

Supplementary Statement

1) Background

- 1.1 The applicant seeks permission for renewal of planning approval from the Town Planning Board (the Board) to use *Lot 3335 S.BF (Part) in D.D. 91, Lin Tong Mei, Kwu Tung South, New Territories* (the Site) for '**Temporary Shop and Services for a Period of 5 Years**' (the development) (**Plans 1 to 3**).

- 1.2 The Site is within walking distance from nearby village and residential developments, where the demand for shop and service is high. In view of this, the applicant would like to continue to use the Site to operate the vehicle product store to support the nearby locals.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Approved Kwu Tung South Outline Zoning Plan (OZP) No.: S/NE-KTS/22 (**Plan 2**). According to the Notes of the OZP, '*shop and services*' is a column 2 use within the "V" zone, which requires planning permission from the Board.

- 2.2 Although the development is not entirely in line with the planning intention of "V" zone, the development is intended to serve the nearby locals, approval of the planning application on a temporary basis of 5 years would not frustrate the long-term planning intention of the "V" zone and would better utilise the precious land resources in the New Territories. The Site is mainly surrounded by hobby farm, unused/vacant land and residential dwellings. The building height of the development is lower than that of nearby village houses in its surrounding within the "V" zone i.e. maximum building height of 3 storeys (8.23m). Given the scale and nature of the development, it is considered not incompatible with the surrounding environment.

- 2.3 The Site is the subject of a previous S.16 planning application (No. A/NE-KTS/495) submitted by the same applicant with the same use as the current application, which was approved by the Board in 2021. Therefore, approval of the current application is in line with the Board's previous decision. All planning conditions imposed under the last approved application No. A/NE-KTS/553 have been considered complied with. The planning permission will lapse after 14.5.2026. Comparing with the last application (No. A/NE-KTS/495), all development

parameters (including but not limited to site area, gross floor area (GFA), layout, operation mode etc.) remain unchanged.

- 2.4 The applicant has made effort to comply with all planning conditions imposed under the last approved application. Details are shown at **Table 1** below:

Table 1 - Details of Compliance with Approval Conditions of the Latest Application

Approval Conditions of Application No. A/NE-KTS/495		Date of Compliance
(c)	The submission of a fire service installations (FSIs) proposal	29.06.2021
(d)	The implementation of the FSIs proposal	10.03.2023
(e)	The submission of a drainage proposal	27.07.2021
(f)	The implementation of the drainage proposal	15.09.2023

- 2.5 In support of the application, the applicant has submitted the previously accepted drainage and FSIs proposals, as well as the accepted drainage condition record, and Certificate of FSIs and Equipment (F.S.251) under the last approved application for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to IV**). The applicant will submit updated drainage condition records and F.S.251 upon obtaining planning permission from the Board. All drainage facilities and FSIs within the Site will be well-maintained by the applicant during the approval period of the current application.

3) Development Proposal

- 3.1 The site area occupies an area of 160 m² (about) (**Plan 3**). One 2-storey structure is provided at the Site for shop and services, toilet, site office and storage of goods with total GFA of 174 m² (about) (**Plan 4**). The operation hours of the Site are Mondays to Sundays from 09:00 to 19:00, including public holidays. It is estimated that the development would be able to accommodate 2 nos. of staff and it will attract not more than 8 visitors per day. Details of development parameters are shown at **Table 2** below:

Table 2 - Major Development Parameters

Application Site Area	160 m ² (about)
Covered Area	87 m ² (about)
Uncovered Area	73 m ² (about)
Plot Ratio	
	1 (about)
Site Coverage	
	54% (about)
Number of Structure	
	1
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	174 m ² (about)
Building Height	
	Not exceeding 7 m
No. of Storey	
	2

- 3.2 The Site is accessible from Fan Kam Road via a local access (**Plan 1**). A total of 1 parking space will be provided within the Site, details are as shown below at **Table 3**:

Table 3 - L/UL provision

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	1

- 3.3 Private car is deployed for transportation of goods to support the operation of the development. No light, medium or heavy goods vehicles which exceed 5.5 tonnes, including container tractors/trailers, are not allowed to be parked/stored or enter/exit the Site at any time during the planning approval period. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access. As the traffic generated/attracted by the development is expected to be minimal (as shown at **Table 4** below), adverse traffic impacts arising from the development should not be anticipated.

Table 4 - Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 - 09:00)	1	0	1
Trips at <u>PM peak</u> per hour (19:00 - 20:00)	0	1	1
Average trip per hour (09:00 - 19:00)	0	0	0

3.4 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No open storage activities will be carried out at the Site at any time during the planning approval period.

3.5 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 also 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 minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

4.1 The development will not create nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the previously accepted drainage and FSIs proposals, as well as the accepted drainage condition record, and (F.S.251) under the last approved application to mitigate any adverse impact arising from the development (**Appendices I to IV**). The applicant will submit updated drainage condition records and F.S.251 upon obtaining planning permission from the Board.

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject renewal application for '**Temporary Shop and Services for a Period of 5 Years**'.

R-riches Planning Limited

January 2026

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan

APPENDICES

Appendix I	Accepted Drainage Proposal under the previous application No. A/NE-KTS/495
Appendix II	Accepted Drainage Condition Record under the previous application No. A/NE-KTS/495
Appendix III	Accepted Fire Service Installations Proposal under the previous application No. A/NE-KTS/495
Appendix IV	Accepted Certificate of Fire Service Installations Installation and Equipment (F.S.251) under the previous application No. A/NE-KTS/495