

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. 104 and Adjoining Government Land (GL), San Tam Road, Kam Tin, Yuen Long (the Site)* for ‘**Temporary Shop and Services (Financial Institution) and 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 operating the shop and services (financial institution) and eating place business to serve nearby residents and workers. The development could alleviate the pressing demand for shop and services and eating place uses in the vicinity.

2) Planning Context

- 2.1 The Site falls within an area zoned “Other Specified Uses” annotated “Railway Reserve” (“OU(RR)”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, the applied uses are not Column one nor two uses within the “OU(RR)” zone, hence, require planning permission from the Board.
- 2.2 Although the Site falls within the “OU(RR)” zone which is reserved for phase 2 development of the Northern Link alignment, the temporary basis of the development is considered not affecting the commencement of the railway project. Hence, approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the “OU(RR)” zone and better utilize precious land resources in the New Territories.
- 2.3 The Site is the subject of several previous planning applications for similar uses, which were approved by the Board for a period of 3 years between 2014 to 2021. The latest application (No. A/YL-KTN/941) for the same ‘shop and services’ use was approved by the Board on a temporary basis in 2023, hence 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.

- 2.4 Compared with the previous application, the site area remains unchanged whilst the building height of structures B1 & B2, the gross floor area (GFA) and the number of parking spaces are slightly increased to meet the applicant's operational needs, hence, a fresh application is required to facilitate the development. 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-KTN/941		Date of Compliance
(a)	Submission of drainage proposal	Not yet complied with
(b)	Implementation of drainage proposal	Not yet complied with
(d)	Submission of fire service installations (FSIs) proposal	06/03/2024
(e)	Implementation of FSIs proposal	Not yet complied with

- 2.5 Regarding approval conditions (a) and (b), the applicant made submission to comply with these conditions on 17/10/2023. The submission was considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 24/04/2024.
- 2.6 In support of the application, the applicant has submitted photographic records of the existing drainage facilities, as well as a FSIs proposal to support the current application (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupies an area of 1,483 m² (about), including 325 m² (about) of GL (**Plan 3**). 10 temporary structures are provided at the Site for financial institution, offices, eating places, rain shelters (shed structures), storage of goods and washrooms with total GFA of 562 m² (about) (**Plan 4**). 11 parking spaces for private car and 1 loading/unloading (L/UL) space for light goods vehicle (LGV) are provided at the Site (**Plan 4**). Details of development parameters are shown at **Table 2**.

Table 2 – Major Development Parameters

Application Site Area	1,483 m ² (about)
Covered Area	454 m ² (about)
Uncovered Area	1,029 m ² (about)
Plot Ratio	0.38 (about)

Site Coverage	31% (about)
Number of Structure	10
Total GFA	562 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	562 m ² (about)
Building Height	3 to 7 m (about)
No. of Storey	1 to 2

4) Operation Mode

Operation of the Shop and Services (Financial Institution)

- 4.1 The shopfront of the financial institution is located at structures B1 & B2 respectively (**Plan 4**). The operation hours of the financial institution are from 09:30 to 19:30 daily, including public holidays. The estimated number of staff working at the financial institution is 5. It is anticipated that the development would attract 5 visitors per day. Advanced booking is required for visitors to access the development.

Operation of the Eating Place

- 4.2 The eating place is located at structures B4, B5 & B6 respectively with ancillary facilities i.e. storage of goods at structure B9 (**Plan 4**). The operation hours of the development are from 11:00 to 21:00 daily, including public holidays. The estimated number of staff working at the eating place is 5. It is anticipated that the development would attract 20 visitors per day. No outdoor dining area is provided at the Site. Advanced booking is required for visitors to access the eating place, which helps regulate the use of parking space and prevent excessive vehicles and visitors from accessing the Site. Given that food and goods supporting the daily operation are transported to the Site by LGV, a L/UL space for LGV is provided at the Site.
- 4.3 A total of 12 parking and L/UL spaces are provided at the Site (**Plan 4**). Details are shown at **Table 3**:

Table 3 – Parking and L/UL Space Provisions

Type of Space	No. of Space
Private car parking space for visitors - 2.5 m (W) x 5 m (L)	9
Private car parking space for staff - 2.5 m (W) x 5 m (L)	2

L/UL space for LGV - 3.5 m (W) x 7 m (L)	1
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- 4.4 Sufficient space is provided for vehicles to manouvre smoothly within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to public roads (**Plan 5**). A notice will be posted at a prominent location of the Site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. As the trip generation and attraction of the development is minimal (**Table 4**), adverse traffic impact to the surrounding road network is not envisaged.

Table 4 – Trip Generation and Attraction of the Development

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:30 – 10:30)	3	3	1	0	7
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	4	4	0	1	9
Traffic trip per hour (average)	3	3	0	0	6

- 4.5 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.
- 4.6 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 follow the *Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN 1/23)* for sewage treatment at the Site.
- 4.7 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.

5) Conclusion

5.1 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 a FSIs proposal, are provided to alleviate any adverse impact arising from the development (**Appendices I and II**).

5.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Shop and Services (Financial Institution) and 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
Plan 5	Swept Path Analysis

APPENDICES

Appendix I	Photographic Records of Existing Drainage Facilities
Appendix II	Fire Service Installations Proposal