

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 474 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 Considering the dense low-density residential developments in the surrounding area, the applicant would like to operate a shop to provide professional real estate and property management services for potential clients. Customers are welcomed to arrive at the Site for rental and purchase/sale of properties; and site visits would also be arranged by the applicant's property agents at various locations upon customers' request.
- 1.3 The Site is located in close vicinity of some existing residential developments (i.e. Kiu Tau Tsuen, Pang Ka Tsuen, Seasons Monarch, etc.), which demand for public parking spaces has always been high. Although public franchised buses and minibus services are provided at Kam Tin Road, surrounding locals still rely mostly on private cars for daily commuting due to the limited destinations of the services and their own travelling destinations to remote villages. Thus, the applicant would also like to operate a public vehicle park at the Site to satisfy parking needs.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "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, the proposed uses (i.e. *shop and services* and *public vehicle park*) are both column 2 uses within the "V" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The proposed development with a few low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, open storage yards, vehicle repair workshops, as well as domestic structures for residential use. Although the Site falls within the "V" zone, as there is no small house application being processed by the Lands Department, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "V" zone and would better utilise deserted land in the New Territories.

2.3 Similar applications for 'shop and services' use have been approved by the Board within the same "V" zone on the same OZP; of which the latest approved application (No. A/YL-KTN/1048) was approved by the Board in 2025. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the same "V" zone.

2.4 The Site is the subject of several previously approved S.16 planning applications for the same 'public vehicle park' use, of which the latest application (No. A/YL-KTN/922, submitted by a different applicant) was approved by the Board in 2023. Therefore, approval of the current application is in line with the Board's previous decisions.

3) Development Proposal

3.1 The site occupies an area of 1,293 m² (about) (**Plan 3**). Four structures are provided at the Site for shop and services, site office, washroom and guardhouse uses with total GFA of 351 m² (about) (**Plan 4**). Ancillary facilities (i.e. site office, washroom and guardhouse) are intended to provide indoor working spaces for staff and to support the daily operation of the Site. The operation hours of the Site are as follows: shop and services are Mondays to Sundays from 09:00 to 19:00 daily, including public holidays; whilst public vehicle park are 24 hours daily, including public holidays. The number of staff working at the Site is 8. 1 staff will be stationed overnight to handle any possible issues and/or complaints, if any. It is anticipated that the Site would be able to attract about 10 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	1,293 m ² (about)
Covered Area	189 m ² (about)
Uncovered Area	1,104 m ² (about)
Plot Ratio	0.27 (about)
Site Coverage	15 % (about)
Number of Structure	4
Total GFA	351 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	351 m ² (about)
Building Height	3 m - 7 m (about)

No. of Storey	1 - 2
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- 3.2 The Site is accessible from Kam Tin Road via a local access (**Plan 1**). 15 parking spaces for private cars (PC) and 1 loading/unloading (L/UL) space for light goods vehicles (LGV) are provided at the Site. The L/UL space is reserved for L/UL of essential goods to support the operation for the shop and services (e.g. stationaries, toilet papers, etc.). 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 5**). Details of parking and L/UL provision are shown at **Table 2** below:

Table 2 - Parking and L/UL Provision

Type of Space(s)	No. of Space(s)
Parking space for PC - 2.5 m (W) x 5 m (L)	15
L/UL space for LGV - 3.5 m (W) x 7 m (L)	1

- 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 vehicles 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 motor vehicles from the Site onto Kam Tin Road via the local access and no motor vehicles will be permitted to reverse into and out of the Site onto Kam Tin Road via the local access. The trip generation and attraction rates are as shown at **Table 3** below.

Table 3 - Trip Generation and Attraction of the Proposed Development

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	6	4	1	0	11
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	4	6	0	1	11
Traffic trip per hour (10:00 - 18:00)	3	3	1	1	8

- 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*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding areas. No storage of dangerous goods will be allowed at the Site at any time during the planning approval period.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development, after planning approval has been obtained from the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years**'.

R-riches Planning Limited

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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