

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, 1071, 1083 & 1112) for/party for 'Warehouse' use were approved by the Board in recent years 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 2,128 m² (about), including GL of 230 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 (excl. D.G.G.), site office and washroom with total gross floor area (GFA) of 3,260 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	2,128 m ² (about), including GL of 230 m ² (about)
Covered area	1,630 m ² (about)
Uncovered area	498 m ² (about)
Plot ratio	1.5 (about)
Site coverage	77% (about)
No. of structure	1
Total GFA	3,260 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	3,260 m ² (about)
Building height	13 m (about)
No. of storey	2

- 3.2 The majority of the Site (2,070 m² (about); 96% of the Site) is proposed to be 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 filling of land, the site level of the paved area will be raised to +10.2 mPD. The applicant will strictly follow the scheme, and no further filling of land will be carried out after obtaining the planning permission. Upon its expiry, 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) vehicular 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
Type of space	No. of space
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**). Details of the trip generation and attraction are shown at **Table 3** below.

Table 3 – Estimated trip generation and attraction

Time period	Estimated trip generation and 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 In view of the infrequent trips arising from the proposed development, i.e. ≤4 trips/hour, the applicant proposes to deploy staff to station at the run-in/out to direct incoming/outgoing vehicles to ensure pedestrian and road safety. Signage such as 'BEWARE OF PEDESTRIAN' will also be clearly shown at the run-in/out to further enhance pedestrian 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.

- 3.6 The applicant has also conducted a sightline review for the proposed run-in/out (**Plan 7**). According to the sightline analysis, adequate visibility with a minimum of 60 m is provided for vehicles at the run-in/out. Hence, it is considered that the proposed run-in/out would not bring adverse road safety concerns to the road users.
- 3.7 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.
- 3.8 The Site is mainly covered with overgrown grass. According to the tree details report provided by the applicant, 1 no. of existing tree, namely *Ficus macrocarpa*, was identified near the proposed vehicular ingress/egress within the Site (**Appendix I**). Given that the development scheme is in conflict with its location, it is proposed to be felled. With a view to enhancing the landscape quality of the Site's surrounding and to minimising the landscape impact to the adjacent area zoned "Conservation Area" ("CA"), the applicant proposes to plant 10 nos. of new tree of local species, namely *Elaeocarpus chinensis*, along the northern periphery of the Site.
- 3.9 In order to minimise the disturbance to the area zoned "CA" to the north of the Site, the applicant proposes to provide a 5 m (about) buffer between the "CA" zone and the nearest structure. During the construction stage, hoardings will be place along the site boundary to clearly indicate the work area limit, so as to mitigate the potential impacts to the adjacent "CA" zone and watercourse. During the operation stage, non-solid fencing, such as chain link fence of about 2 m in height and visible from the outside, will be erected long the northern periphery near the "CA" zone. Besides, 2.5 m high fencing made of galvanised sheets will be erected along other sections of the site boundary to minimise the potential nuisance to the surroundings, which 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. The northern side of the structure will be fully-enclosed to minimise the visual/noise impacts to the adjacent "CA" zone during operation.

- 3.10 No storage of dangerous goods, open storage, assembling, dismantling, maintenance and other workshop activities will be carried out at the Site. 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.
- 3.11 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. The applicant has provided mitigation measures to minimise the landscape impact to the adjacent area zoned "CA". Other mitigation measures, such as the proposal on drainage arrangement and fire service installations, will be provided upon obtaining relevant planning permission.
- 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

June 2026

LIST OF APPENDICES

Appendix I	Tree details
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LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Plan showing the filling of land at the Site
Plan 6	Swept path analysis
Plan 7	Sightline analysis