

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 1446, 1447, 1448, 1471 S.A, 1471 S.B, 1472 (Part), 1473 (Part), 1478 (Part), 1481 (Part), 1482, 1512, 1513 (Part), 1517 (Part) in D.D. 107 and Adjoining Government Land (GL), 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 and Pond**' (proposed development) (**Plan 1**).
- 1.2 Due to the land resumption by the Government to pave way for various New Development Areas (NDAs) in the New Territories (i.e. Kwu Tung North, Fanling North and Hung Shui Kiu and Hat Tsuen NDAs), etc.), a large number of business premises operators were affected and forced to relocate to new locations in order to continue their operations. Resulting in the significant increase of demand and rental fees for local indoor storage space in recent years. However, large amount of business operators who were not included in the pre-clearance survey were ineligible to apply for monetary compensation from the Government, making it difficult for them to find suitable spaces for relocation, which subsequently led to the closure or relocation of their warehouse facilities. In view of this, the applicant would like to construct three single-storey structures at the Site for warehouses in order to support the local warehousing and logistics industries.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, 'warehouse' use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 Although the Site falls within area zoned as "AGR", there is no active agricultural use within the Site. The proposed development with low-rise structure is considered not incompatible with the surrounding areas, which are dominated by temporary structures for warehouses, storage yards, animal boarding establishments and holiday camps uses. 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 utilize the precious land resources in

the New Territories.

- 2.3 Portion of the Site is the subject of 1 previous S.16 planning application (No. A/YL-KTN/938) for the same use that was submitted by the different applicant. The application was approved by the Board on a temporary basis of 3 years in 2023, therefore, approval of the current application is in line with the Board's previous decisions.
- 2.4 Several similar applications for 'warehouse' use were approved by the Board on a temporary basis of 3 years within the same "AGR" zone, within which, the similar planning applications (Nos. A/YL-KTN/951 and 953) for '*Proposed Temporary Warehouse (excluding Dangerous Goods Godown)*', which were submitted by the same applicant as the current application, were approved by the Board on a temporary basis of 3 years on 08/12/2023. Therefore, approval of the current application would not set an undesirable precedent within the "AGR" zone. The current application is intended to facilitate a better operation of the proposed development.

3) Development Proposal

- 3.1 The Site occupied an area of 16,657 m² (about), including 40m² of GL (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. 3 structures are proposed at the Site for warehouses (excluding dangerous goods godown), site office and washroom with total GFA of 7,338 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 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** below:

Table 1 – Major Development Parameters

| | |
|------------------------------|-------------------------------|
| Application Site Area | 16,657 m ² (about) |
| Covered Area | 7,338 m ² (about) |
| Uncovered Area | 9,319 m ² (about) |
| Plot Ratio | 0.44 (about) |
| Site Coverage | 44% (about) |

| | |
|----------------------------|------------------------------|
| Number of Structure | 3 |
| Total GFA | 7,338 m ² (about) |
| - Domestic GFA | Not applicable |
| - Non-Domestic GFA | 7,338 m ² (about) |
| Building Height | 13 m (about) |
| No. of Storey | 1 |

- 3.2 The proposed warehouses are 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/conducted at the Site at any time during the planning approval period.
- 3.3 The Site is proposed to be filled wholly with concrete of not more than 1.2m (about) in depth for site formation of structures and circulation space (**Plan 5**). The existing 0.3m deep dried pond (i.e. 2,468m²) within the Site will also be filled with soil and concrete to the surrounding site levels (i.e. +6.4mPD) in order to facilitate 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 operational 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 Mei Fung Road via the application sites of A/YL-KTN/951 & 953¹ (**Plan 1**). A total of 14 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) | 4 |
| L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L) | 6 |
| L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L) | 4 |

- 3.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that

¹ The applicant of the current application is also the applicant of application Nos. A/YL-KTN/951 & 953.

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** below), 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) | 4 | 0 | 3 | 0 | 2 | 0 | 9 |
| Trips at <u>PM peak</u> per hour (18:00 – 19:00) | 0 | 4 | 0 | 3 | 0 | 2 | 9 |
| Traffic trip per hour (10:00 – 17:00) | 1 | 1 | 2 | 2 | 1 | 1 | 8 |

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 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 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 with Associated Filling of Land and Pond**'.

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 |