

## **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, 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**' (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 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, and storage yards 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 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. Furthermore, similar S.16 planning applications for 'warehouse' use were approved by the Board within the same "AGR" zone. Therefore, approval of the current application is considered in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.
- 2.4 In support of the application, the applicant has provided fire service installations (FSIs) and drainage proposals to mitigate potential impacts arisen from the proposed development

(Appendices I and II).

### 3) Development Proposal

3.1 The Site occupies an area of 1,624 m<sup>2</sup> (about) (**Plan 3**). The Site is separated for two pieces of land, which will be rented to two business operators to provide services for 'warehouse' use. The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. Five structures (1 to 2-storey) are proposed at the Site for warehouse (excluding dangerous goods godown) and site office with total GFA of 662 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 5 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**

<b>Application Site Area</b>	1,624 m <sup>2</sup> (about)
<b>Covered Area</b>	626 m <sup>2</sup> (about)
<b>Uncovered Area</b>	998 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.41 (about)
<b>Site Coverage</b>	
	39% (about)
<b>Number of Structure</b>	
	5
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	662 m <sup>2</sup> (about)
<b>Building Height</b>	
	3m to 8.23m (about)
<b>No. of Storey</b>	
	1 to 2

3.2 The proposed warehouse is 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 Portion of the Site has already been hard-paved for circulation and site formation of existing structure. The Site is proposed to be filled wholly with concrete of not more than 0.1m (about) in depth for site formation of structures and circulation space (**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 strictly follow the proposed scheme, and no further filling of land will be carried out at the Site after planning permission has been granted from the Board. The applicant will reinstate the Site to an amenity area after the planning approval period.

- 3.4 The eastern portion of the Site is accessible directly from Mei Fung Road via a local access, while the eastern portion of the Site is accessible from Mei Fung Road via the application site of the approved S.16 planning application No. A/YL-KTN/1033 (**Plans 1 and 6**). A total of 4 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)	2

- 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 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		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	4	0	0	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	0	4
Traffic trip per hour (10:00 – 18:00)	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 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 are provided, i.e. submission of FSIs and drainage proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board (**Appendices I and II**).
- 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**'.

**R-riches Property Consultants Limited**

**November 2024**

## **APPENDICES**

<b>Appendix I</b>	Fire Service Installations Proposal
<b>Appendix II</b>	Drainage Proposal

## **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 Area of the Application Site
<b>Plan 6</b>	Swept Path Analysis