

Supplementary Statement

1) Background

- 1.1 The applicant seeks permission from the Town Planning Board (the Board) to use *Lots 925 RP (Part) and 926 RP (Part) in D.D. 107, Fung Kat Heung, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (Plan 1).
- 1.2 The workforce in Fung Kat Heung has been expanding as a result of the increase of brownfield development in recent years. Nevertheless, due to the lack of restaurant choices in the vicinity, workers frequently have to commute to Kam Tin and Yuen Long to have their meals.
- 1.3 Furthermore, the Site formerly served as an ancillary eating place for an existing holiday camping site, offering catering services to visitors. However, the camping site had to cease operations as the operator deemed it financially infeasible to sustain due to the decline in local camping industry. In view of this, the applicant would like to take up the operation of the eating place, in order to alleviate the pressing demand for such use and better serve the nearby locals working in Fung Kat Heung.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Ting North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, '*eating place*' is not a column one nor column two use within the "AGR" zone, which requires permission from the Board.
- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by vacant land, sites occupied by temporary structures for warehouse uses and open storage yards. Although the Site is zoned as "AGR", there is no active agricultural activity within the Site. Approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize the precious land resources in the New Territories.
- 2.3 Furthermore, a similar S.16 planning application (No. A/YL-KTN/876) for '*eating place*' use was approved by the Board within the same "AGR" zone, which was approved by the Board on a

temporary basis for 3 years in 2023. Therefore, approval of the current application is in line with the Board's previous decision and would not set an undesirable precedent within the "AGR" zone.

2.4 The Site is the subject of 2 previous S.16 planning applications, in which the latest application (No. A/YL-KTN/859) for 'holiday camp', 'barbecue site' and 'eating place' uses (i.e. submitted by a different applicant) was approved by the Board in 2022. The portion where the Site is located was the exact location of the ancillary eating place of the previous application (No. A/YL-KTN/859).

3) Development Proposal

3.1 The Site occupies an area of 959 m² (about) (**Plan 3**). A total of 3 structures are proposed at the Site for eating place (restaurant), detachable rain shelter and washroom with total GFA of 306 m² (**Plans 4**). The operation hours of the Site are from 09:00 to 23:00 daily, including public holidays. It is estimated that 4 staff will work at the Site. It is estimated that the proposed development would be able to attract not more than 30 visitors per day. Major development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	959 m ² (about)
Covered Area	306 m ² (about)
Uncovered Area	653 m ² (about)
Plot Ratio	
	0.32 (about)
Site Coverage	
	32% (about)
Number of Structure	
	3
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	306 m ² (about)
Building Height	
	3 m – 3.5 m (about)
No. of Storey	
	1

3.2 Portion of the Site (i.e. about 670m²) has already been hard paved for circulation and site formation of existing structures. The whole Site will be filled with concrete of not more than 0.1m in depth to facilitate a flat surface for site formation of structures parking and circulation

The associated filling of land is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out at the Site at any time during the planning approval period.

- 3.3 The Site is accessible from Mei Fung Road via a local access (**Plan 1**). A total of 7 parking spaces is provided for staff and visitor, details are shown at **Table 2** below:

Table 2 - Parking Provisions

Type of Space	No. of Space
Parking Space for Private Car for Staff - 2.5 m (W) x 5 m (L)	1
Parking Space for Private Car for Visitor - 2.5 m (W) x 5 m (L)	6

- 3.4 Due to the limited number of parking spaces, visitors are required to reserve parking spaces prior visiting the Site. This is intended to regulate the number of vehicles at the Site to prevent affect the public. As the Site is also easily accessible by public transport services (i.e. the nearest minibus stop is located at approximate 320m at Fung Kat Heung Road), majority of visitor and staff are required to access the Site by using public transport and then walk to the Site. Regarding the logistics arrangement, goods to support the daily operation of the Site will be transported by private car by staff, hence, loading/unloading space for goods vehicle is not provided at the Site.
- 3.5 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**). No medium or heavy goods vehicles, including container tractor/trailer will be allowed to 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 should not be anticipated.

Table 3 - Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	2	5
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	2	2	4
Traffic trip per hour (average)	2	2	4

3.6 The applicant will follow 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' issued by the Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the eating place for the site operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the outdoor environment, in order to fulfil the requirements of the Air Pollution Control Ordinance.

3.7 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Ordinance, Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant 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.

3.8 Garbage or other form of waste will be taken away by staff to the nearest public refuse collection point regularly. The applicant will also strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the EPD and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures, i.e. submission of a drainage proposal and a fire services installations proposal (FSIs) will be provided 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 Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

August 2024

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	Filling of Land of the Application Site
Plan 6	Swept Path Analysis