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主旨: Replacement pages of the Planning Application No. A/YL-
KTN/1052
附件: Replacement pages of Supplementaty Planning Statament-A_YL-
KTN_1052.pdf
類別: Internet Email

Dear Sir/Madam,

Attached please find the replacement pages of the supplementary planning statement of the captioned case that was submitted to the Town Planning Board on 5 September 2024.

Additionally, we would like to supplement that the Applicant will ensure all the storage will only be kept inside the warehouse, and none in the open area of the subject site.

Should there be any queries, please do not hesitate to contact Mr. Calton HEUNG at [REDACTED]

Best regards,
Calton Heung

DeSPACE (International) Limited

Section Three - Planning Context

3.1 Statutory Planning Context

- 3.1.1 The Application Site is currently zoned “AGR” on the Kam Tin North OZP and the Applicant intends to use the Site for the purpose of Temporary Warehouse (excluding Dangerous Goods Godown) for a period of 3 years and associated filling of land. According to the Notes of the OZP with regard to “AGR” zone, the planning intention of “AGR” is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. In addition, the proposed “Warehouse (other than Dangerous Goods Godown)” is neither a Column 1 nor Column 2 use under the “AGR” zone. According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from TPB. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
- 3.1.2 It is also noted that any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the TPB under section 16 of the Town Planning Ordinance.

3.2 Previous Planning Application(s) within the Subject Site

- 3.2.1 The Application Site is the subject of 2 previously approved applications. The Application No. A/KTN/690 was submitted by a different applicant for a proposed temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years. This application was approved by TPB on 6th January 2020 and revoked on 17th July 2021.
- 3.2.2 The Application No. A/YL-KLN/824 same as the subject application was submitted by the same Applicant for a proposed temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land. This application was approved by TPB on 6th May 2022. The approval was granted based on the consideration that the proposal would not frustrate the long-term planning intention of the “AGR” zone and is not incompatible with the surrounding area. This application was revoked on 6th February 2024 due to non-compliance with part of the approval conditions within the specified time limit. In particular, a small number of available fire contractors in the market has delayed the procurement process for fire service installation, which was necessary to meet the approval condition of the implementation of the fire service installations proposal deadline. The Applicant

would like to re-submit this application with a view to extend the time limit for further discharging the outstanding approval conditions.

3.3 Similar Planning Application

3.3.1 As shown in **Tables 1 and 2**, there are Two (2) approved planning cases in the vicinity and Eleven (11) approved planning cases in “AGR” zone within the same OZP in 2024. These applications share similarities in terms of temporary warehouse use. The circumstances surrounding these similar applications are largely applicable to the current application.

Table 1 – Approved Planning Application for Temporary Warehouse in “AGR” in the Vicinity

Application No.	Applied Use / Address	Gross Floor Area	Plot Ratio	Date of Approval
A/YL-KTN/890 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land / Lots 913 RP (Part) and 914 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	398 sq. m.	0.78	31/3/2023
A/YL-KTN/852 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land / Lots 960 RP (Part) and 961 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long	996 sq. m.	0.53	23/9/2022

Table 2 – Approved Planning Application for Temporary Warehouse in “AGR” within the Same OZP in 2024

Application No.	Applied Use / Address	Gross Floor Area	Plot Ratio	Date of Approval
A/YL-KTN/1000 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land /	1,205 sq. m.	0.36	5/7/2024

	Lot 27 RP in D.D. 110 and Adjoining Government Land, Tai Kong Po, Kam Tin, Yuen Long, New Territories			
A/YL-KTN/979 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond / Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories	379 sq. m.	0.76	5/7/2024
A/YL-KTN/996 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land / Lots 1225 S.C, 1226 S.E and 1230 S.B in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	328 sq. m.	0.58	19.4.2024
A/YL-KTN/970 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land / Lot 1061 RP (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories	680 sq. m.	0.42	19.4.2024
A/YL-KTN/995 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land / Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New	446 sq. m.	0.64	5.4.2024

	Territories			
A/YL-KTN/993 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land / Lots 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	646 sq. m.	0.51	5.4.2024
A/YL-KTN/992 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land / Lots 1244 (Part), 1245 (Part), 1246 (Part) and 1247 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories	210 sq. m.	0.27	5.4.2024
A/YL-KTN/988 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land / Lot 71 RP in D.D. 110, Kam Tin, Yuen Long, New Territories	887 sq. m.	1	5.4.2024
A/YL-KTN/976 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land / Lot 1371 in D.D. 109, Kam Tin North, Yuen Long	432 sq. m.	0.28	19.4.2024
A/YL-KTN/978 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a	1,196 sq. m.	1.66	1.3.2024

basis)	Period of 3 Years and Associated Filling of Land / Lots 422 S.B ss.1 (Part) and 422 S.B RP in D.D. 110, Kam Tin, Yuen Long, New Territories			
A/YL-KTN/975 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land / Lots 1400 (Part) and 1401 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T.	420 sq. m.	0.19	26.1.2024

3.2.3 In summary of the above-mentioned planning applications, temporary warehouse use for a period of three years would not frustrate the long-term planning intention and is considered not incompatible with the surrounding land uses which are mainly intermixed with storage uses, holiday camp, vacant land, woodland, plant nursery, animal boarding establishment and residential structures/dwellings. These justifications support the purpose of the proposed development.

Section Five - Planning and Technical Justifications

5.1 The Proposed Development is Not Incompatible with the Surrounding Areas

5.1.1 The proposed development with low-rise structure is considered not incompatible with the surrounding areas, which are dominated by a miscellaneous character intermixed with temporary structures for warehouses, holiday camps, animal boarding establishments etc.. Furthermore, similar S.16 planning applications for 'warehouse' use and associated filling of land were approved by TPB within the same "AGR" zone (as shown in Tables 1 and 2 in Section 3.3.1). Therefore, the approval of the current application would not set an undesirable precedent within the "AGR" zone and it is considered in line with TPB's previous decisions.

5.2 The Proposed Development Would Not Jeopardize the Long-term Planning Intention of the "AGR" Zone

5.2.1 Based on the previously approved cases in Table 1 and 2, it is considered that approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone. The proposed development will not cause permanent or irreversible influence on the land. The proposed development on a temporary basis which generates no significant nuisance should be encouraged in the interim to make economic use and better utilization of scarce land resources.

5.3 Similar Approved Application in the Vicinity

5.3.1 As shown in Section 3.3, there are Two (2) approved planning cases in the vicinity and Eleven (11) approved planning cases in "AGR" zone within the same OZP in 2024. The proposed temporary warehouses were considered not incompatible with the surrounding areas in these by TPB. With a similar development scale, intensity and land use nature, it is expected that the Application Site for the proposed temporary warehouses is compatible and a suitable use in the surrounding.

5.4 Previously Approved Planning Application for the Same Use and Associated Filling of Land on the Site

5.4.1 As forementioned in Section 3.2, the Applicant would like to re-submit the application to extend the time limit for complying with the outstanding approval condition(s) of the previously planning application No. A/YL-KTN/824 as the time limit has expired. As compared with the previous approved application, the proposed development is of the same nature with only slight adjustments in its site area and total floor area. The Applicant has already secured approval on the drainage proposal and fire service installations proposal which are applicable to the subject application. As a matter of fact, a fire contractor has been engaged to install the fire service facilities in accordance with the approved fire service installations proposal

for No. A/YL-KTN/824. Please find the drainage proposal and fire service installations proposal in **Appendices 1 and 2** respectively.

5.5 No Insurmountable Traffic Impacts

5.5.1 The Application site is accessible from Fung Kat Heung Road via Mei Fung Road (i.e., a local track). The proposed use, involving the storage of wooden products and only light goods vehicles will be used, will unlikely result in significant adverse traffic impacts to the surroundings. There is a smooth manoeuvring of vehicles to/from Castle Road – Ta Mi/Sam Tam Road along the local access and within the Application Site. Please refer to **Appendices 3 and 4** for the swept path analysis and direction of flow between Castle Peak Road – Tam Mi/Sam Tam Road and the Application Site.

5.5.2 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no waiting or queuing of vehicles on the public road will be resulted under any circumstances (**Appendix 3**). As traffic generated and attracted by the proposed development is minimal (as shown in **Table 4**), adverse traffic impact should not be anticipated.

Table 4: Estimated Trip Generation and Attraction

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.1	0.1	1	1
Light goods vehicle	1	1	2.5	2.5
Total	1.1	1.1	3.5	3.5

Note 1: The peak hours are assumed as 7:00 am to 9:00 am in the morning and 5:00 pm to 7:00 pm in the afternoon.

5.6 No Insurmountable Visual Impacts

5.6.1 The proposal involves a 5m structure for a warehouse. With the overall visual context of low-rise developments including active agricultural land, hobby farm, residential structures/dwellings, open storage/storage yards and so on, the existing 5m structure is considered to be compliable without leading to adverse visual impact on visual penetration of an open sky view, light penetration into surrounding environment and visual openness.

5.6.2 In consideration of the sensitive viewers in direct sight of the proposed development, the proposed development shall not induce adverse visual impact and concerns to viewers such as pedestrians and drivers on Mei Fung Road and local residents of the nearby residential developments.

5.6.3 While the existing structure (i.e., the proposed development) is hidden at the south-eastern of the Application Site and 50.5m (**Drawing A-4**) from the Mei Fung Road, the proposed development shall not create any visual impacts to all the key sensitive viewers in the surrounding areas.

5.7 No Insurmountable Environmental Impacts

5.7.1 The proposed use, involving the storage of wooden products and only light goods vehicles will be used, will unlikely result in significant adverse environmental impacts to the surroundings. While the nature of the proposed warehouse on a temporary basis is static, it would not generate significant environment and noise disturbances to the environment in the local community.

5.7.2 Given the estimation of traffic generation/attraction in **Table 4**, the limited traffic flow should generate no traffic noise and have no adverse impact to the surrounding road network. No workshop and industrial activities will be carried out within the Application Site and no effluent and dust emission will be expected.

5.7.3 Furthermore, users and operators of the proposed development should exercise care, as far as possible, making excessive noise causing nuisance to the surrounding. The following mitigation measures will be adopted to avoid degradation of the surroundings:

- i. No operation between sensitive hours from 7:00 pm to 9:00 am in the next morning;
- ii. No operation on Sundays and public holidays; and
- iii. No repairing, dismantling, assembling or other workshop activities are proposed.

5.7.4 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.