

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, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site)* for **'Proposed Temporary Warehouse and Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (proposed development) (**Plan 1**).
- 1.2 In view of the increasing demand for indoor storage space in recent years arising from land resumption for various New Development Areas, the applicant would like to use the Site 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", there is no active agricultural activity within the Site. Therefore, 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. The Site also falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). Various sites occupied by port back-up uses are also located at the north and south (along Mei Fung Road) of the Site, the proposed development is considered not incompatible with the surrounding areas. Therefore, approval of the current application on a temporary basis of 3 years would better utilize precious land resources and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.3 The proposed development with low-rise structure is considered not incompatible with surrounding areas, which are dominated by temporary structures for warehouses, hobby farm,

animal boarding establishments etc. Furthermore, similar S.16 planning applications for 'warehouse' use were approved by the Board within the same "AGR" zone, within which the latest application (No. A/YL-KTN/963) for 'warehouse' use was approved by the Board on a temporary basis of 3 years in 2023. Therefore, approval of the current application would not set an undesirable precedent within the "AGR" zone and is considered in line with the Board's previous decisions.

3) Development Proposal

3.1 The Site occupies an area of 3,158 m² (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday. Three single-storey structures are proposed at the Site for warehouses, site office and washroom with total gross floor area (GFA) of 656 m² (about) (**Plan 5**). 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 5 staff. As the Site is proposed for 'warehouse' and 'open storage' uses with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1**.

Table 1 – Major Development Parameters

Application Site Area	3,158 m ² (about)
Covered Area	656 m ² (about)
Uncovered Area	2,502 m ² (about)
Plot Ratio	
	0.21 (about)
Site Coverage	
	21% (about)
Number of Structure	
	3
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	656 m ² (about)
Building Height	
	6 m (about)
No. of Storey	
	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 0.1 m (about) for site formation of structures and circulation space. 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 Mei Fung Road via a local access (**Plan 1**). A total of 4 parking and loading/unloading (L/UL) spaces are provided at the Site (**Plan 5**). Details are shown at **Table 2**.

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	1

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 7**). 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 (08:00 – 09:00)	1	0	1	0	0	0	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	0	1	0	0	2
Traffic trip per hour (10:00 – 17:00)	0	0	1	1	1	1	4

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 and Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

July 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	Town Planning Board Guideline No. 13G – Application Site
Plan 5	Layout Plan
Plan 6	Plan Showing the Filling of Land Area of the Application Site
Plan 7	Swept Path Analysis

Our Ref. : DD107 Lot 1039 & VL
Your Ref. : TPB/A/YL-KTN/1040

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

7 August 2024

Dear Sir,

Supplementary Information

Proposed Temporary Warehouse and Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1040)

We are writing to submit supplementary information for the subject application, details are as follows:

- (i) The open storage of construction materials (i.e. tile, beam, brick, rod, screw, etc..) would only be stored at the designated storage area (i.e. 991m²) within the application site (the Site). The stacking height of the construction materials would not be more than 2.5m. Please refer to the revised layout plan (**Plan 1**).
- (ii) It is noted that the Site encroaches onto the application site of a similar application (No. A/YL-KTN/905), which both applications were submitted by the same applicant as the current application. The applicant will only implement the proposed scheme under the current application and no operation will take place for A/YL-KTN/905.
- (iii) The whole Site is proposed to be filled with concrete of not more than 0.1m (about) for site formation of structures and circulation space. As the nature of the warehouse and open storage operations require efficient vehicle circulation, ample loading/unloading areas, and adequate parking spaces. The proposed layout with extensive open area is considered necessary to accommodate the seamless movement of light/medium goods vehicles, forklifts, and other equipment within the Site, as well as the safe separation of staff and vehicular traffic. In addition, as hard-paved area to avoid fugitive dust impact due to the movement of construction materials within the Site and for easy circulation, the proposed filling of land is considered necessary for the proposed development.



S.16 Planning Application No. A/YL-KTN/1040

Should you require more information regarding the application, please contact our Mr. Danny NG at _____ or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

 

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

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