

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1459 S.B (Part) in D.D. 111 and adjoining Government Land (GL), Pat Heung, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Office for a Period of 3 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant is the sole owner of the Site, they would like use the Site to provide indoor workspace for administrative staff to support the company's daily operation.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Open Storage" ("OS") on the Approved Pat Heung Outline Zoning Plan (OZP) No.: S/YL-PH/11. According to the Notes of the OZP, the applied use is not a Column 1 nor 2 used within the "OS" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the "OS" zone which is primarily for the provision of land for appropriate open storage uses, the temporary basis of the proposed development would not frustrate the long-term planning intention of the "OS" zone and can better utilize precious land resources in the New Territories.
- 2.3 The Site is part of the subject of 2 previous planning applications (Nos. A/YL-PH/807 and 921) for 'Shop and Services' use submitted by the same applicant, which were approved by the Board on temporary basis for a period of 5 years between 2019 and 2022. Approval of the application is in line with the Board's previous decision. Since the Site is mainly surrounded by brownfield uses, the applied use is considered not incompatible with surrounding land uses.
- 2.4 Several similar planning applications (Nos. A/YL-PH/911 and 1011) for the same applied use were approved by the Board within the "OS" zone on the OZP. Therefore, approval of the current application would not set an undesirable precedent within the "OS" zone.
- 2.5 In support of the application, the applicant has submitted a fire service installations (FSIs) proposal and an as-built drainage plan (**Appendices I and II**).

3) Development Proposal

3.1 The Site occupies an area of 222 m² (about), including 116 m² (about) of GL (**Plan 3**). 2 structures are proposed at the Site for office and washroom uses with total GFA of 314 m² (about) (**Plan 4**). The operation hours of the Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holidays. The office is intended to provide indoor workspace for administrative staff to support the daily operation of the applicant's business operations. The estimated number of staff working at the Site is 6. No shopfront or domestics structure is provided at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	222 m ² (about), including 116 m ² (about) of GL
Covered Area	157 m ² (about)
Uncovered Area	65 m ² (about)
Plot Ratio	
	1.4 (about)
Site Coverage	
	71% (about)
Number of Structure	
	2
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	314 m ² (about)
Building Height	
	7 m (about)
No. of Storey	
	2

- 3.4 The Site is accessible from Kam Tin Road (**Plan 1**). Structure B1 is accessible via a pedestrian path branching off Kam Tin Road, whilst structure B2 is accessible from adjoining site to its east, which is also owned by the same applicant.
- 3.5 Given the nature of the applied use, no loading and unloading (L/UL) activity is expected. It is also expected that staff will access the Site via public transport services available in the vicinity. As such, no L/UL and parking space is required at the Site.
- 3.6 The applicant will follow relevant mitigation measures and requirements in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize adverse environmental

impacts and nuisance to the surrounding area. The applicant will also implement good practices under *Professional Persons Environmental Consultative Committee Practice Notes 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 are provided by the applicant, i.e. as-built drainage plan and FSIs proposals, to alleviate 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 Office for a Period of 3 Years'**.

R-riches Property Consultants Limited
September 2024

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	As-Built Drainage Plan

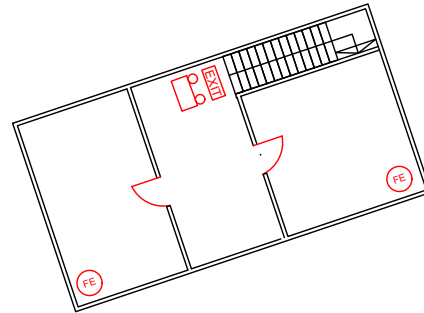
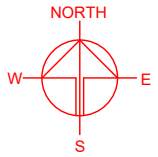
LIST OF PLANS

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

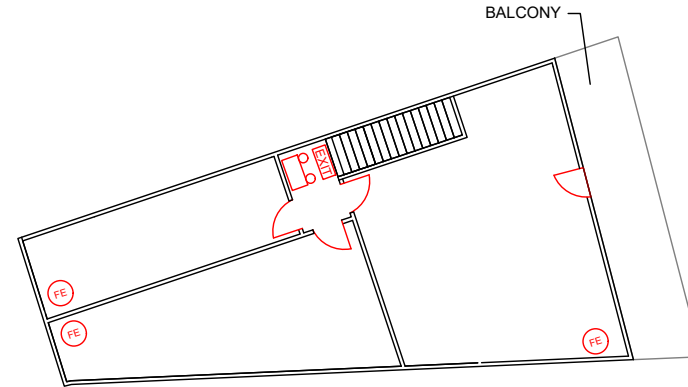
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 222 m ²	(ABOUT)
COVERED AREA	: 157 m ²	(ABOUT)
UNCOVERED AREA	: 65 m ²	(ABOUT)
PLOT RATIO	: 1.4	(ABOUT)
SITE COVERAGE	: 71 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 314 m ²	(ABOUT)
TOTAL GFA	: 314 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

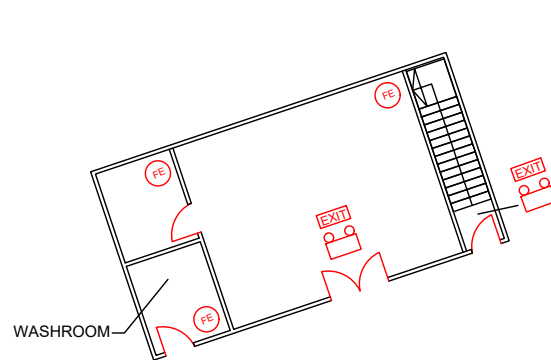
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	OFFICE AND WASHROOM	52 m ² (ABOUT)	104 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	OFFICE AND WASHROOM	105 m ² (ABOUT)	210 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		157 m² (ABOUT)	314 m² (ABOUT)	



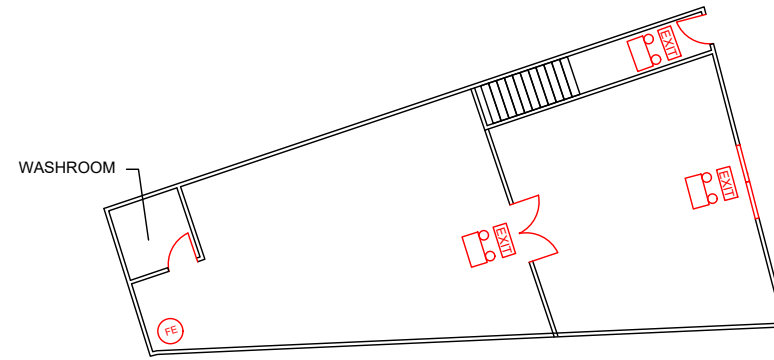
**FIRST FLOOR OF
STRUCTURE B1**



**FIRST FLOOR OF
STRUCTURE B2**






**GROUND FLOOR OF
STRUCTURE B1**



**GROUND FLOOR OF
STRUCTURE B2**


FIRE SERVICE INSTALLATIONS

-  EXIT SIGN
-  EMERGENCY LIGHT
-  4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 6/2021.
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.
3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
4. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

 STRUCTURE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
OFFICE FOR A PERIOD OF 3
YEARS

SITE LOCATION

LOTS 1459 S.B (PART) IN D.D.
111 AND ADJOINING
GOVERNMENT LAND, PAT
HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 200 @ A4

DRAWN BY	DATE
MN	7.10.2024

CHECKED BY	DATE

APPROVED BY	DATE

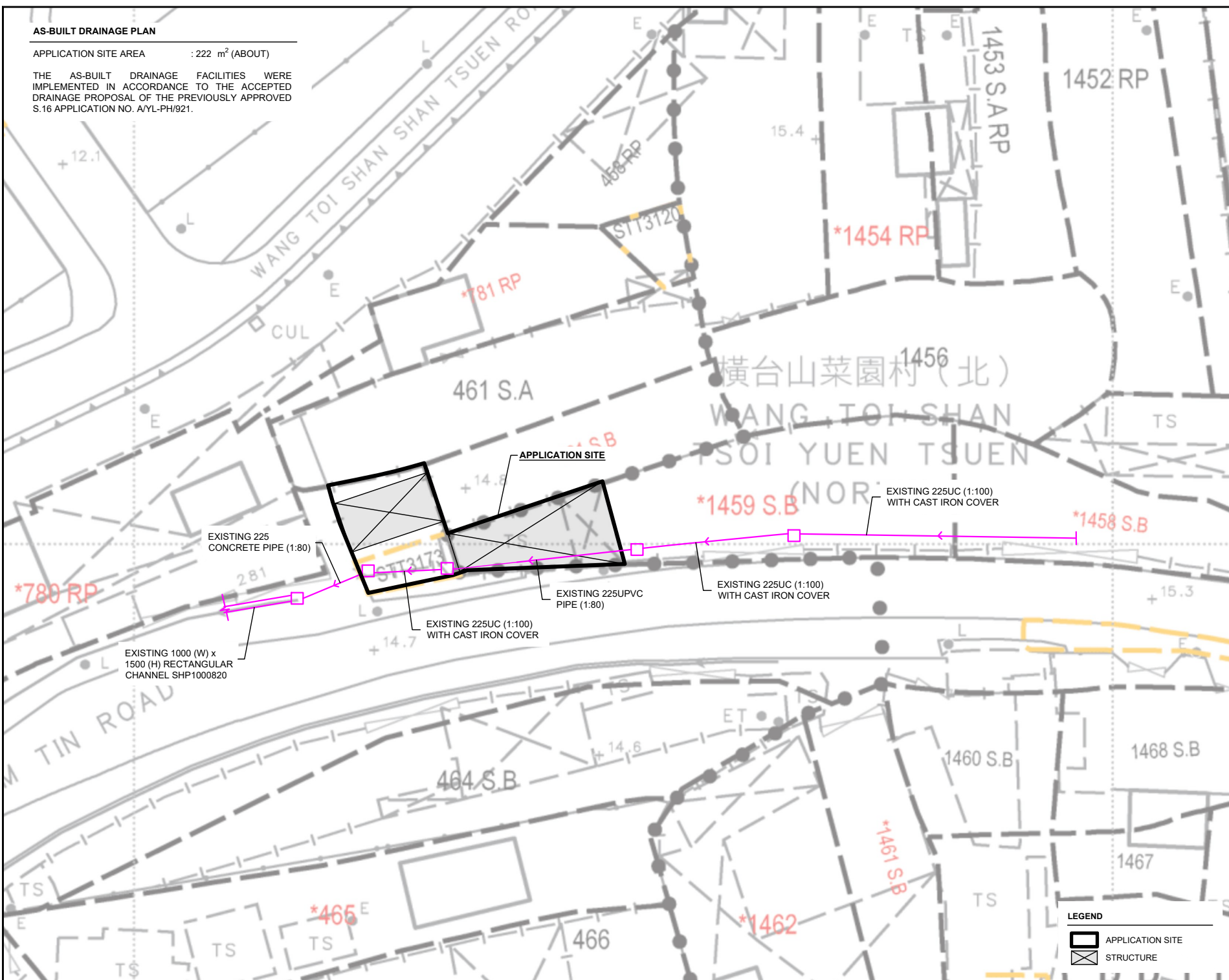
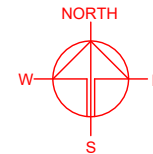
DWG. TITLE
FSIs PROPOSAL

DWG NO.	VER.
APPENDIX I	001

AS-BUILT DRAINAGE PLAN

APPLICATION SITE AREA : 222 m² (ABOUT)

THE AS-BUILT DRAINAGE FACILITIES WERE IMPLEMENTED IN ACCORDANCE TO THE ACCEPTED DRAINAGE PROPOSAL OF THE PREVIOUSLY APPROVED S.16 APPLICATION NO. A/YL-PH/921.



EXISTING 225 CONCRETE PIPE (1:80)

EXISTING 1000 (W) x 1500 (H) RECTANGULAR CHANNEL SHP1000820

APPLICATION SITE

EXISTING 225UPVC PIPE (1:80)

EXISTING 225UC (1:100) WITH CAST IRON COVER

*1459 S.B

EXISTING 225UC (1:100) WITH CAST IRON COVER

*1458 S.B

LEGEND

- APPLICATION SITE
- STRUCTURE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 1459 S.B (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 200 @ A4

DRAWN BY: MN DATE: 7.10.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
AS-BUILT DRAINAGE PLAN

DWG NO. APPENDIX II VER. 001