

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 171 S.A RP (Part) and 171 S.B (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories* (the Site) for '**Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years**' (the proposed development) (**Plan 1**).
- 1.2 The Site is in close proximity to nearby residential settlements and villages (i.e. Kam Hing Wai) with strong local demand for shop and services and vehicle parking spaces. The applicant intends to continue use the Site for shop and services (vehicle showroom) to meet residents' demand for daily necessities. The proposed development would alleviate the illegal on-street parking circumstance and enhance the road and pedestrian safety in the area, and provide comfortable waiting space for the parents while waiting for their children.

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 (**Plan 2**). According to the Notes of the OZP, the applied uses are Column 2 uses within the "V" zone, which require planning permission from the Board.
- 2.2 Despite the Site falls within the "V" zone which is to designate both existing recognised villages and areas of land considered suitable for village expansion, other commercial uses may be permitted on application to the Board. The temporary basis of the proposed development would not frustrate the long-term planning intention of the "V" zone and can better utilise precious land resources in the New Territories. The building height of the proposed structures i.e. 3 m to 3.5 m (about), is lower than that of nearby village houses in its surrounding within the "V" zone i.e. maximum building height of 3 storeys (8.23 m). Therefore, it is considered not incompatible with the surrounding environment.
- 2.3 A similar application (No. A/YL-KTN/1197) for similar 'shop and services' use was approved by the Board within the same "V" zone to the east of the Site in February 2026. Other similar application for "shop and services" and "public vehicle park" (No. A/YL-KTN/1046) within/straddling the "V" zone in the vicinity of the Site were also approved in the past 5 years. Therefore, approval of the application is in line with the Board's previous decisions and would

not set an undesirable precedent within the "V" zone.

- 2.4 The Site is the subject of two previous planning applications No. A/YL-KTN/768 and 935 for the same applied uses submitted by the same applicant as the current applications, which were approved by the Board for a period of 3 years between 2021 to 2023. The latest application (No. A/YL-KTN/935) for the same applied uses were approved by the Board on a temporary basis in 2023. Hence, approval of the current application is in line with the Board's previous decision. Since the Site is surrounded by residential use, the applied use is considered not incompatible with the surrounding land uses and would benefit nearby residents.
- 2.5 Compared with the previous application, the number of structures and private car (PC) parking space remains unchanged whilst the site area (i.e. from 1,178m² to 1,176 m²), gross floor area (GFA) (i.e. from 34 m² to 65 m²), number of light goods vehicle (LGV) parking space (i.e. from 2 to 3) 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/935		Date of Compliance
(d)	Submission of a revised drainage proposal	04.11.2024
(e)	Implementation of the revised drainage proposal	Not complied with
(g)	Submission of the revised fire service installations (FSIs) proposal	13.03.2024
(h)	Implementation of the revised FSIs proposal	Not complied with

- 2.6 Regarding approval conditions (e) and (h) in relation to drainage and fire safety matters, the applicant intended to commence all the construction work (i.e. implementation of drainage and FSIs proposal) within the same timeframe to maximum the efficiency of the project delivery. In addition, 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 2023 to rectify the proposed structures. As of June 2026, the application is still under consideration by the DLO/YL, LandsD.
- 2.7 In support of the application, the applicant has submitted the accepted drainage proposal under

the previous application No. A/YL-KTN/935 and a revised FSIs proposal to support the current application (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupies an area of 1,176 m² (about) (**Plan 3**). A total of 4 structures are proposed at the Site for shop and services, storage of goods, ancillary workshop, site office and portable toilet with total gross floor area (GFA) of 65 m² (about) (**Plan 4**). The ancillary site office and workshop are intended to provide indoor workspace for the staff to maintain daily operation of the proposed development. The operation hours of the shop and services will be from 09:00 to 21:00 daily (including Sunday and public holidays), whilst the public vehicle park will be opened 24-hour daily. Details of the development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Site Area	1,176 m ² (about)
Covered Area	65 m ² (about)
Uncovered Area	1,111 m ² (about)
Plot Ratio	0.06 (about)
Site Coverage	6% (about)
No. of Structure	4
Total GFA	65 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	65 m ² (about)
Building Height	3 m to 3.5 m (about)
No. of Storey	1

- 3.2 The proposed shop and services could accommodate about 10 customers per day. Goods to support the daily operation of the proposed development will be transported by LGV during non-peak hours i.e. beyond 08:00 to 09:00 and 18:00 to 19:00. A total of 13 spaces are provided for displaying vehicles for sale. Advance appointments are required for visitors to access the vehicle showroom. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site, hence, no separation barrier is provided at the Site to segregate the proposed vehicle showroom and public vehicle park.
- 3.3 The applicant proposes to provide adequate number of PC and LGV parking spaces to alleviate the pressing demand for parking spaces and illegal on-street parking in the vicinity. As the

operation hours of the proposed shop and services would last until 21:00, it is expected the nighttime traffic induced by the proposed development is minimal. No public announcement system or any form of audio amplification system will be used at the Site. As such, the potential adverse impacts in relation to noise and traffic flow to nearby residents are not anticipated.

- 3.4 The Site is accessible from Chi Ho Road via a local access (**Plan 1**). A 6 m-wide vehicular ingress/egress is proposed at the southeast part of the Site. A total of 14 parking spaces are proposed at the Site (**Plan 4**). Details of the parking provisions are shown at **Table 2** below.

Table 2 – Parking Provisions

Types of Space	Nos. of Space
Parking space for private cars - 2.5 m (W) x 5 m (L)	11
Parking space for LGV - 3.5 m (W) x 7 m (L)	3

- 3.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). As the traffic generated/attracted by the proposed development is estimated to be minimal, adverse traffic impacts arising from the proposed development should not be anticipated. Details of the estimated trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	Private Car		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	5	3	0	0	8
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	3	5	0	0	8
Average trip per hour (Beyond AM & PM Peaks)	4	4	1	1	10

- 3.6 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. No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site

at any time during the planning approval period.

- 3.7 No open storage, storage of unlicensed vehicle or storage of dangerous goods will be involved at the Site. The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 3.8 The applicant will follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and relevant "Professional Persons Environment Consultative Committee Practice Notes" issued by the Environmental Protection Department (EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development is not anticipated to create significant nuisance to the surrounding area. Adequate mitigation measures are provide by the applicant, i.e. submission of the accepted drainage proposal under the previous application No. A/YL-KTN/935 and a revised FSIs proposal to mitigate any adverse impact arising from the proposed development (**Appendices I to II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**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	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Layout plan
Plan 5	Swept path analysis

LIST OF APPENDICES

Appendix I	Accepted Drainage Proposal under the Previous Application No. A/YL-KTN/935
Appendix II	Fire Service Installations Proposal