

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1540 S.C, 1871 S.A and 1871 S.F in D.D.106, Pat Heung, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (the proposed development) (**Plan 1**).
- 1.2 The Site is within walking distance from nearby indigenous villages, where demand for real estate agency is high. In view of that, the applicant would like to operate the applied use to bring convenience to nearby locals and business operators.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, '*Shop and Services*' is not a Column 1 nor Column 2 use within the "AGR" zone, which requires planning permission from the Board. Despite the Site falls within the "AGR" zone, no agricultural activity has been carried out at the Site. Therefore, approval of the current application on a temporary basis would better utilize precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.2 Similar applications (Nos. A/YL-KTS/932, 938, 955 & 961) for '*Shop and Services*' have been approved by the Board within or straddling the "AGR" zone on the same OZP. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone. Besides, the Site is surrounded by temporary structures for storage use, parking of vehicles and vacant land. The applied use is considered not incompatible with surrounding land uses.

3) Development Proposal

- 3.1 The Site, which is divided into 2 separate portions, occupies an area of 494 m² (about) (**Plan 3**). A total of 2 structures are proposed at the Site for shop and services, office and washroom with total gross floor area (GFA) of 360 m² (about) (**Plan 4**). The operation hours of the proposed development are from 09:00 to 18:00 daily, including public holidays. The office is to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that 4 staff members will station at the Site and it will attract not more than 15

visitors per day. Detailed development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Site Area	494 m ² (about)
Covered Area	180 m ² (about)
Uncovered Area	314 m ² (about)
Plot Ratio	
	0.73 (about)
Site Coverage	
	36% (about)
No. of Structure	
	2
GFA	
- Domestic GFA	360 m ² (about)
- Non-Domestic GFA	Not applicable
	360 m ² (about)
Building Height	
	7 m (about)
No. of Storey	
	2

3.2 The Site is partially covered with soil and partially hard-paved. The applicant proposes to fill the entire site with concrete of not more than 0.2 m in depth for the formation of structures and parking/circulation area to meet the operational need (**Plan 5**). The extent of filling has been kept to minimal and no further filling will be carried out beyond the current scheme. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

3.3 The Site is accessible from Kam Sheung Road via a local access (**Plan 1**). A total of 2 private car parking spaces are provided at the Site for staff use. As the Site is proposed to serve the surrounding locals, no visitor parking space is provided. Visitors are anticipated to access the Site via public transport or on foot from neighbouring villages. Details of the parking space provision are shown at **Table 2** below:

Table 2 – Parking provisions

Type of Space	No. of Space
Private Car Parking Spaces - 2.5 m (W) x 5 m (L)	2

3.4 Sufficient space is provided for vehicles to smoothly manoeuvre to/from/within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan 6**). As the trip generation/attraction of the proposed development is expected to be minimal (**Table 3**), adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Estimated trip generation/attraction

Time Period	Estimated Trip Generation/Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	2
Average trip per hour (10:00 – 18:00)	1	1	2

3.5 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will strictly follow the *Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN 1/23)* 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 i.e. submission of drainage and fire service installations proposals will be provided by the applicant after planning permission has been granted from the Board to mitigate any adverse impact arising from the proposed development.

4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for '**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

December 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Site
Plan 3	Plan Showing the Land Status of the Site
Plan 4	Layout Plan
Plan 5	Plan Showing the Filling of Land at the Site
Plan 6	Swept Path Analysis