

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 490 (Part), 491 (Part), 818 (Part), 819 (Part), 820 (Part), 821, 822, 823, 832 S.A, 833, 835, 836 (Part) and 837 in D.D. 107 and Adjoining Government Land, 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) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to operate a warehouse in order to support the construction industry for the development in the New Territories.

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 No.: S/YL-KTN/11 (**Plan 2**). 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.
- 2.2 Although the Site falls within "AGR" zone, the Site and its vicinity have already been occupied by various brownfield uses without active agricultural activities. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long term planning intention of the "AGR" zone.
- 2.3 Several similar S.16 planning applications for 'warehouse' use were approved by the Board within the same "AGR" zone, which the application site of the latest application (No. A/YL-KTN/1033) is located approximately 200m east of the Site, was approved by the Board on a temporary basis in November 2024. Therefore, approval of the current application would not set undesirable precedent within the "AGR" zone.
- 2.4 The Site is the subject of a previous application (No. A/YL-KTN/939) for the same use that was submitted by the same applicant. The application was approved by the Board on a temporary

basis for 3 years in Aug 2023. As such, approval of the current application is in line with the Board's previous decisions. When compared with the latest application, the building height, number of structure, parking and loading/unloading (L/UL) spaces remain unchanged while the site area, gross floor area (GFA), plot ratio and site coverage are slightly increased to meet the operational need of the proposed development. In support of the current application, the applicant has submitted a fire service installation (FSIs) and drainage proposal to minimize impact to the surrounding areas (**Appendices I and II**).

3) Development Proposal

3.1 The Site occupied an area of 5,685 m² (about), including 85 m² (about) of GL (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. Two structures are proposed at the Site for warehouses (excl. D.G.G.) and site office with total GFA of 8,380 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 6 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	5,685 m ² (about), including 85 m ² (about) of GL
Covered Area	4,190 m ² (about)
Uncovered Area	1,495 m ² (about)
Plot Ratio	1.5 (about)
Site Coverage	74% (about)
Number of Structure	2
Total GFA	8,380 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	8,380 m ² (about)
Building Height	7m - 13 m (about)
No. of Storey	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 The Site is proposed to be filled wholly with concrete of not more than 2.2m (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 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 San Tam Road via a local access (**Plan 1**). A total of 5 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)	2
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	2
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 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		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	1	1	0	5
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	1	1	0	1	5
Traffic trip per hour (average)	0	0	1	1	1	1	4

(10:00 – 17:00)							
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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 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.

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**’.

R-riches Property Consultants Limited

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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

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Drainage Proposal