

Supplementary Statement

1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1878 RP (Part) and 1879 RP (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Shop and Services for a Period of 3 Years**' (proposed development) (**Plan 1**). The applicant would like to operate a shop and service (real estate agency) to serve nearby locals.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Residential (Group C)1" ("R(C)1") zone 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' use is a column 2 uses within the "R(C)1" zone, which requires permission from the Board.
- 2.2 The proposed development is intended to serve the nearby locals, approval of the current application on a temporary basis of 3 years would bring convenience to nearby locals and better utilize deserted land in the New Territories. The applied use is also considered not incompatible with the surrounding areas, which is mainly rural in character predominated by residential structures/dwellings, parking of vehicles, storage/open storage yards and real estate agencies.
- 2.3 Furthermore, the Site is the subject of a previous S.16 planning application (No. A/YL-KTS/920) for the same use that was submitted by the same applicant, which was approved by the Board on a temporary basis of 3 years on 20/5/2022. When compared with the previous application, the major development parameters (i.e. site area, gross floor area (GFA), plot ratio, number of structures, operation mode etc.) remain unchanged. Since the scale and nature of the proposed development is the same as the previous application, approval of the current application is in line with the Board's previous decision. The applicant has submitted fire service installations (FSIs) and drainage proposals to support the current application (**Appendices I and II**).

3) Development Proposal

3.1 The site area is 213 m² (about) (**Plan 1**). One 2-storey structure is proposed at the Site for

shop and services, storage of document and office with total GFA of 136 m² (**Plan 4**). The ancillary office is to provide indoor workspace for administrative staff to support the daily operation of the Site. The operation hours of the proposed development are from 09:00 to 18:00 daily, including public holidays. The estimated number of staff working at the Site are 4. It is estimated that the Site would be able to attract 10 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	213 m ² (about)
Covered Area	68 m ² (about)
Uncovered Area	145 m ² (about)
Plot Ratio	
	0.64 (about)
Site Coverage	
	32% (about)
Number of Structure	
	1
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	136 m ² (about)
Building Height	
	6 m (about)
No. of Storey	
	2

- 3.2 The Site is accessible from Pat Heung Road via a local access (**Plan 1**). No parking nor loading/unloading space is provided at the Site as the proposed development is small in scale and is intended to serve the nearby locals. Visitor and staff are required to commute by using public transportation services at Pat Heung Road then walk to the Site.
- 3.3 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs 5/93) 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 are provided, i.e. submission of FSIs and drainage proposals in order to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Proposed Temporary Shop and Services for a Period of 3 Years**’.

R-riches Property Consultants Limited

November 2023

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Drainage Proposal

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