

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 946 S.E (Part), 946 S.J (Part), 946 S.K, 946 S.L, 946 S.M (Part), 946 RP (Part), 1119 S.A, 1119 S.B, 1119 S.C (Part), 1119 RP (Part) and 1120 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed 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 In view of the pressing demand for local construction services in the Fung Kat Heung and Kam Tin area, the applicant, a construction engineering company, would like to operate a '*shop and services*' to provide professional construction consultancy services for the nearby locals and business 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**).
- 2.2 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 structure 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.
- 2.3 Furthermore, the application site of the similar application (No. A/YL-KTN/1200) for '*temporary shop and services with ancillary facilities and associated filling of land*' is located at approximately 170 m northwest of the Site, which the application was approved by the Board for a temporary basis of 3 years. Given the scale and nature of the similar and current applications is comparable, approval of the current application would not set undesirable precedent within the "AGR" zone and is considered in line with the Board's previous decision.

3) Development Proposal

3.1 The site occupies an area of 336 m² (about) (**Plan 3**). One low-rise structure is provided at the Site for shop and services, site office and washroom with total gross floor area (GFA) of 171 m² (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 from 09:00 to 19:00 daily, including public holidays. The number of staff working at the Site is 3. It is anticipated that the Site would be able to attract about 5 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	336 m ² (about)
Covered Area	106 m ² (about)
Uncovered Area	230 m ² (about)
Plot Ratio	0.51 (about)
Site Coverage	32 % (about)
Number of Structure	1
Total GFA	171 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	171 m ² (about)
Building Height	7 m (about)
No. of Storey	2

3.2 The entire Site has already been covered with concrete of not more than 0.2 m in depth. The current application serves to regularise the existing hard-paving of concrete, where the existing level is +13.2 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 Mei Fung Road via a local access (**Plan 1**). 3 parking spaces for private cars (PC) are provided at the Site for staff and visitor. 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 2** below:

Table 2 - Parking Provision

Type of Space(s)	No. of Space(s)
Parking Space for PC - 2.5 m (W) x 5 m (L)	3

- 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*, will be parked the Site. The estimated trip generation and attraction are as shown at **Table 3** below.

Table 3 - 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 will be provided by the applicant, i.e. *submission of drainage and fire services installations proposals* to mitigate any adverse impact arising from the

proposed development after planning permission has been approved by 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 with Ancillary Facilities and Associated Filling of Land for a Period of 3 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	Plan showing the filling of land area of the Site
Plan 6	Swept Path Analysis