

Planning Statement

1 Purpose

- 1.1 The applicant seeks planning permission to use the application site for temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of 3 years and associated filling of land, on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the OZP) at Lot 907, 911, 912 (Part), 913 RP (Part), 914, 960 RP (Part), 961 RP (Part), 962 RP (Part), 963 RP (Part), 967 RP (Part) in D.D. 107, Kam Tin North, Yuen Long, New Territories (the site) from the Town Planning Board (TPB).
- 1.2 The site is easily accessible from Mei Fung Road (refer to Plan 4). There will be five temporary structures with a total GFA of about 1990 m² and heights of not more than 16.5 m within the site for warehouses, ancillary offices, staircase with canopy and a security room. A total of seven parking spaces will be provided within the site. There are three private car and four light goods vehicle (LGV) parking spaces, as shown on Plan 1.

2 Site Location and Planning Context

- 2.1 The site is currently zoned "Agriculture" ("AGR") on the OZP. According to the Notes of the OZP, the applied use is neither a column 1 nor 2 use within the "AGR" zone, which requires planning permission from TPB. Filling of land also requires planning permission from TPB. Although the applied use does not align with the planning intention of the "AGR" zone, similar S.16 planning applications (No. A/YL-KTN/951, 953, 955, 957, 959, 963, 970, 975, 976, 978, 988, 992, 993, 995, 996, 1000, 1004, 1005, 1010, 1017, 1031, 1033, 1040, 1052, 1054 etc.) for "warehouse" use were approved by TPB on the same "AGR" zone from 2023 to 2024.
- 2.2 The site mainly consists fallow agricultural land with no active use, grassland and obsolescent temporary structures. The surrounding areas are rural in character with an intermix of open storage yards, warehouses, carparks, farmland, holiday camp with ancillary eating place, animal boarding establishment and some vacant land. To further north of the site is "Industrial (Group D)" ("I(D)") zone (about 20m from the site). Hence, the proposed development is compatible with the surrounding environment. As such, approval of the current application on a temporary basis of 3 years would optimise the fallow agricultural land and unused land to a better land use and without jeopardising the long-term planning intention of the "AGR" zone.

3 Development Proposal

3.1 The site consists of an area of about 4014 m² (Plan 2). The site will have an 11m wide entrance to the southeast. The opening hours of the proposed development is restricted to 9:00 to 18:00 from Monday to Saturday. No operation on Sundays and public holidays. Filling of land will be required for the entire site (about 4014 m²) to achieve a flat surface. The site will be filled with concrete of not more than 0.5 m in depth (Plan 5). Five structures will be erected on the site for warehouses with ancillary offices, staircase with canopy and a security room with a total GFA of about 1990 m². Details of the development parameters are shown in Table 1 as follows:

Table 1 – Main Development Parameters

Application Site Area	About 4014 m ²
Covered Area	About 1009 m ²
Uncovered Area	About 3005 m ²
Plot Ratio	About 0.5
Site Coverage	About 25%
Number of Structure(s)	5
Total GFA	About 1990 m ² (Non-domestic GFA)
Building Height	Not more than 16.5m
Number of Storey(s)	1-2
Proposed Filling of Land Area	About 4014 m ²
Land Filling Depth	Not more than 0.5 m

3.2 The proposed development will be able to accommodate about 10 staffs. The ancillary office will provide indoor workspace for administrative staff to support the daily operation. No shopfront and visitor will be anticipated at the proposed development. No dangerous goods will be stored and no workshop activities will be carried out at the site at any time during the planning approval period. The proposed development will provide a 2.5m solid metal wall to fence the site boundary to minimise nuisance to the surrounding area.

3.3 Sufficient space will be provided for all vehicles to manoeuvre smoothly within the site to ensure that no vehicle turns back onto the local access, as shown on Plan 3. As the traffic generated and attracted by the proposed development is minimal (as shown in Table 2 below), no adverse traffic impacts are anticipated.

Table 2 – Estimated Trip Generation and Attraction

Time Period	Private Car		LGV		2-way total
	IN	OUT	IN	OUT	
Trips at AM peak per hour (9:00 to 10:00)	3	0	4	0	7
Trips at PM peak per hour (17:00 to 18:00)	0	3	0	4	7
Traffic trip per hour (10:00 to 17:00)	2	2	2	2	8

3.4 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 the environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment within the site.

4 Conclusion

4.1 The applicant seeks approval from TPB for the proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of 3 years and associated filling of land at the site falling within “AGR” under S.16 of Town Planning Ordinance.

4.2 In light of the evidence furnished in this planning statement supported by the various analysis and the applicant’s strong commitment to strictly comply with all control ordinances, it is believed that this planning application for such use should be favourably considered by TPB.

Maxtop Sky Limited
JAN 2025

List of Plans

Plan 1	Layout Plan
Plan 2	Land Status Plan
Plan 3	Swept Path Plan
Plan 4	Location Plan
Plan 5	Filling of Land Plan