

Supplementary Statement

1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 512 (A-B) and 512 (C-E) in D.D. 113, 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 to 3**).

1.2 Due to the increasing demand for warehouse floorspace in recent years, the applicant would like to use the Site for warehouse in order to support the local warehousing and storage industry.

2) Planning Context

2.1 The Site currently falls within an area zoned as "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 use is not a column one nor two uses within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).

2.2 Although the Site falls within area zoned as "AGR", there is no active agricultural use within the Site. The Site is also surrounded by sites occupied by open storage and some low-rise temporary structures, the proposed development is considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long-term planning intention of the "AGR" zone.

2.3 The Site is the subject of a previous S.16 planning application No. A/YL-KTS/869 for 'temporary animal boarding establishment' of the same applicant, which was approved by the Board on a temporary basis of 5 years in 2021. When compared with the previous application No. A/YL-KTS/869, the site area is slightly increased from 1,527m² to 1,539m² in order to meet the operational need. The applicant has complied with all the planning approval conditions in regard to the drainage and fire safety aspect within the designated time period. In support the current application, the applicant has submitted the accepted drainage proposal of the previous application (No. A/YL-KTS/869), photographic records of the drainage facilities and a fire service installations (FSIs) proposal to mitigate potential adverse impact arisen from the

proposed development (**Appendices I to III**).

3) Development Proposal

3.1 The Site occupied an area of 1,539 m² (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. A total of two one-storey structures are proposed at the Site for warehouses (excluding dangerous goods godown), site office and washroom with total GFA of 378 m² (about) (**Plan 4**). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 6 staff. 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	1,539 m ² (about)
Covered Area	378 m ² (about)
Uncovered Area	1,161 m ² (about)
Plot Ratio	
	0.25 (about)
Site Coverage	
	25 % (about)
Number of Structure	
	2
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	378 m ² (about)
Building Height	
	8 m (about)
No. of Storey	
	1

3.2 The proposed warehouse is intended for storage of construction materials (i.e. bricks, tiles, column) and construction machineries (i.e. elevated platform, electric generator etc.). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.

3.3 The Site has been filled wholly with concrete of not more than 0.2 m (about) in depth for site formation of structures and circulation area (**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 operation needs and the extent of filling has been kept to minimal. The applicant will reinstate the Site to an amenity area after the planning approval period.

- 3.4 The Site is accessible from Kam Ho Road via a local access (**Plan 1**). A total of 4 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and Loading/Unloading Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	3
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	1

- 3.5 Private car parking spaces are provided for staff to commute to the Site. MGVs are deployed for transportation of construction materials and machineries to be stored at the Site, hence, L/UL spaces for the aforesaid vehicles are provided (**Plan 4**). Sufficient space is also provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff is also deployed at the ingress/ egress of the Site to direct vehicle entering/exiting the Site to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the nearby road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction of the Proposed Development

Time Period	PC		MGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	1	0	4
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	3	0	1	4
Traffic trip per hour (average) (10:00 – 17:00)	0	0	1	1	2

- 3.6 All the proposed works will be carried out at least 3 m away from the top bank of the existing natural stream that is located at the south of the Site (**Plans 1 and 3**). The proposed works will not create any adverse impact both during and after the construction.

3.7 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. 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 any time during the planning approval period. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage proposals, drainage records and fire service installations proposals to mitigate any adverse impact arising from the proposed development (**Appendices I to III**).
- 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

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APPENDICES

Appendix I	The Accepted Drainage Proposal of the Previous Application No. A/YL-KTS/869
Appendix II	The Accepted Photographic Records of the Accepted Drainage Proposal of the Previous Application No. A/YL-KTS/869
Appendix III	Fire Service Installations Proposal

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	Plan Showing the Filling of Land and Pond Area of the Application Site
Plan 6	Swept Path Analysis