

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. 102 and Adjoining Government Land (GL), San Tin, Yuen Long (the Site)* for **‘Temporary Eating Place with Ancillary Facilities for a Period of 3 Years’** (the development) **(Plan 1)**.
- 1.2 The Site falls within an area predominated by residential and industrial uses. The applicant would like to continue to operate an eating place business to serve nearby residents and workers. The development could alleviate the pressing demand for eating place in the vicinity.

2) Planning Context

- 2.1 The Site falls within an area zoned “Village Type Development” (“V”) on the Draft San Tin Technopole Outline Zoning Plan (OZP) No.: S/STT/1 **(Plan 2)**. According to the Notes of the OZP, the applied use is a Column 2 use within the “V” zone other than on the ground floor of a New Territories Exempted House, hence, require planning permission from the Board.
- 2.2 Although the Site falls within the “V” zone which is to designate both existing recognized villages and areas of land considered suitable for village expansion, other commercial uses may be permitted on application to the Board. The temporary basis of the development would not frustrate the long-term planning intention of the “V” zone and can better utilize precious land resources in the New Territories.
- 2.3 Similar applications Nos. A/YL-ST/565 & 604 for the same applied use were approved by the Board within the same “V” zone in 2020 and 2022 respectively. Therefore, approval of the current application would not set an undesirable precedent within the “V” zone.
- 2.4 The Site is the subject of a previous planning application No. A/YL-ST/621 for the same applied use, which was approved by the Board for a period of 3 years in 2022. Approval of the current application is in line with the Board’s previous decision. Since the Site is surrounded by residential and industrial uses, the applied use is considered not incompatible with the surrounding land uses and would benefit nearby residents and workers.

- 2.5 Compared with the previous application, the site area remains unchanged whilst the building height of some structures and the gross floor area (GFA) are slightly increased to meet the applicant’s operation needs. The applicant has shown effort to comply with approval conditions of the previous application. Details are shown at **Table 1**.

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-ST/621		Date of Compliance
(d)	Submission of a drainage proposal	16/12/2022
(e)	Implementation of the drainage proposal	11/03/2024
(g)	Submission of a fire service installations (FSIs) proposal	21/09/2022
(h)	Implementation of the FSIs proposal	Pending comments

- 2.6 Regarding approval condition (h), the applicant made submission to comply with the condition on 11/04/2024. However, comments from the Director of Fire Services were not received by 15/04/2024, which led to revocation of the application. The applicant would make submission for the implementation of FSIs proposal after planning permission has been granted from the Board.

3) Development Proposal

- 3.1 The Site occupies an area of 999 m² (about), including 66 m² (about) of GL (**Plan 3**). A total of five 1-storey structures are provided at the Site for restaurant, washroom, kitchen, storage of goods, covered walkway and meter room with total GFA of 522 m² (about) (**Plan 4**). The operation hours of the development are from 9:00 a.m. to 10:00 p.m. daily, including public holidays. The estimated number of staff working at the eating place is 8. It is anticipated that the development would attract 50 visitors per day. Development parameters are shown at **Table 2**.

Table 2 – Major Development Parameters

Application Site Area	999 m ² (about), including 66 m ² (about) of GL
Covered Area	522 m ² (about)
Uncovered Area	477 m ² (about)
Plot Ratio	0.52 (about)
Site Coverage	52% (about)
Number of Structure	5

Total GFA	522 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	522 m ² (about)
Building Height	2.5 to 4 m (about)
No. of Storey	1

- 3.2 The Site is accessible from Castle Peak Road - San Tin via a local track. As the Site is proposed to serve nearby locals, no parking spaces will be provided at the Site. Visitors and staff are expected to access the Site by public transport services available in the vicinity. Regarding the loading/unloading arrangement of the Site, one light goods vehicle will be deployed for delivery of goods to the Site once a day between 10:00 a.m. to 11:00 a.m. for approximately 10 minutes at the local access to the east of the Site, on the basis that it would not affect traffic flow. Similar logistics arrangement has been adopted by the applicant of a similar application (No. A/YL-MP/342) for the same use and is workable.
- 3.3 The applicant will follow the ‘Control of Oily Fume and Cooking Odour from Restaurants and Food Business’ issued by the Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the eating place. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control is provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.
- 3.4 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will strictly implement good practices under *Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN 1/23)* for sewage treatment at the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage on a regular basis to minimize adverse environmental impact to the surrounding areas.
- 3.5 The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by EPD and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding areas.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the development is not anticipated. Adequate mitigation measures, i.e. submission of photographic records of existing drainage facilities and provision of FSIs, will be provided to alleviate any adverse impact arising from the development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Temporary Eating Place with Ancillary Facilities for a Period of 3 Years**’.

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