

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories* (the Site) for **‘Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years’** (the proposed development) (**Plans 1 to 3**).
- 1.2 The Site falls within an area predominated by various villages and residential development (i.e. Kam Hing Wai, etc). The applicant would like to continue using the Site for shop and services use (i.e. vehicle showroom) serving the nearby locals and businesses for coping with such demand in Kam Tin area.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as “Village Type Development” (“V”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11. 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 (**Plan 2**).
- 2.2 The development with a low-rise structure is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for shop and services, holiday camps as well as domestic structures for residential use. Although the Site falls within “V” zone, as there is no small house application being processed by the Lands Department, approval of the current application on a temporary basis of 5 years would not frustrate the long-term planning intention of “V” zone and would better utilise deserted land in the New Territories.
- 2.3 Furthermore, similar S.16 planning applications for ‘*shop and services*’ use were also approved by the Board within the same “V” zone, which the latest application (No. A/YL-KTN/1046) for ‘*shop and services*’ use was approved by the Board on a temporary basis for 5 years in 2024. Therefore, approval of the current application would not set an undesirable precedent within the same “V” zone.

- 2.4 The Site is the subject of one previous S.16 planning application (No. A/YL-KTN/883) for the same use submitted by the same applicant as the current application, which was approved by the Board in 2023. Therefore, approval of the current application is in line with the Board’s previous decision. Comparing with the previous application (No. A/YL-KTN/883), all the major development parameters as well as the operation mode remain unchanged. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-KTN/883		Date of Compliance
(a)	The submission of a drainage proposal	01.09.2025
(b)	The implementation of the drainage proposal	Not complied with
(d)	The submission of fire service installations (FSIs) proposal	26.03.2024
(e)	The implementation of the FSIs proposal	Not complied with

- 2.5 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage aspect. The applicant submitted a drainage proposal on 14.04.2025 for compliance with approval condition (a) and the submission was considered acceptable by the Chief Engineer, Mainland North/Drainage Services Department (CE/MN, DSD) on 01.09.2025. There was insufficient time for the applicant to implement the accepted drainage proposal within the specified period of time, which led to revocation of the previous application on 03.12.2025.
- 2.6 For condition (e), the applicant could not implement the accepted FSIs proposal as erection of structure required prior approval from the Lands Department (LandsD). As of 03.12.2025, the Short Term Waiver (STW) application is under consideration by LandsD.
- 2.7 In support of the current application, the applicant submitted an accepted drainage proposal under previous application (No. A/YL-KTN/883) and a FSIs proposal for the Board’s consideration (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupies an area of 775 m² (about) (**Plan 3**). Two structures are provided at the Site for shop and services (vehicle showroom), office and washroom with total gross floor area (GFA) of 72 m² (about) (**Plan 4**). No domestic structure is proposed at the Site. The ancillary

office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. The uncovered open area is designated for displaying of vehicles available for sale. The operation hours of the Site are Mondays to Sundays from 09:00 to 19:00, including public holidays. The number of staff working at the Site is 4. It is anticipated that the Site would be able to attract about 10 visitors per day. Details of development parameters are shown at **Table 2** below:

Table 2 - Major Development Parameters

Application Site Area	775 m ² (about)
Covered Area	72 m ² (about)
Uncovered Area	703 m ² (about)
Plot Ratio	0.09 (about)
Site Coverage	9 % (about)
Number of Structure	2
Total GFA	72 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	72 m ² (about)
Building Height	3 m (about)
No. of Storey	1

- 3.2 The Site is accessible from Chi Ho Road via a local access (**Plan 1**). 3 parking space for PC are provided at the Site for staff/customer parking use. Advance booking is required to access the Site for visitors: this is intended to regulate the number of visitors and vehicles at the Site to avoid affecting the public and surrounding environment. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. Details of parking provision are shown at **Table 3** below:

Table 3 - Parking Provision

Type of Space(s)	No. of Space(s)
Parking space for PC for Staff - 2.5 m (W) x 5 m (L)	1
Parking space for PC for Visitor - 2.5 m (W) x 5 m (L)	2

- 3.3 Only PCs and LGVs are allowed to enter/exit the Site at any time during the planning approval period. No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractors/trailers are allowed to enter/exit the Site. The applicant will ensure no queuing and/or waiting of vehicle from the Site onto Chi Ho Road and no vehicle will be permitted to reverse into and out of the Site onto Chi Ho Road. As the trip generated/attracted by the applied use is expected to be minimal, the adverse traffic impact arising from the applied use is not anticipated. Details of the trip generation/attraction are shown at **Table 4** below.

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 (09:00 – 10:00)	1	0	1
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	1	1
Average trip per hour (10:00 – 18:00)	1	1	2

- 3.4 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' and 'Professional Persons Environmental Consultative Committee Practice Notes 2/24' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development will not create nuisance to the surrounding areas. Adequate mitigation measures (i.e. the submission of the previously accepted drainage and an updated FSIs proposals) had been provided by the applicant to mitigate any adverse impact arising from the 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 with Ancillary Office for a Period of
5 Years**’.

R-riches Planning Limited

December 2025

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

APPENDICES

Appendix I	Fire Service Installations proposal
Appendix II	Accepted drainage proposal under the previous application No. A/YL-KTN/883