

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1165 (Part) in D.D. 106, 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 The Site was previously operated as an eating place with valid planning permission to bring convenience to the local community. However, it is no longer financially feasible to maintain the premises due to the limited number of visitors to the Site. The applicant, who is the sole owner of the Site, acknowledges the significant demand for storage premises as a result of the Government's land resumption for the development of various New Development Areas in recent years. Therefore, they intend to develop the Site for the applied use to support the local warehousing and storage industry.

### **2) Planning Context**

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, 'warehouse' use is not a column one nor a column two use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 Although the Site falls within area zoned as "AGR", the Site has been hard-paved with no active agricultural activity. Approval of the application on a temporary basis would therefore not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted agricultural land in the New Territories. Furthermore, the Site is surrounded by open storage yards and temporary structures for workshop and storage uses, the proposed development with low-rise structures is considered not incompatible with the surroundings.
- 2.3 Similar applications for 'storage' use within the same "AGR" zone were previously approved by the Board, hence, approval of the current application is considered in line with the Board's previous decisions. The Site is subject of three previous S.16 planning applications, the latest application (No. A/YL-KTS/975) for 'eating place' was also submitted by the same applicant, which was approved by the Board on a temporary basis of 3 years in 2023. The applicant has

implemented the accepted drainage proposal of the previous application (No. A/YL-KTS/975) and the existing drainage facilities will be well-maintained during the planning approval period of the current application.

- 2.4 In support of the current application, the applicant has submitted the accepted drainage photographic records of the existing drainage facilities and a fire service installation (FSIs) proposal to minimise potential nuisance to the surrounding area (**Appendices I and II**).

### 3) Development Proposal

- 3.1 The Site occupies an area of 770 m<sup>2</sup> (about) (**Plan 3**). The operation hours are Monday to Saturday from 08:00 to 19:00. No operation on Sunday and public holiday. A total of four structures are proposed at the Site for warehouse (excluding dangerous goods godown), site office and washroom with total GFA of 383 m<sup>2</sup> (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 5 staff to support the daily operation of the Site. As the Site is for 'warehouse' use, 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>	770 m <sup>2</sup> (about)
<b>Covered Area</b>	239 m <sup>2</sup> (about)
<b>Uncovered Area</b>	531 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.5 (about)
<b>Site Coverage</b>	
	31 % (about)
<b>Number of Structure</b>	
	4
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	383 m <sup>2</sup> (about)
<b>Building Height</b>	
	3 m – 7 m (about)
<b>No. of Storey</b>	
	1 - 2

- 3.2 The proposed warehouse is intended for storage of miscellaneous goods (including but not limited to 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 has already been filled with concrete of not more than 0.2 m in depth for site formation of structures and circulation area (**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 provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development.
- 3.4 No further filling of land will be carried out after planning permission has been granted by the applicant. The applicant will reinstate the Site to an amenity area after the planning approval period. All the existing trees will be well-preserved by the applicant at any time during the planning approval period.
- 3.5 The Site is accessible from Kam Sheung Road via a local access (**Plan 1**). A total of 3 parking and loading/unloading (L/UL) spaces are provided at the Site, details of spaces are shown at **Table 2** below:

**Table 2** – Parking and L/UL Provisions

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

- 3.5 5.5 tonnes lorry will be deployed for transportation of goods, hence, one L/UL space for LGV is provided. No medium and heavy goods vehicle (including container vehicle) will be allowed to enter the Site at any time during the planning approval period. 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 as shown at **Table 3** below is minimal, adverse traffic impact to the surrounding road network should not be anticipated.

**Table 3** –Trip Generation and Attraction of the Site

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	0	0	0	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	0	0	1
Traffic trip per hour (average)	0	0	1	1	2

3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the Environmental Protection Department to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the *Professional Persons Environmental Consultative Committee Practice Notes* for sewage treatment at the Site. No recycling, cleaning, repairing, dismantling nor other workshop activities will be carried out at the Site at any time during the planning approval period.

#### 4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures are provided, i.e. submission of photographic records of the existing drainage facilities and FSIs proposals to mitigate any adverse impact arising from the proposed development (**Appendices I to III**).

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**

**August 2024**

## **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

## 規劃署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : DD106 Lot 1165  
本署檔號 Our Reference : TPB/A/YL-KTS/975  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

15 April 2024

Dear Sir/Madam,

## Submission for Compliance with Approval Condition

## (a) - The Submission of Condition Records of the Existing Drainage Facilities

Proposed Temporary Eating Place with Ancillary Facilities  
for a Period of 3 Years and Filling of Land in "Agriculture" Zone,  
Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long

(Application No. A/YL-KTS/975)

I refer to your submission for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

TSE Should you have any queries on the departmental comments, please contact Mr. Jeff of the Drainage Services Department directly.

Yours faithfully,

(K WNG)

District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department

- 2 -

c.c.  
CE/MN of DSD

(Attn.: Mr. Jeff TSE)

Internal  
CTP/TPB

KWN/CP/ym

**Appendix**

*Comments of the Chief Engineer/Mainland North, Drainage Services Department:*

Please be reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

Our Ref.: DD106 Lot 1165  
Your Ref.: TPB/A/YL-KTS/975

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

**By Email**

20 February 2024

Dear Sir,

**Compliance with Approval Condition (a)**

**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years  
and Associated Filling of Land and Associated Filling of Land in "Agriculture" Zone,  
Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTS/975)**

We are writing to submit photographic records of the existing drainage facilities for compliance with approval condition (a) of the subject application, i.e. *the submission of condition records of the existing drainage facilities (Appendix I)*.

Should you require more information regarding the application, please contact our Ms. Ron LEUNG or the undersigned at your convenience.  
Thank you for kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

cc DPO/FSYLE, PlanD

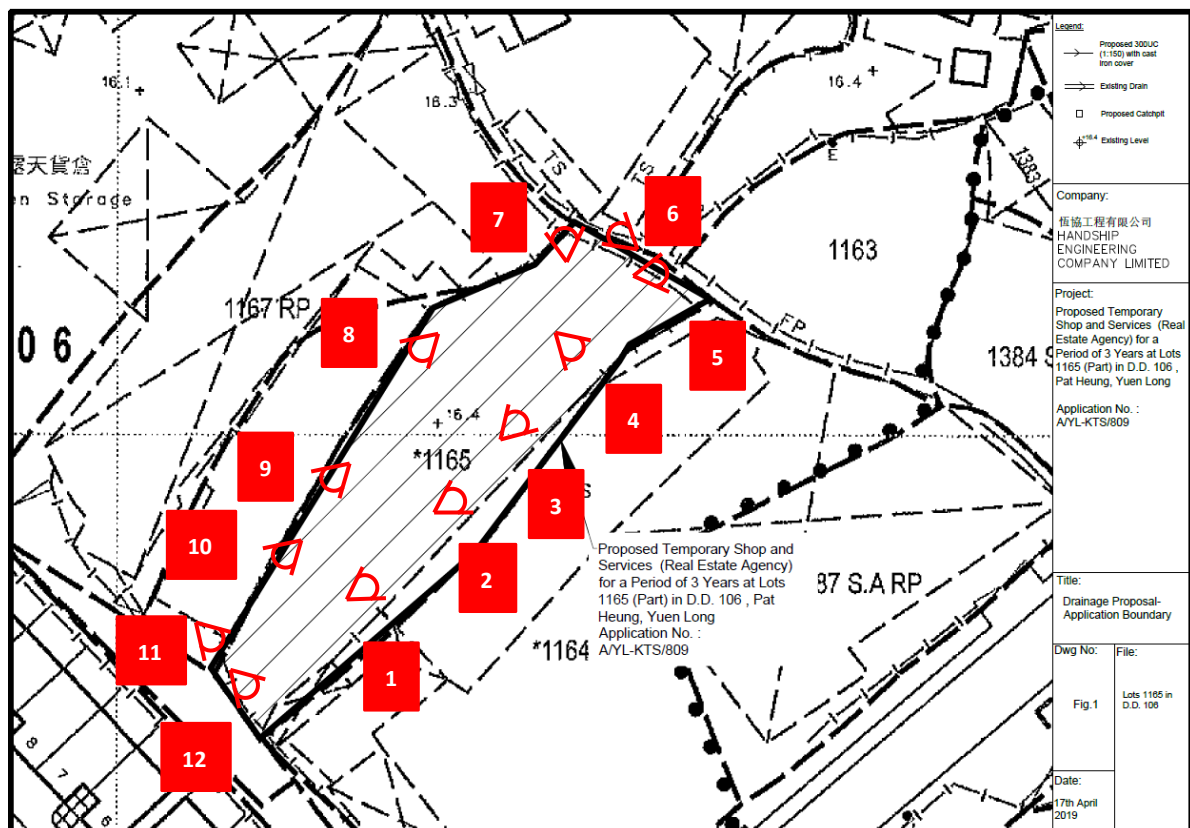
(Attn.: Mr. Christopher PANG  
(Attn.: Mr. MO Ying-yeung

email: cyfpang@pland.gov.hk )  
email: yymo@pland.gov.hk )



**Appendix I - Photographic record of the existing drainage facilities at the application site**

a) The accepted drainage proposal is as follows:



b) Site photo of the existing drainage facilities

1



2





3



4

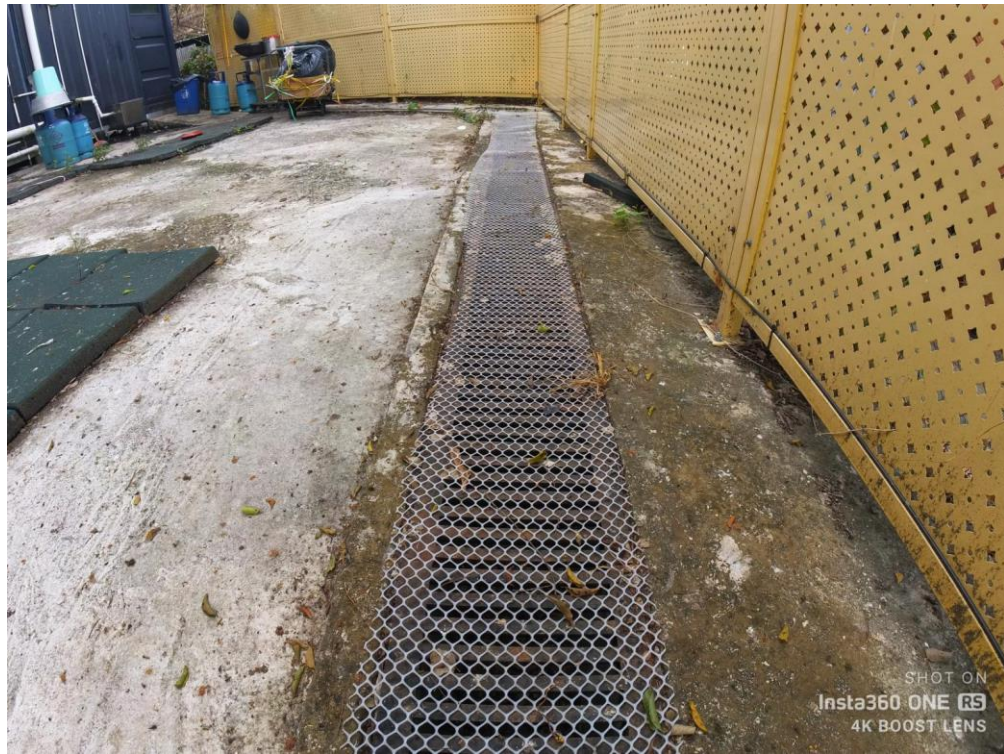




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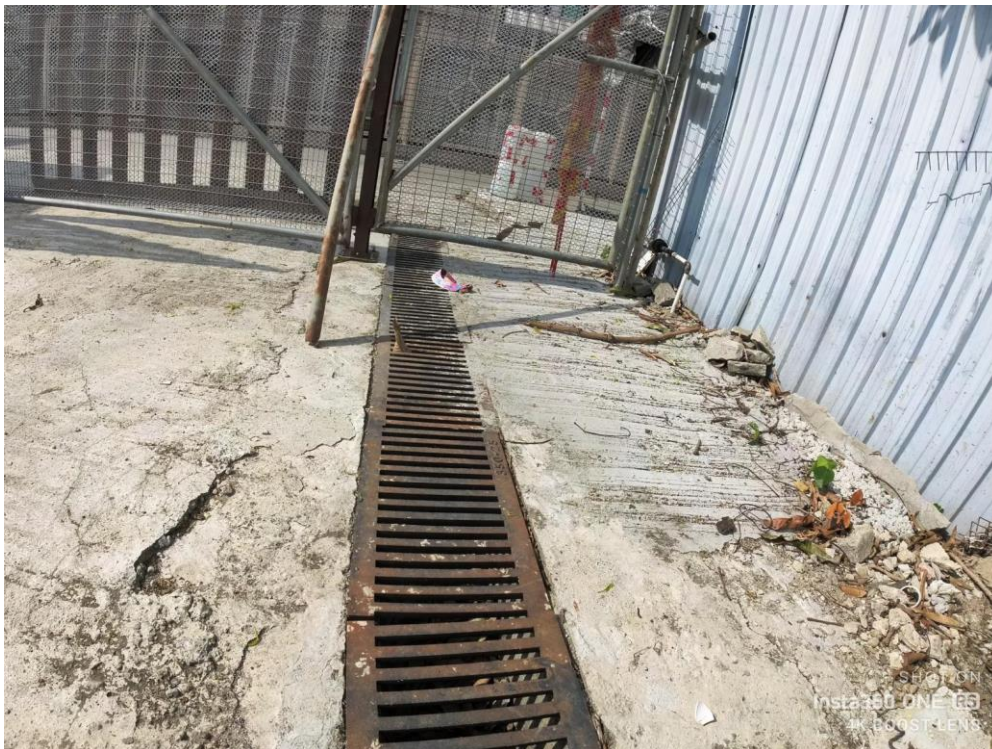




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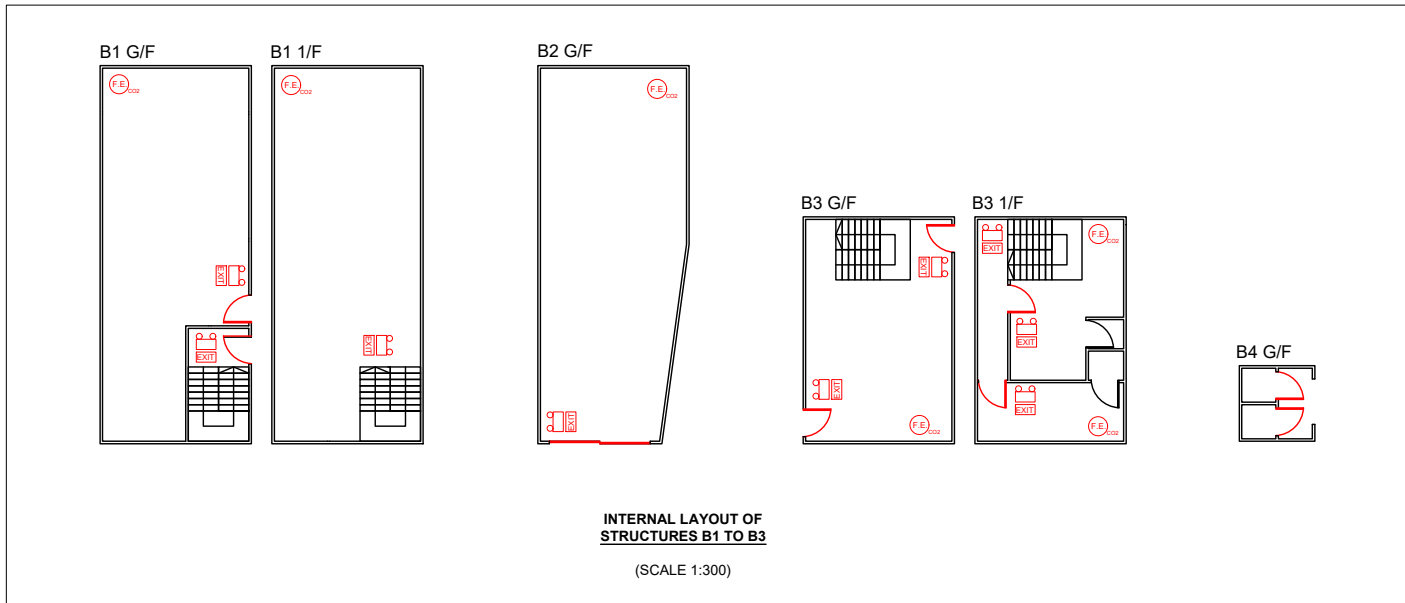
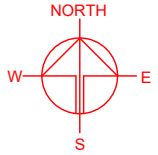
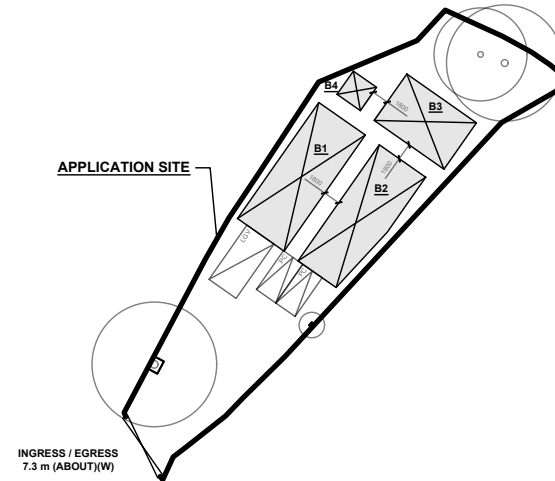
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**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 770 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 239 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 531 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.5	(ABOUT)
SITE COVERAGE	: 31 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 383 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 383 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND SITE OFFICE	90 m <sup>2</sup> (ABOUT)	180 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	86 m <sup>2</sup> (ABOUT)	86 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	54 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B4	WASHROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>239 m<sup>2</sup> (ABOUT)</b>	<b>383 m<sup>2</sup> (ABOUT)</b>	



**FIRE SERVICE INSTALLATIONS**

- EMERGENCY LIGHT
- EXIT SIGN
- 5 KG GAS-TYPE FIRE EXTINGUISHER

**FS NOTES:**

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 6/2021
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
4. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS
- EXISTING TREE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1165 (PART) IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 / 800 @ A4

DRAWN BY: MN DATE: 14.8.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE: FSIs PROPOSAL

DWG NO.: APPENDIX II VER.: 001