

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 355 RP (Part), 356 S.B (Part), 356 RP, 359 RP (Part), 360 RP (Part), 361, 362 (Part), 363 and 364 (Part) in D.D. 103 and Adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery) and Associated Filling of Land for a Period of 3 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 As the development of the Northern Metropolis is in full swing, the applicant intends to use the Site for storage of construction materials (e.g. bricks, tiles, pipes etc.) and machinery (e.g. excavators, cranes etc.) in order to support the growing demand in the construction industry and the development of various New Development Areas across the New Territories.

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, the applied uses are neither column 1 nor 2 uses 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 vacant without active agricultural activities. The Site is surrounded by open storage yards, logistic centers, workshops and warehouses, the proposed development is therefore considered not incompatible with the surrounding. Approval of the current application on a temporary basis 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 The Site currently falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). Various open storage yards, logistics centers, workshops and warehouses are also located at south, southeast and southwest of the Site, the proposed development is considered not incompatible with the surrounding areas.

2.4 Several applications for/partly for temporary warehouse and/or open storage uses have been approved by the Board within the same "AGR" zone in the vicinity of the Site in the past 5 years, which the application site of the latest application (No. A/YL-KTS/1083) for 'warehouse' use is located approximately 130 m south to the Site, was approved by the Board on a temporary basis of 3 years in September 2025. Hence, 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.

2.5 In addition, the Site is the subject of an approved S.16 planning application (No. A/YL-KTS/879) for open storage use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis of 3 years in 2021. Approval of the current application is in line with the Board's previous decision. When compared with the previous application, the site area, gross floor area, number of structures, building height and number of parking and loading/unloading (L/UL) provisions are revised to meet the operational needs. Comparisons of the development parameters between the proposed scheme and the approved scheme under previous application No. A/YL-KTS/879 are shown at **Table 1** below:

Table 1 - Development Parameters Between the Proposed Scheme and Previous Application No. A/YL-KTS/879

	A/YL-KTS/879 (a)	Current Application (b)	Difference (b) – (a)
Site Area	3,554.9 m ² (about)	3,416 m ² (about)	-138.9m ²
Covered Area	31.5m ² (about)	590 m ² (about)	+558.5m ²
Uncovered Area	3,523.4 m ² (about)	2,826 m ² (about)	-697.4m ²
Total GFA	31.5 m ² (about)	590 m ² (about)	+558.5m ²
- Domestic GFA	Not applicable	Not applicable	
- Non-Domestic GFA	31.5 m ² (about)	590 m ² (about)	
Plot Ratio	0.01	0.17	+0.16
Site Coverage	1%	17%	+16%
No. of Structure	1	3	+2
Building Height	4.5 m	9 m	-
No. of Storey	1		-
No. of Parking Spaces	5	2	-3
No. of L/UL and Spaces	1	1	-

3) Development Proposal

3.1 The Site occupies an area of 3,416 m² (about), including 236 m² of GL (about) (**Plan 3**). 3 single-storey structures are proposed for warehouses (excluding dangerous goods godown), site office and washroom with total gross floor area (GFA) of 590 m² (about) (**Plan 5**). The ancillary office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. The operation hours of the Site are Monday to Saturday from 09:00 to 19:00, with no operation on Sunday and public holidays. It is estimated that 5 nos. of staff will work at the Site. As the Site is for 'warehouse' and 'open storage' uses with no shopfront, no visitor is anticipated at the Site. Details of the development parameters are provided at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	3,416 m ² (about), including 236 m ² of GL (about)
Covered Area	590 m ² (about)
Uncovered Area	2,826 m ² (about)
Plot Ratio	
	0.17 (about)
Site Coverage	
	17% (about)
Number of Structure	
	3
Total GFA	
- Domestic GFA	590 m ² (about)
- Non-Domestic GFA	Not applicable
	590 m ² (about)
Building Height	
	9 m (about)
No. of Storey	
	1

3.2 The entire Site has been hard-paved with concrete of not more than 0.2 m in depth for open storage area, site formation of structures, parking and L/UL spaces. The current application serves to regularise the existing hard-paving area. The extent of the hard-paving has been kept to a minimum to meet the operational need. The applicant will strictly follow the scheme and no further filling of land will be carried out. The applicant will reinstate the Site to an amenity area after the planning approval period.

3.3 Construction materials, machinery and containers would only be stored at the designated area (about 1,729 m²) with stacking height of not more than 3 m. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site

at any time during the planning approval period.

- 3.4 The Site is accessible from Kam Tin Road via a local access (**Plan 1**). A total of 3 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL provision are shown at **Table 3** below:

Table 3 – Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking Space for Private Car (PC) - 2.5 m (W) x 5 m (L)	2
Type of Space	No. of Space
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 3.5 CV will be deployed for the transportation of construction materials and machinery into/out of the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). In order to ensure pedestrian safety and avoid road safety hazard, staff will be deployed at the site ingress/egress and along the local access during the transportation. With the above traffic management measures, it is expected that the adverse impact on the local traffic and pedestrian safety will be minimal.
- 3.6 As the Site will be used for warehouse and open storage only, infrequent trips will be anticipated. The applicant provides an estimation on the trip generation and attraction arising from the proposed development (see **Table 4** below). As the estimated traffic generated and attracted is expected to be minimal, adverse traffic impact should not be envisaged.

Table 4 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	0	0	0	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	0	2
Average Trips per hour (10:00 – 18:00)	0	0	1	1	2

3.7 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 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 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 will be provided by the applicant, i.e. submission of a FSIs proposal and an as-built drainage record to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery) and Associated Filling of Land for a Period of 3 Years**'.

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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	Town Planning Board Guideline No. 13G
Plan 5	Layout plan
Plan 6	Plan showing the filling of land at the Site
Plan 7	Swept path analysis

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	As-built Drainage Record