

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 107 and Adjoining Government Land (GL), Fung Kat Heung, Kam Tin, Yuen Long (the Site)* for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond**' (proposed development) (**Plan 1**).
- 1.2 In view of the increasing demand for indoor storage space in recent years arising from land resumption for the Kwu Tung North New Development Area, the applicant would like to use the Site and its adjacent sites (i.e. application sites of S.16 planning application Nos. A/YL-KTN/951 & 953) to alleviate the pressing demand for the applied use, as well as to support the local warehousing and logistics industries, which are affected and forced to relocate to new locations in order to continue their operations.

### **2) Planning Context**

- 2.1 The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11. According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within area zoned "AGR", the proposed development with low-rise structure is considered not incompatible with surrounding areas, which are dominated by temporary structures for warehouses, holiday camps, animal boarding establishments etc. Provided that the proposed development is temporary in nature, approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize previous land resources in the New Territories.
- 2.3 A portion of the Site is the subject of a previous application (No. A/YL-KTN/951) for the same use submitted by the same applicant. The application was approved by the Board on a temporary basis of 3 years in 2023. As such, approval of the current application is in line with the Board's previous decision.

2.4 Similar S.16 planning applications (Nos. A/YL-KTN/992, 993, 995, 996 etc.) for 'warehouse' use were approved by the Board within the same "AGR" zone. Therefore, approval of the current application would not set an undesirable precedent within the "AGR" zone.

### 3) Development Proposal

3.1 The Site occupies an area of 15,822 m<sup>2</sup> (about), including 534 m<sup>2</sup> (about) of GL (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. One single-storey structure is proposed at the Site for warehouse (excluding D.G.G.), site office and washroom uses with total gross floor area (GFA) of 5,648 m<sup>2</sup> (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 20 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**.

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	15,822 m <sup>2</sup> (about)
<b>Covered Area</b>	5,648 m <sup>2</sup> (about)
<b>Uncovered Area</b>	10,174 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.36 (about)
<b>Site Coverage</b>	
	36% (about)
<b>Number of Structure</b>	
	1
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	5,648 m <sup>2</sup> (about)
<b>Building Height</b>	
	13 m (about)
<b>No. of Storey</b>	
	1

3.2 The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.). No storage of dangerous goods, workshop, recycling, cleansing, dismantling and other workshop activities will be carried out at the Site during the planning approval period.

3.3 The Site is proposed to be filled wholly with concrete of not more than 1.5 m (about) for site

formation of structures and circulation space. The existing 0.3 m-deep dried pond (i.e. 9 m<sup>2</sup>) within the Site is also proposed to be filled with concrete and soil to maintain a flat ground surface (**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 that 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.

- 3.4 The Site is accessible from Shui Mei Road and Mei Fung Road via the application site of planning application No. A/YL-KTN/951, which was also submitted by the same applicant and approved by the Board in 2023 (**Plan 1**). A total of 18 parking and loading/unloading (U/UL) spaces are provided at the Site (**Plan 4**). Details are shown at **Table 2**.

**Table 2** – Parking and L/UL Provisions

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	6
MGVs Parking Space - 3.5 m (W) x 11 m (L)	6
L/UL Space for LGVs - 3.5 m (W) x 7 m (L)	2
L/UL Space for MGVs - 3.5 m (W) x 11 m (L)	4

- 3.5 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 6**). As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3**), adverse traffic impact should not be anticipated.

**Table 3** – Estimated Trip Generation and Attraction

Time Period	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	6	0	2	0	0	0	8
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	6	0	2	0	0	8

Traffic trip per hour (10:00 – 17:00)	1	1	2	2	4	4	14
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3.6 The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department to minimize 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 all times 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 will be provided, i.e. submission of drainage and fire service installations proposals, to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 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 and Pond**’.

**R-riches Property Consultants Limited**

**May 2024**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Plan Showing the Filling of Land and Pond Area of the Application Site
<b>Plan 6</b>	Swept Path Analysis