

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 (Part) 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 (excl. 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 and/or conducted within the Site.

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 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. 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 Several similar applications (Nos. A/YL-KTS/959, 997, 1020, 1023, 1032, 1045, 1046, 1048, 1049, 1051, 1062, 1066 and 1083) for 'warehouse' use were approved by the Board between 2023 and 2025 on a temporary basis for a period of 3 years within the "AGR" zone on the same OZP. 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 2,152 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. A two-storey temporary structure is proposed for warehouse (excluding D.G.G.), site office and washroom with total gross floor area (GFA) of 3,508 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	2,152 m ² (about)
Covered Area	1,754 m ² (about)
Uncovered Area	398 m ² (about)
Plot Ratio	1.6 (about)
Site Coverage	82% (about)
No. of Structure	1
Total GFA	3,508 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	3,508 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 1.1 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 a minimum for the operation of the proposed development. The existing site level is at +9.1 mPD. Upon completion of the proposed filling of land, the site level will be raised to +10.2 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 permission, 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 4 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)	2
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)	2	0	1	0	1	0	4
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 A buffer area of 3 m (about) in width will be reserved between the site boundary and the existing nullah to the south of the Site (**Plan 3**). No work will be carried out within the buffer area. Grave-sweepers will be able to get access to the graves scattered on the hillside to the west of the Site via the buffer area.
- 3.7 The Site is mainly covered with overgrown grass. No trees as defined under the Lands Administration Office (LAO) Practice Note (PN) No. 6/2023¹ have been identified within the site boundary. No dead, old, or valuable trees were found therewithin. The tree survey report conducted by a registered arborist is enclosed at **Appendix I**.
- 3.8 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning permission has been obtained from the Board. Upon acceptance by the Drainage Authority, the applicant will implement the drainage facilities at the Site, and provide photographic records of the facilities upon completion.
- 3.9 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.
- 3.10 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. Other mitigation measures, such as the proposal on drainage arrangement and fire service installations, will be provided upon obtaining relevant planning permission.

¹ With reference to LAO PN No. 6/2023, a plant is considered to be a tree if its trunk diameter measures 95 mm or more at a height of 1.3 m above the ground level.

- 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

November 2025

LIST OF APPENDICES

Appendix I	Tree survey
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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