

## **Supplementary Statement**

### **1) Background**

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 730 (Part), 736 (Part), 737 (Part), 738 (Part), 740 (Part) and 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development) (**Plans 1 to 3**).

1.2 The Site previously operated an '*animal boarding establishment*' to serve the nearby locals. However, the animal boarding establishment had to cease operations, as the applicant deemed it financially infeasible to sustain due to the decline in local demand and the increasing numbers of brownfield operations located nearby. As such, the applicant would like to use the Site to operate the applied use (i.e. real estate agency) to serve the nearby business operators to identify suitable land for brownfield operators.

### **2) Planning Context**

2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**). Although the Site falls within "AGR" zone, the Site is surrounded by various brownfield uses without active agricultural activities. The proposed development with low-rise structures is considered not incompatible with the surrounding areas. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long term planning intention of the "AGR" zone.

2.2 The Site is the subject of a previous application (No. A/YL-KTN/605) for '*animal boarding establishment*' use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis for a period of 3 years in 2018. Although the current application applies for different use than the previous application, the applicant has made effort and complied with all approval conditions of the previous application, details are shown as at **Table 1** below:

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

<b>Approval Conditions of Application No. A/YL-KTN/605</b>		<b>Date of Compliance</b>
(f)	The submission of a tree preservation proposal	12.12.2018
(g)	The implementation of tree preservation proposal	
(h)	The submission of drainage proposal	31.12.2018
(i)	The implementation of drainage proposal	18.11.2020
(k)	The submission of fire service installations (FSIs) proposal	10.4.2019
(l)	The implementation of FSIs proposal	9.9.2019

2.3 When compare with the previous application (No. A/YL-KTN/605), all the major development parameters (including but not limited to site area, gross floor area (GFA), building height, number of structures and parking spaces) are revised to facilitate the proposed development. In support of the current application, the applicant submitted a FSIs proposal, the accepted drainage proposal under the previous application and photographic records (dated 02.12.2025) showing the existing drainage facilities on the Site (**Appendices I to III**).

### **3) Development Proposal**

3.1 The site occupies an area of 487 m<sup>2</sup> (about) (**Plan 3**). Two structures are provided at the Site for shop and services, office, storage of documents, washroom and rain shelter for fish tank with total GFA of 270 m<sup>2</sup> (about) (**Plan 4**). Ancillary facilities (i.e. site office and washroom) are intended to support the daily operation of the Site. The operation hours of the Site are Mondays to Sundays from 09:00 to 19:00 daily, including public holidays. The number of staff working at the Site is 5. 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

<b>Application Site Area</b>	487 m <sup>2</sup> (about)
<b>Covered Area</b>	212 m <sup>2</sup> (about)
<b>Uncovered Area</b>	275 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.55 (about)
<b>Site Coverage</b>	44 % (about)
<b>Number of Structure</b>	2
<b>Total GFA</b>	270 m <sup>2</sup> (about)
- <i>Domestic GFA</i>	<i>Not applicable</i>
- <i>Non-Domestic GFA</i>	<i>270 m<sup>2</sup> (about)</i>
<b>Building Height</b>	3 - 7 m (about)
<b>No. of Storey</b>	1 - 2

3.2 The entire Site has already been covered with concrete of not more than 0.1 m in depth. The current application serves to regularise the existing hard-paving of concrete, where the existing levels is +15.7 mPD (**Plan 5**). The filling of land is to facilitate a flat surface for site formation of structures, circulation space and vehicle parking spaces uses. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the site during the planning approval period.

3.3 The Site is accessible from Fung Kat Heung Road via Mei Fung Road and a local access (**Plan 1**). 2 parking spaces for private cars (PC) are provided at the Site for staff/customer parking and transportation of goods 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. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. 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 6**). 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 - 2.5 m (W) x 5 m (L)	2

3.4 Only PCs are allowed to enter/exit the Site at any time during the planning approval period. No light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to enter/exit the Site. The trip generation and attraction rates are as shown at **Table 4** below.

**Table 4 - Trip Generation and Attraction of the Proposed Development**

Time Period	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
Traffic trip per hour (10:00 - 18:00)	1	1	2

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 proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures have been provided by the applicant, i.e. submission of FSIs proposal, the accepted drainage proposal under the previous application No. A/YL-KTN/605 and the as-built drainage plan showing the existing drainage facilities on the Site to mitigate any adverse impact arising from the proposed development (**Appendices I to III**).

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

**of Land for a Period of 3 Years'.**

**R-riches Planning Limited**

**December 2025**

## 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** Land Filling Plan
- Plan 6** Swept Path Analysis

## APPENDICES

- Appendix I** Fire Service Installations Proposal
- Appendix II** Accepted Drainage Proposal under the Previous Application No. A/YL-KTN/605
- Appendix III** As-built Drainage Plan Showing the Existing Drainage Facilities on the Site