

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 104 and Adjoining Government Land (GL), San Tam Road, Kam Tin, Yuen Long (the Site)* for ‘**Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 3 Years**’ (the development) (**Plan 1**).
- 1.2 The Site falls within an area predominated by residential and industrial uses. The applicant would like to continue operating the shop and services and eating place business to serve nearby residents and workers. The development could alleviate the pressing demand for shop and services and eating place uses in the vicinity.

2) Planning Context

- 2.1 The Site falls within an area zoned “Other Specified Uses” annotated “Railway Reserve” (“OU(RR)”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, the applied uses are not Column one nor two uses within the “OU(RR)” zone, hence, require planning permission from the Board.
- 2.2 Although the Site falls within the “OU(RR)” zone which is reserved for phase 2 development of the Northern Link (NOL) alignment, the temporary basis of the development is considered not affecting the commencement of the railway project. The applicant will terminate the operation and vacate the Site upon government acquisition and resumption for NOL. Hence, approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the “OU(RR)” zone and better utilize precious land resources in the New Territories.
- 2.3 The Site is the subject of several previous planning applications for similar uses, which were approved by the Board for a period of 3 years between 2014 to 2024. The latest application (No. A/YL-KTN/1026) for the same ‘shop and services’ and ‘eating place’ uses was approved by the Board on a temporary basis in 2024, hence approval of the current application is in line with the Board’s previous decision. Since the Site is surrounded by residential and industrial uses, the applied use is considered not incompatible with the surrounding land uses and would

benefit nearby residents and workers.

- 2.4 Compared with the previous application, the site area remains unchanged whilst the number of structures (i.e. from 10 to 11), the gross floor area (GFA) (i.e. from 562 m² to 558 m²) and building height are slightly adjusted to meet the applicant's operational needs, hence, a fresh application is required to facilitate the development. The applicant has shown effort to comply with approval conditions of the previous application. Details are shown at **Table 1**.

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

Approval Conditions of Application No. A/YL-KTN/1026		Date of Compliance
(a)	Submission of drainage proposal	Not complied with
(b)	Implementation of the drainage proposal	Not complied with
(d)	Implementation of the fire service installations (FSIs) proposal	Not complied with

- 2.5 Regarding approval conditions (a) and (b), the applicant made several submissions to comply with these conditions on 19.08.2024, 15.05.2025 and 11.02.2026 respectively. As of February 2026, the latest submission is still under consideration by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD). Hence, the applicant failed to comply with these conditions within the specified period.
- 2.6 Regarding approval condition (d), prior approval of Short Term Waiver (STW) from the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) is required for the erection of structures, within which the proposed FSIs will be installed therein. The applicant submitted a STW application to the Lands Department in August 2021 to rectify the proposed structures. As of February 2026, the application is still under consideration by the DLO/YL, LandsD.
- 2.7 In support of the application, the applicant has submitted the as-built drainage plan with existing drainage records and a FSIs proposal to support the current application (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupies an area of 1,483 m² (about), including 325 m² (about) of GL (**Plan 3**). 11 temporary structures are provided at the Site for shop and services, site offices, eating places,

rain shelters (shed structures), storage of goods and washrooms with total GFA of 558 m² (about) (**Plan 4**). Details of development parameters are shown at **Table 2**.

Table 2 – Major Development Parameters

Application Site Area	1,483 m ² (about)
Covered Area	463 m ² (about)
Uncovered Area	1,020 m ² (about)
Plot Ratio	0.4 (about)
Site Coverage	31% (about)
Number of Structure	11
Total GFA	558 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	558 m ² (about)
Building Height	3 to 7 m (about)
No. of Storey	1 to 2

4) Operation Mode

Operation of the Shop and Services

- 4.1 The applicant is the operator of the proposed development, and all the shops at the Site will be subdivided and rented out for the applied uses, including but not limited to real estate agencies, convenience stores, retail shops, fast food shop, etc.). The shopfront of the shop and services is located at structures B1, B2 & B4 respectively (**Plan 4**). The operation hours of the shop and services are from 09:30 to 19:30 daily, including public holidays. The estimated number of staff working at the shops is 5. It is anticipated that the development would attract 10 visitors per day.

Operation of the Eating Place

- 4.2 The eating place is located at structures B5 & B6 (**Plan 4**). The operation hours of the development are from 09:30 to 21:00 daily, including public holidays. The estimated number of staff working at the eating place is 5. It is anticipated that the development would attract 20 visitors per day. No outdoor dining area is provided at the Site. Advanced booking is required for visitors to access the eating place, which helps regulate the use of parking space and prevent excessive vehicles and visitors from accessing the Site. Given that food and

goods supporting the daily operation are transported to the Site by light goods vehicle (LGV) during non-peak hours (i.e. beyond 09:30 to 10:30 and 18:00 to 19:00), a loading/unloading (L/UL) space for LGV is provided at the Site.

- 4.3 A total of 12 parking and L/UL spaces are provided at the Site (**Plan 4**). Details are shown at **Table 3**:

Table 3 – Parking and L/UL Space Provisions

Type of Space	No. of Space
Private car parking space for visitors - 2.5 m (W) x 5 m (L)	9
Private car parking space for staff - 2.5 m (W) x 5 m (L)	2
L/UL space for LGV - 3.5 m (W) x 7 m (L)	1

- 4.4 Sufficient space is provided for vehicles to manouvre smoothly within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to public roads (**Plan 5**). A notice will be posted at a prominent location of the Site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. As the trip generation and attraction of the development is minimal (**Table 4**), adverse traffic impact to the surrounding road network is not envisaged.

Table 4 – Trip Generation and Attraction of the Development

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:30 – 10:30)	3	3	1	0	7
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	4	4	0	1	9
Traffic trip per hour (average)	3	3	0	0	6

- 4.5 No open storage, storage of dangerous goods other workshop activities will be involved at the Site. The applicant 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 follow the *Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN 1/23)* for sewage treatment at the Site.

- 4.6 The applicant will follow the '*Control of Oily Fume and Cooking Odour from Restaurants and Food Business*' issued by the Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the eating place. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control is provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.
- 4.7 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by EPD and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding areas.

5) Conclusion

- 5.1 Significant nuisance to the surrounding areas arising from the development is not anticipated. Adequate mitigation measures, i.e. submission of as-built drainage plan with existing drainage records and a FSIs proposal, are provided to alleviate any adverse impact arising from the development (**Appendices I and II**).
- 5.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 3 Years**'.

R-riches Planning Limited

May 2026

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
Plan 5	Swept Path Analysis

APPENDICES

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