

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land'** (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.

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 a column two use within the "AGR" zone, which requires planning permission from the Board. As the application is only on a temporary basis, it will not frustrate the long term planning intention of the "AGR" zone.
- 2.2 Although the Site falls within area zoned as "AGR", the Site has been hard-paved with no active agricultural activity. Approval of the application on a temporary basis would therefore not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted agricultural land in the New Territories. Furthermore, the similar applications for 'warehouse' use within the same "AGR" zone were previously approved by the Board, approval of the current application is considered in line with the Board's previous decisions.
- 2.3 The Site is the subject of two previous S.16 planning applications, the latest application (No. A/YL-KTN/898) for 'warehouse (excluding dangerous godown)' was also submitted by the same applicant, which was approved by the Board on a temporary basis of 3 years. When compared with the previous application (No. A/YL-KTN/898), the major development parameters and operation mode remain unchanged. As the applicant failed to comply with approval conditions of the previous application within the designated time period, which led to revocation of the application, details are shown at **Table 1** below:

Table 1 – Details of the Previous Application No. A/YL-KTN/898

Approval Conditions		Submission Date	Deadline
(e)	The submission of a condition record of the existing drainage facilities on the site	4/7/2023	21/1/2024
(f)	The submission of a fire service installations (FSIs) proposal	24/7/2023	Complied
(g)	The implementation of the FSIs proposal	N/A	21/7/2024

- 2.4 Regarding approval condition (e) of the previous application, the applicant submitted photographic records of the existing drainage facilities for compliance with this approval condition on 4/7/2023. However, the submission was not accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 18/1/2024. As the applicant did not have sufficient time to address comments of the CE/MN, DSD within the designated time period, which led to revocation of the application on 21/1/2024.
- 2.5 In support of the current application, the applicant has submitted the accepted drainage proposal, photographic records of the existing drainage facilities and fire service installation (FSIs) proposal to minimise potential nuisance to the surrounding area (**Appendices I to III**).

3) Development Proposal

- 3.1 The Site occupies an area of 502 m² (about) (**Plan 3**). The operation hours are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. One 1-storey structure is proposed at the Site for warehouse (excluding dangerous goods godown) and covered loading/unloading area with total GFA of 220 m² (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 2 staff to support the daily operation of the Site. As the Site is for 'warehouse' use, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	502 m ² (about)
Covered Area	220 m ² (about)
Uncovered Area	282 m ² (about)
Plot Ratio	0.44 (about)
Site Coverage	44 % (about)
Number of Structure	1

Total GFA	220 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	220 m ² (about)
Building Height	8.23 m (about)
No. of Storey	1

- 3.2 The proposed warehouse is intended for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods, furniture 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 with concrete of not more than 0.2 m 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 provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out during the planning approval period. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.4 The Site is accessible from Fung Kat Heung Road via Mei Fung Road (**Plan 1**). 1 loading/unloading (L/UL) space for light goods vehicle (LGV) is provided at the Site for transportation of goods to maintain the operation, details of spaces are shown at **Table 3** below:

Table 3 –L/UL Provision

Type of Space	No. of Space
L/UL Space for LGV	1
- 3.5 m (W) x 7 m (L)	

- 3.5 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**). As traffic generated and attracted by the proposed development as shown at **Table 4** below is minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Table 4 –Trip Generation and Attraction of the Site

Time Period	LGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	0	1
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	1
Traffic trip per hour (average)	0.5	0.5	1

3.6 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 follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. No recycling, cleaning, repairing, dismantling nor other workshop activities will be carried out 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, i.e. submission of drainage proposal and photographic records of the existing drainage facilities and FSIs 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) for a Period of 3 Years and Associated Filling of Land**’.

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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 Area of the Application Site
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	The Accepted Drainage Proposal of the Previous Applications No. A/YL-KTN/636 and 898
Appendix II	The Photographic Records of the Existing Drainage Facilities at the Application Site
Appendix III	The Accepted Fire Service Installations Proposal of the Previous Application No. A/YL-KTN/898