

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1225 S.C, 1226 S.E and 1230 S.B in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 Due to the increasing demand for indoor storage space in recent years, the applicant would like to construct two single-storey structures at the Site for warehouses in order to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, 'warehouse' use is not a column one nor column two use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 The Site has been disturbed with no active agricultural use, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted land in the New Territories. Furthermore, the application site of the similar application (No. A/YL-KTN/937) is located at approximately 25m north of the Site, which the application was approved by the Board on a temporary basis in 2023. Since the application is in similar scale and nature, approval of the current application is considered in line with the Board's previous decisions.
- 2.3 The surrounding area is dominated by open storage yards and warehouses, the applied use is considered not incompatible with the surrounding areas. The Site is also the subject of a previous S.16 planning application (No. A/YL-KTN/769) for '*animal board establishment*', which was approved by the Board on a temporary basis of 5 years in 2021. In support of the current application, the applicant has submitted the accepted as-built drainage plan (of the previous application) and a fire service installations (FSIs) proposals to mitigate potential adverse impact to the surrounding areas (**Appendices I and II**).

3) Development Proposal

3.1 The area of the Site is 565 m² (about)(**Plan 3**). The operation hours of the Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. Two single-storey structures are proposed at the Site for warehouse (excluding dangerous goods godown), site office and washroom with total GFA of 328 m² (about) (**Plan 4**). The ancillary site office is intended to provide indoor workspace for administrative staff to support the operation of the proposed development. It is estimated that 2 staff will work at the Site. As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	565 m ² (about)
Covered Area	328 m ² (about)
Uncovered Area	237 m ² (about)
Plot Ratio	
	0.58 (about)
Site Coverage	
	58% (about)
Number of Structure	
	2
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	328 m ² (about)
Building Height	
	7 m (about)
No. of Storey	
	1

3.2 The Site will be filled with concrete of not more than 0.2m in depth for site formation of structures and circulation space (**Plan 5**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operational needs. Therefore, filling of land is considered necessary and the extent of filling has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.

3.3 The Site is accessible from Mei Fung Road via and a local access (**Plan 1**). 2 parking and loading/unloading (L/UL) spaces are provided at the Site for staff. Details of parking and L/UL

spaces are shown at **Table 2** below:

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
Private Car Parking Space - 2.5 m (W) x 5 m (L)	1
L/UL Space for Light Goods Vehicle - 3.5m (W) x 7m (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**). No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. As the Site is intended for 'warehouse' with infrequent trips as shown at **Table 3** below, therefore, adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Trip Generation and Attraction of the Site

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (i.e. 09:00 – 10:00)	1	0	1	0	2
Trips at <u>PM peak</u> per hour (i.e. 18:00 – 19:00)	0	1	0	1	2
Traffic trip per hour (i.e. 10:00 – 17:00)	0	0	0.5	0.5	1

3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will implement good practices under the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) when designing on-site drainage system with the Site. No dangerous goods will be stored at the Site at any time during the planning approval period.

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures are provided by the applicant (i.e. submission of the as-built

drainage plan and FSIs proposal) in order 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 Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

January 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Land Filling Area of the Application Site
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	The Accepted As-Built Drainage Plan of the Previous Application
Appendix II	Fire Service Installations Proposal