

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1434 (part) in D.D. 107, 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 and Pond**' (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 in order 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. According to the Notes of the OZP, the applied use is neither a column one nor column two use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within area zoned as "AGR", there is no active agricultural use within the Site. The Site is also surrounded by temporary structures for warehouse use and vacant land, the proposed development is considered not incompatible with the surrounding area. Therefore, the approval of the current application on a temporary basis of 3 year would better utilize deserted agricultural land in the New Territories without jeopardizing the long-term planning intention of the "AGR" zone.
- 2.3 Furthermore, several similar S.16 planning applications (Nos. A/NE-KTN/937, 938, 939, 940, 955, 957 etc.) for 'warehouse' use within the same "AGR" zone were approved by the Board previously. The most recent S.16 planning application (Nos. A/YL-KTN/957) for 'warehouse' use within the same "AGR" zone was approved by the Board for a temporary basis in 2023. Therefore, approval of the current application is in line with the Board's previous decision and would not set undesirable precedent within the "AGR" zone.

3) Development Proposal

- 3.1 The Site occupied an area of 498 m² (about) (**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 (excluding dangerous goods godown) and covered loading/unloading (L/UL) area with total GFA of 379 m² (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 3 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	498 m ² (about)
Covered Area	379 m ² (about)
Uncovered Area	119 m ² (about)
Plot Ratio	
	0.76 (about)
Site Coverage	
	76% (about)
Number of Structure	
	2
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	379 m ² (about)
Building Height	
	7 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 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 0.2m (about) in depth for site formation of structures and circulation area (**Plan 5**). Furthermore, an existing dried pond within the Site is also proposed to be filled to the surrounding site levels (i.e. +9.8mPD), in order to facilitate a flat ground surface (**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 Shui Mei Road via a local access (**Plan 1**). One L/UL space is

provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

- 3.5 LGV is deployed for transportation of goods to be stored at the Site, hence, L/UL space for the aforesaid vehicles is provided (**Plan 4**). Sufficient space is also provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). No medium or heavy goods vehicles including container tractors/trailers, as defined in the *Road Traffic Ordinance* are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the nearby road network should not be anticipated.

Table 3 – Trip Generation and Attractions of the Site

Time Period	LGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	1
Traffic trip per hour (average) (10:00 – 17:00)	0.5	0.5	1

- 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 minimize adverse environmental impacts and nuisance to the surrounding area. 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 (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond**'.

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 Pond and Land Area of the Application Site
Plan 6	Swept Path Analysis