site

List of Figures

Figure 1	Indicative Layout Plan
Figure 2&2(a)	The Location Plan
Figure 3	Lot Boundaries Plan Extract of Lot Index Plan (No.ags-S00000138365-001)
Figure 4	Extract from the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTS/15
Figure 5	Land Filling Plan

List of Illustrations

Illustration	Existing Condition of the Application Site (Photo A & B)
--------------	--

1 INTRODUCTION

1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos.444 (Part), and 445 RP in DD 106 and adjoining Government, Kam Tin, Yuen Long, New Territories (hereinafter referred to as “the Application Site”). The Application Site has a total area of approximately 1374.02 sq. m (including about 80.40 sq. m government land). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

1.1.2 Prepared on behalf of Promise Luck Limited (hereafter referred to as “the Applicant”), Man Chi Consultants and Construction Limited (MCCCL) has been commissioned to prepare and submit the current application.

1.1.3 The application site currently falls completely within an area zoned “Other Specified Uses” annotated “Rural Use” (“OU”) on the approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15 which was approved on 11.12.2018 (hereinafter referred to as “the current OZP”).

1.2 Background

1.2.1 The Application Site with a site area of approximately 1374.02 sq. m (including about 80.40 sq. m Government land). that entirely falls within an area zoned “Other Specified Uses” annotated “Rural Use” (“OU”) on the approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15 which was approved on 11.12.2018. According to the Schedule of Uses for “Other Specified Uses” annotated “Rural Use” (“OU”) zone attached to Notes of the OZP, the proposed use is neither one of the Column 1 or Column 2 uses. However, as stipulated in section (11)(b) of the Notes of the OZP, “...Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,”. In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years.

1.2.2 The Applicant is the tenant of the lots, namely, Nos.444 (Part) and 445 RP in DD 106, Kam Tin, Yuen Long, New Territories.

1.3 Purpose

1.3.1 The Current Application strives to achieve the following objectives:-

(a) To be given an opportunity to the Applicant to utilise the application site to serve the needs of insufficient supply of land for logistic, transportation and storage of bulky construction

materials due to the recent substantial resumption projects in the Hung Shui Kiu and Kwu Tung Areas;

(b) To induce no adverse environmental, visual nor infrastructural impacts on its surroundings;

(c) To give an opportunity to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s);

(d) To tap into the opportunity brought by the future development in the surrounding areas and support the development of Kam Tin North; and

(e) The temporary use will not frustrate the long-term planning intention of the “AGR” zone.

1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the Current Application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and neighbouring developments. Planning context of the Application Site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as its design. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location and Current condition of the Application Site

2.1.1 The Application Site has an approximate site area of about 1374.02 sq. m (including about 80.40 sq. m government land). As shown in **Figure 02 and 02(a)**, the application site locates at Kam Tin South, Yuen Long and is surrounded by a number temporary structures for storage purposes and open storage of building materials in this “Other Specified Uses” annotated “Rural Use” (“OU”) zone areas. The application site is accessible from Kam Po Road. The location of the application site is shown in **Figure 02 and 02 (a)** whilst **Figure 03** indicates the relevant private lots the application site involved.

2.1.2 As shown in **Illustration 1**, the application site is vacant and mostly filled by earth of about 0.3 m in depth.

2.2 Surrounding Land-use Characteristics

2.2.1 The application site is now vacant and the “Other Specified Uses” annotated “Rural Use” (“OU”) zone areas are predominantly rural in character, comprising temporary dwellings/structures, fallow agricultural land, open storage yards, car park, workshops and vacant /unused land. Application Site is surrounded by numerous temporary warehouse structures similar to its kind.

2.3 Land Status

2.3.1 As shown in **Figure 3**, the Application Site comprises 2 private lots, i.e. Lot Nos. 444 (Part) and 445 RP in DD 106 at Kam Tin, Yuen Long, New Territories. The total area of the Application Site is about 1,374.02 sq. m (including about 80.40 sq. m Government land). The private lots are all held under Block Government Lease.

2.4 Filling of Land

2.4.1 In order to accommodate/erect the future infrastructure on the application site and provide sufficient space for vehicle manoeuvring, the applicant had levelled the application site by filling of land with earth of 0.3 m in depth. The total land filling area is about 1374.02 sq. m. The application for filling of land is to regularize the already filled land and facilitate the future construction of warehouses. The Land Filling Plan is at **Figure 05**. The applicant shall reinstate the Application Site upon the lapse of planning approval.

3 PLANNING CONTEXT

3.1 The Current OZP

3.1.1 The Application Site currently falls completely within an area zoned “Other Specified Uses” annotated “Rural Use” (“OU”) zone areas on the Current OZP (please refer to **Figure 03**). According to the planning intention of the current OZP, this zone is intended primarily for the preservation of character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view of upgrading the area or providing support to the local communities.

3.1.2 Notwithstanding the proposed use is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for (“AGR”) zone attached to Notes of the current OZP, as stipulated in (11)(b) of the covering notes of the Current OZP, *“temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,”*. In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years.

3.2 Previous Planning Applications

3.2.1 The Application Site is not subject to any previous planning application.

3.3 Similar Planning Applications

3.3.1 As tabulated in the **Table 1**, there are 5 similar applications for Open Storage use within the same OZP approved by the TPB previously.

Table 1: Previous Similar Planning Applications for Uses being similar to the Proposed Use (i.e. open storage) covered by the Current OZP approved.

Application No.	Proposed Use(s)	Decisions
A/YL-KTS/155	Temporary Storage of Forklifts	Approved with Conditions on 26.02.1999
A/YL-KTS/193	Temporary Open Storage of Motor Vehicles for a Period of 3 Years.	Approved with Conditions on 28.01.2000
A/YL-KTS/255	Temporary Bus Chassis and Coach Park with Ancillary Office for a Period of 3 Years.	Approved with Conditions on 09.11.2001
A/YL-KTS/269	Temporary Open Storage of Vehicles, Material & PVC Pipes for a Period of 3 Years.	Approved with Conditions on 15.03.2002
A/YL-KTS/397	Temporary Open Storage of Vehicles, Material & PVC Pipes for a Period of 3 Years and Filling of Land. for a Period of 3 Year.	Approved with Conditions on 13.07.2007

3.3.3 There were a number of applications in this OZPs for proposed temporary open storage approved by the Board previously. These applications are usually approved by TPB with conditions on a temporary basis. While it is noted that the Board approved these cases based on their individual merits, however, with a view that the Current Application shares the same nature and similar merits with these approved applications, it is sincerely hoped that the Board could give favourable considerations on the Current Application.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

4.1.1 The Application Site has a site area of approximately about 1,374.02 sq. m (including about 80.40 sq. m Government land), comprising of 2 private lots, (i.e. Lot Nos. 444 (Part) and 445 RP in DD 106) and its adjoining Government land at Kam Tin, Yuen Long, New Territories. The private lots are all held under Block Government Lease.

4.1.2 The proposed use for storage of goods (excluding Dangerous Goods) will be operated within the three proposed warehouses (i.e. **Structure No. 2**: Warehouse of 20 m x 10 m x 7.5 m(h), **Structure No. 3**: Warehouse of (10m x 10 m) + (3.5 m x 5 m) x 7.5 m(h) and **Structure No. 4**: Warehouse of 16 m x 9 m x 7.5 m (h). A proposed office: **Structure No. 1** of 10m x 8 m x 7.5 m (h) and a guard house: **Structure No. 8** of 2.5 m x 4m x 3.5 m(h) will also be erected for carrying management support and logistic aids. Please see the Layout Plan at **Figure 1**.

4.1.3 The remaining area is a piece of flat land for parking and loading and unloading activities. The open area will assist serving as loading and unloading and parking purposes in Current

Application without spillover of storage activities. The applicant also undertakes that the remaining open space within the application site will not be used for open storage purposes.

4.1.4 In general, the proposed use comprises of 3 warehouse structures (single storey), and 1 office (single storey) and 1 guard hut (single storey) of temporary structures (**See Figure 5**)

Table 2: Proposed Key Development Parameters

Total Site Area –	About 1,374.02 sq. m
Covered Area -	About 551.5 sq. m (40.13%)
Uncovered Area	About 822.52 sq. m (59.87%)
Total Plot Ratio	About 0.4013
Total Gross Floor Area	About 551.5 sq. m
Warehouses	About 461.5 sq. m
Office	About 80 sq. m
Guard House	About 10 sq. m
Total No of Structures	5
Warehouses	3
Office	1
Guard House	1
No. of Storeys	1 storey
Building Height	About: 7.5 m for Warehouse and Office About: 3.5 m for Guard house
Site Coverage	About: 40.13%
Total No. of Vehicle Parking Space	4
Private Cars	2
Light Goods Vehicles	2
No. of Loading and Unloading/Parking Spaces for LGVs	2
Ingress/Egress	About 10 m wide

4.1.5 As tabulated in **Table 2**, the warehouses are of maximum building height of about 7.5 m and built over area for the subject warehouses of a total of about 461.5 sq. m. The ancillary office and guard hut uses that comprises of about 90 sq. m for general administrative work and supporting use. The proposed use shall make use of existing open area for manoeuvring, parking and L/UL activities. No open storage will be allowed in this open area. The Applicant will ensure that the short-stay vehicles will not give rise to any adverse traffic impact to the vicinity area.

4.2 Operation

4.2.1 All goods to be stored within the Application site will be non-polluted and nondangerous in nature and will remain stagnant all the time whilst being stored within the warehouses. These items will be in from of packed boxes upon arrival at and when being stored within the proposed warehouses. All goods will be packed in boxes before delivering to the Application Site and be stored within the warehouse until they are collected by LGVs upon request by clients. There will be no unpacking or packing activities required to be undertaken within the warehouses. Storage activities would be carried out in the confined and enclosed structures. LGVs will only deliver or collect the goods to/from the Application site upon demand and it is anticipated that only about an average of 4-5 trips will made by the LGVs per week.

4.2.2 As tabulated in **Table 3**, transportation vehicles (type: not exceeding 5.5 tonnes goods vehicles) entering or leaving the Application Site will be restricted to from 9:00a.m. to 6:00p.m. (Monday to Saturday excluding Sunday and Public Holiday) and the entrance doors will be closed outside the aforesaid operation hours without any active operation within or outside the proposed warehouse.

4.2.3 Given that the proposed use has no urgent need for loading the goods, the time of loading and unloading is flexible and under the control of the Applicant. Arrangements could be made to avoid busy traffic hours. It is anticipated that by allowing the Current Application, the volume of the traffic generated from the proposed use would not adversely affect the existing or planned road networks (if any). Due to security reasons, other private vehicles not for operation purposes is not welcomed. The time for loading and unloading activities would be arranged in advance.

Table 3: Light Goods Vehicle (LGV) Traffic Flow Estimation of the Application Site

Time	No. of Trips of Light Goods Vehicle (LGV) Monday to Saturday excluding Sunday and Public Holiday		
	Entering to	Getting Out	Trips per Hour
08:00-09:00			
09:00-10:00	1		1
10:00-11:00		1	1
11:00-12:00			
12:00-13:00			
13:00-14:00			
14:00-15:00			
15:00-16:00	1		1
16:00-17:00		1	1
18:00-19:00			
Total	2	2	4

4.2.4 Only 2 private car parking spaces will be provided to the staff of the application site. No private other than the staff private car will be allowed to enter the application site for parking purposes. The Private Car (P/C) Traffic Flow Estimate of the application site is at **Table 4**.

Table 4: The Private Car (P/C) Traffic Flow Estimation (Private Car) of the Application Site

Time	No. of Trips of Private Car (P/C) Monday to Saturday excluding Sunday and Public Holiday		
	Entering to	Getting Out	Trips per Hour
08:00-09:00			
09:00-10:00	2		2
10:00-11:00			
11:00-12:00			
12:00-13:00		2	2
13:00-14:00	2		2
14:00-15:00			
15:00-16:00			
16:00-17:00			
18:00-19:00		2	2
Total	4	4	8

4.3 Vehicular Access and Parking Arrangement

4.3.1 The Application Site is directly accessible via Kam Po Road (Please see **Figure 2 and 2(a)**) The proposed use would make use of the current ingress/egress of about 10 m in width at north-east of the application site which is abutting to the Kam Po Road. The width of the ingress/egress point of the Application Site is about 10m wide and sufficient space for manoeuvring of vehicles is available within the Application Site to avoid vehicles waiting or queuing up at the frontage of the Application Site. It is envisaged that there will not be any queuing back issue (**See Illustration 1**). As shown in **Figure 1**, manoeuvring circle with a diameter of 15 m is proposed within the Application Site to ensure smooth manoeuvring of vehicles.

4.3.2 The proposed parking arrangement and parking spaces on the Application Site have complied with the requirements of 'Rural-based industrial use' of Special Industrial Use as stipulated under Chapter 4 of the Hong Kong Planning Standards and Guidelines. Two loading and unloading bay/ parking spaces in Light Goods Vehicles ("hereinafter referred to as "LGV") standard are proposed fronting the entrance of Application Site. Two parking spaces for private cars(P/C) and two van-type light goods (LGV) vehicles are proposed at the north of the Application Site.

4.3.3 Considering that the proposed operation and traffic arrangement will strictly be implemented and will only generate minimal traffic impact. Hence, the proposed use is considered to be acceptable from traffic point of view.

4.4 Landscape Treatment

4.4.1 There is no existing tree within the Application Site, hence no existing tree is expected to be affected. the Application Site has been filled by earth with a depth of about 0.3m. The application site will be fenced up by galvanised sheeting and chain link fencing along the Application Site boundary if the subject application is approved by the TPB.

4.5 Provision of Drainage Facilities

4.5.1 The Application Site is paved and filled with earth of about 0.3 m in depth. It is anticipated that the proposed use would not give rise to any drainage impact to the adjoining areas. Should the Current Application be approved, the Applicant more than willing to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

4.6 Fire Safety Considerations

4.6.1 The Applicant is well noted that fire safety consideration should be taken into once the proposed use is approved by the Board. In this case, the Applicant is prepared to submit and implement relevant fire services installation proposal to the satisfaction of the Board and/or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5 PLANNING JUSTIFICATIONS

5.1 Meeting the needs of the locals and Bring Vitality to the Areas

5.1.1 The proposed use at the application site creates additional job opportunities to the local residents in the Kam Tin South and North. It also supports the development of the surrounding area and further boosts the local economy and to contribute to the development of the local areas.

5.2 No Substantial Change to Land Use

5.2.1 The nature as storage of non-dangerous goods within this area is quite common. The propose development is in a moderate scale (i.e. total GFA of the warehouse and ancillary office is only 551.5 sq. m and the building height of not more than 7.5 m). The Current Application involves no substantial change of the land use

5.3 Proposed Use Being Compatible with the Existing Land-use Characters of the Locality

5.3.1 The immediate surrounding of the Application site is characterised by warehouse and open storage. These brownfield operations in the subject area were already in existence. In this regard, the proposed use at the Application Site is deemed fully compatible with these surrounding land use characters and allowing the proposed use on site should not in any sense pose any interface problems to the locality.

5.3.2 The proposed use at the Application Site would help the storage of non-dangerous goods under a more controlled and environmentally friendly activity. Compared to the other industrial undertaking, the proposed use for storage of non-dangerous goods would greatly mitigate noise impact to the neighbourhood by changing to an industrial use with stagnant nature and relocating activities to an indoor controlled environment as well as having a minimal, restricted trips rate. It is considered that the proposed use could be better tolerated and not incompatible with the adjoining land uses.

5.4 Temporary Nature Would Not Jeopardize its Planning Intention of “(AGR)” zone and Allow Optimization of Valuable Land Resources

5.4.1 Given that the proposed use in the Current Application is being applied for 3 years, its temporary nature is by no means jeopardise the long-term planning intention of “Other Specified Uses” annotated “Rural Use” (“OU”) zone area should the Board consider essential to implement in future.

5.4.2 The surroundings are still characterised by warehouse and open storage activities which were approved and allowed by the Board on temporary basis in recent years. In this regard, until the entire surrounding characteristics are reverted to agricultural use, bringing forward the planning intention of “Other Specified Uses” annotated “Rural Use” (“OU”) zone area that is yet to be materialised in short term would hinder optimisation of valuable land resources. In contrast, land use optimisation and concentration of similar uses in replacement of other industrial undertakings in unsuitable locations or planned development area could be achieved by allowing the proposed use.

5.5 No Infrastructural Impacts

5.5.1 Given that the Application Site and its surrounding land have long been paved and established, the subject area was equipped with existing infrastructure support and there were no floodings problems arising from the Application Site. The proposed use would make use of existing drainage network without generating additional discharge as such, no adverse drainage impact arising from the proposed use is anticipated. The Applicant is willing to submit and implement a drainage proposal to the satisfaction of the Board/ or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5.6 No Adverse Traffic Impact

5.6.1 The Application site is directly accessible via Kam Po Road. The current traffic volume is low.

5.6.2 According to the Applicant, there will be only an average of 4 to 5 trips per week generated by LGVs entering to and getting out of the Application Site per week. Given that the proposed use has no urgent need for loading the goods, the time of loading and unloading is flexible and under the control of the Applicant. Arrangements could be made to avoid busy traffic hours. Also, due to security reasons, other private vehicles not for operation purposes is not welcomed. The time for loading and unloading activities would be arranged in advance. As such, it is anticipated that by allowing the Current Application, the volume of the traffic generated from the proposed use would not adversely affect the existing or planned road networks (if any).

5.6.3 Furthermore, a long earth track has been formed within the Application site abuts the nullah maintenance road and with the supports of a manoeuvring space of 15 m in diameter, it anticipated that the proposed use will not generate any queuing back issue and will not significantly affect the ingress/ egress to other warehouse/open storage operation along the Kam Po Road. Taking into account the above, there will only be a amounts of trips generation, it is anticipated that vehicles trip due to the operation of the proposed use will be very insignificant to the generation of the overall traffic in the local network.

5.6.4 Sufficient area within the Application Site has been provided to ensure smooth manoeuvring within the Application Site. The Applicant will also ensure that there will not be any vehicles exceeding 5.5 tonnes enters the Application Site.

5.7 No Adverse Environmental Impact

5.7.1 Unlike other brownfield operation in the immediate surrounding, the proposed use as temporary warehouse for non-dangerous goods is stagnant and inactive in nature. The proposed use that involves solely storage of packed goods without any breakbulk nor packing and unpacking activities, is comparatively clean, non-polluting, and nondangerous. It is anticipated that the proposed use shall not pose any adverse environmental impact to the surrounding areas nor itself.

5.8 No Adverse Noise Impact

5.8.1 The nature of the proposed use demands high degree of security; the proposed use will be fully enclosed with doors. Goods to be stored within the Application site will remain stagnant all the time whilst being stored within the warehouses. All goods will be packed in boxes before delivering to the Application Site and be stored within the warehouse until they are collected by LGVs upon request by clients. Hence, there will be no unpacking or packing nor breakbulk activities required to be undertaken within or outside the warehouses. Storage activities would be carried out in the confined and enclosed structures.

5.8.2 On the other hand, LGVs will only deliver or collect the goods to/from the Application site upon demand and it is anticipated that only about an average of 4 to 5 trips will made by

the LGVs per week. LGV entering or leaving the application site will be restricted to from 9:00 a.m. and to 6:00p.m. (Monday to Saturday) and the entrance door will be closed outside the aforesaid operation hours within out any active operation within than outside the proposed warehouse. In this regard, it is anticipated that no adverse noise impact will be arisen out of the proposed use.

5.9 No Fire Risk

5.9.1 As shown in **Figure 1**, the ingress/egress point locates at the north-east of the Application Site is of a width of 10m which would ensures smooth passage of vehicles and emergency vehicles. Again, the proposed use is for storage of non-dangerous goods which is not prone to fire and non-dangerous in nature. The proposed use will be equipped with sufficient firefighting measures, and the Applicant is willing to submit and implement fire service installations and water supplies for firefighting to the satisfaction of the Board and/or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5.10 Not Setting an Undesirable Precedent

5.10.1 Given the unique history and nature of the Application Site and a number of warehouse and open storage activities and development within the “Other Specified Uses” annotated “Rural Use” (“OU”) zone in the locality approved by the Board were ever evidenced, approving the Current Application should be set an undesirable precedent.

6.CONCLUSION

6.1.1 This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos.444 (Part), and 445 RP in DD 106 and adjoining Government, Kam Tin, Yuen Long, New Territories (hereinafter referred to “the Application Site”). The Application Site has a total area of approximately 1374.02 sq. m (including about 80.40 sq. m government land). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

6.1.2 The Application Site locates at Kam Tin, Yuen Long and falls within an area zoned “Other Specified Uses” annotated “Rural Use” (“OU”) on the approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15 which was approved on 11.12.2018 (hereinafter referred to as “the current OZP”). The overriding goal of the current application is to fully utilize the land for the proposed use to assist/ease the insufficient supply of land for storage of bulky construction materials in the New Territories recently. Without any nearby river or stream, the location of the Application Site is not ideal for farming activities and it also lacks nutrients to nourish the land. It is very difficult for the modern farmers to rehabilitate the agricultural activities in the

application site. According to the current (OZP), “the proposed use” is neither Column 1 Use nor Column 2 Use. However, as stipulated in section (11)(b) of the Notes of the current OZP, *temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,”*. In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years. As detailed throughout the Planning Statement, the proposed use is well justified on the grounds that:-

(a) The Proposed Use at the Application Site is able to ease the insufficient supply of land for logistic, transportation and storage of bulky construction materials due to the recent substantial resumption projects in the Hung Shui Kiu and Kwu Tung Areas;

(b) The Current Application involves no substantial change to the Application Site as well as the surrounding areas. There are not much agricultural activities in these areas and rehabilitation of agricultural activities is difficult;

(c) The proposed use will be compatible with the existing land uses in the immediate vicinity as the application site has long been surrounding by temporary structures for storage purposes and open storage of building materials in this “Other Specified Uses” annotated “Rural Use” (“OU”) zone areas;

(d) Temporary nature of the proposed use will not jeopardize nor pre-empt the long-term planning intention of “Other Specified Uses” annotated “Rural Use” (“OU”) zone or any planned infrastructural development (if any) in the future. The Current Application shall by no means affect government development program since no land acquisition and clearance within the “Other Specified Uses” annotated “Rural Use” (“OU”) zone is anticipated within the coming 3 years;

(e) The Current Applications aims to enable an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s);

(f) No adverse drainage impact nor flooding problems shall be envisaged. The Applicant is prepared to submit detailed drainage proposal once the Current Application is allowed;

(g) No adverse traffic impact shall be anticipated since the number of trips generated by the proposed use will not be significant; there are minimal daily trips generation of light goods vehicles to /from the Application Site for the proposed use;

(h) No adverse environmental impact shall be envisaged as items being stored within the proposed warehouses will be non-polluting and non-dangerous in nature;

(i) No adverse visual nor noise impact shall be anticipated since the proposed warehouses will be enclosed, and items being stored therein will remain stagnant all the time and the nature of the proposed use is more under control and environmentally friendly compared to the

existing use. The duration for ingress and egress is restricted to 09:00am to 06:00pm, hence no adverse noise impact shall be envisaged;

(j) No fire risks shall be envisaged since the items being stored within the proposed warehouses will be non-dangerous in nature; and

(k) No undesirable precedent will be set given the proposed use is only temporary nature.

In view of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the Current Application for the proposed use for a temporary period of 3 years.

List of Tables

Table 1	Similar Planning Applications for Uses being similar to the Proposed Use (i.e. Open Storage) covered by the Current OZP approved previously
Table 2	Proposed Key Development Parameters
Table 3	Light Goods Vehicle (LGV) Traffic Flow Estimation of the Application Site
Table 4	Private Car (P/C) Traffic Flow Estimation of the Application Site

Table 1: Previous Similar Planning Applications for Uses being similar to the Proposed Use (i.e. Open Storage) covered by the Current OZP approved.

Application No.	Proposed Use(s)	Decisions
A/YL-KTS/155	Temporary Storage of Forklifts	Approved with Conditions on 26.02.1999
A/YL-KTS/193	Temporary Open Storage of Motor Vehicles for a Period of 3 Years .	Approved with Conditions on 28.01.2000
A/YL-KTS/255	Temporary Bus Chassis and Coach Park with Ancillary Office for a Period of 3 Years.	Approved with Conditions on 09.11.2001
A/YL-KTS/269	Temporary Open Storage of Vehicles, Material & PVC Pipes for a Period of 3 Years.	Approved with Conditions on 15.03.2002
A/YL-KTS/397	Temporary Open Storage of Vehicles, Material & PVC Pipes for a Period of 3 Years and Filling of Land. for a Period of 3 Year.	Approved with Conditions on 13.07.2007

Table 2: Proposed Key Development Parameters

Total Site Area –	About 1,374.02 sq. m
Covered Area -	About 551.5 sq. m (40.13 %)
Uncovered Area	About 822.52 sq. m (59.87 %)
Total Plot Ratio	About 0.4013
Total Gross Floor Area	About 551.5 sq. m
Warehouses	About 461.5 sq. m
Office	About 80 sq m
Guard House	About 10 sq.m.
Total No of Structures	5
Warehouses	3
Office	1
Guard House	1
No. of Storeys	1 storey
Building Height	About 7.5 m
Site Coverage	About 40.13 %
Total No. of Vehicle Parking Space	4
Private Cars	2
Light Goods Vehicles	2
No. of Loading and Unloading/Parking Spaces for LGVs	2
Ingress/Egress	About 10 m wide

Table 3: Light Goods Vehicle (LGV) Traffic Flow Estimation of the Application Site

Time	No. of Trips of LGVs Monday to Saturday excluding Sunday and Public Holiday)		
	Entering to	Getting Out	Trips per Hour
08:00-09:00			
09:00-10:00	1		1
10:00-11:00		1	1
11:00-12:00			
12:00-13:00			
13:00-14:00			
14:00-15:00			
15:00-16:00	1		1
16:00-17:00		1	1
18:00-19:00			
Total	2	2	4

Table 4: The Private Car (P/C) Traffic Flow Estimation (Private Car) of the Application Site

Time	No. of Trips of Private Car (P/C) Monday to Saturday excluding Sunday and Public Holiday		
	Entering to	Getting Out	Trips per Hour
08:00-09:00			
09:00-10:00	2		2
10:00-11:00			
11:00-12:00			
12:00-13:00		2	2
13:00-14:00	2		2
14:00-15:00			
15:00-16:00			
16:00-17:00			
18:00-19:00		2	2
Total	4	4	8