



PLANPLUS 思顧
CONSULTANCY 雋問

Date : 29 August 2025
Our Ref. : PPCL/PLG/10189/L001

Town Planning Board Secretariat,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

Via EPASS

Dear Sir/Madam,

**Section 16 Planning Application for Temporary Shop and Services for a Period of Three Years
at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109,
Kam Tin South, New Territories**

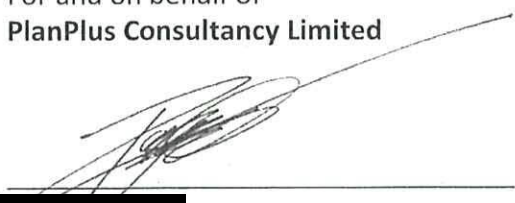
Pursuant to Section 16 of the Town Planning Ordinance (Cap. 131), we act on behalf of the Applicant, *Promise Luck Limited*, in submitting herewith a planning application to the Town Planning Board for Temporary Shop and Services for a Period of Three Years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories.

The following documents are submitted via Electronic Planning Application Submission System (EPASS) for your onward processing:

- i. A copy of the notification given to the "current landowner(s)", including proof of sending notice to the rural committee and publication in three local newspapers;
- ii. A copy of Authorisation Letter from the Applicant to the Authorised Agent;
- iii. A soft copy Supplementary Statement; and
- iv. A soft copy of Annexes.

Should you have any queries, please do not hesitate to contact Miss [REDACTED] or the undersigned at [REDACTED]

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited


[REDACTED]
Managing Director

Encl. As above
c.c. The Applicant – by email

2025年 9月 3 日

此文件在 [REDACTED] 收到。城市規劃委員會
只會在 [REDACTED] 及文件後才正式確認收到
日期 [REDACTED]

2025-09-30

The [REDACTED] will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Date : 3 October 2025
Our Ref. : PPCL/PLG/10189/L002

Town Planning Board Secretariat,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Application No. A/YL-KTS/1100

**Section 16 Planning Application for Temporary Shop and Services for a Period of Three Years
at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109,
Kam Tin South, New Territories**

We refer to the captioned Section 16 Application submitted to the Town Planning Board (“**TPB**”) on 29.8.2025. Referring to comments from the Fanling, Sheung Shui & Yuen Long East District Planning Office (“**DPO**”), we are writing to submit this Supplementary Information (“**SI**”) for your consideration.

Please find below our clarifications with supplementary documents for your onward processing:

1. A revised Layout Plan, indicating that the additional container is for shop use. A replacement page for p. 3 of the Supplementary Statement is provided to reflect the change. Please refer to the enclosed *Appendices 1 and 2*.
2. With respect to the drainage facilities at the Application Site, the approval condition in relation to the implementation of the drainage facilities under the previous Application No. A/YL-KTS/927 has been complied with and accepted by the Drainage Services Department. As such, the previous approved Drainage Proposal under Application No. A/YL-KTS/927 is adopted for the Applied Use under the current application. Please refer to the attached *Appendix 3*.
3. There will be no open storage activities at the Application Site.
4. Considering the adjoining residential use to the north of the Application Site, mitigation measures are in place, such as the canopy over the parking area, to help reduce vehicular noise. All shop-related activities will also be carried out within the structures. Significant noise nuisances to nearby residents are not anticipated during the operation of the Applied Use.
5. There will be only private cars and Light Goods Vehicles entering the Application Site. Due to the small-scale operation, it is estimated that loading/unloading activities will occur at most twice per week during the operational hours of the grocery shop. Hence, the traffic flow of the surrounding road network will not be adversely affected by the Applied Use.

The above submissions do not result in a material change of the nature of the captioned application. Thus, this SI should be accepted by the Secretary of the TPB for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact Miss [REDACTED] or the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



[REDACTED]
Managing Director

Encl. As above
c.c. The Applicant – by email
Mr. LIN Ka Wai, Woody (TP/Yuen Long E 5) – by email
Ms. TONG Ka Yan, Anna (TPG/Fanling, Sheung Shui & Yuen Long E 7) – by email



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CONSULTANCY 顧問

**Section 16 Planning Application for
Temporary Shop and Services for a Period of Three Years
at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109,
Kam Tin South, New Territories**

Supplementary Statement

Prepared by:
PlanPlus Consultancy Limited

August 2025

Reference	:	PPCL-PLG-10189
Report Version	:	1.0

1 PURPOSE OF THE APPLICATION

- 1.1 We are commissioned by the Applicant, Promise Luck Limited, to prepare and submit on its behalf this planning application to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**") to seek permission for Temporary Shop and Service ("**the Applied Use**") for a period of three years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories ("**the Application Site**"). This Supplementary Statement is submitted to the Board with the necessary information to facilitate consideration of this Application.

2 CURRENT CONDITIONS OF THE APPLICATION SITE

- 2.1 The Application Site is located in Kam Tin South, with a total area of approximately 540m². Currently, the Application Site is paved, partly fenced and occupied by storage and office uses on a temporary basis. Location Plan and site photos are attached in **Annexes 1** and **2**, respectively.

3 PLANNING CONTEXT

The Application Site

- 3.1 The Application Site falls within an area zoned as "Village Type Development" ("**V**") zone under the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 ("**the OZP**") (**Annex 3** refers). According to the OZP, the subject "**V**" zone is intended primarily for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Other commercial, community and recreational uses may be permitted on application to the Board.
- 3.2 In addition to the applied 'Shop and Service' use being classified as a Column 2 use under the "**V**" zone, the covering Notes of the OZP stated that 'temporary use or development of any land or building not exceeding a period of three years requires permission from the Board'.

The Surrounding Context

- 3.3 The Application Site is predominantly surrounded by residential developments, typically with around 3 to 4 storeys. To the north and east of the Application Site, there is a cluster of low-rise residential developments, namely Super King Court and Genuine Court, respectively, which fall within the same "**V**" zone. To the west of the Application Site within the "Residential (Group C)" zone is another group of low-rise houses of Kat Hing Garden and Noble Park, along with The Richfield, comprising a group of temporary 'Shop and Services' uses under the approved Application Nos. A/YL-KTS/812 and 972 (**Annex 3** refers).

Previous Application

- 3.4 The Application Site is subject to two previously approved planning applications (No. A/YL-KTS/863 and A/YL-KTS/927) for the same temporary shop and service use (real estate agency), which were approved by the Board with conditions on 22.1.2021 and 11.11.2022, respectively.
- 3.5 Upon the approval of the last application No. A/YL-KTS/927, the same Applicant has made an effort to comply with all approval conditions of the latest application within the required time limits (**Annexes 4 to 5** refer).

Similar Applications

- 3.6 There are 12 similar planning applications for temporary shop and services within the "**V**" zone on the same OZP approved by the Board in the past five years. Similar applications are mainly located in 5 places within the area for temporary uses of a real estate agency, motor vehicle showroom, hardware groceries and construction materials retail shop. The building heights of the approved applications range from 1 to 2 and about 6m.

4 DEVELOPMENT PARAMETER

- 4.1 In view of the planning permission under the previous Application No. A/YL-KTS/927 is valid until 11.11.2025, the Applicant intends to continue operating the real estate agency at the Application Site. Additionally, they would like to include an additional use as a grocery store to serve the local community and neighbourhood. Hence, this application is submitted to the Board seeking temporary approval for 'Shop and Services' use for a three-year period.
- 4.2 The development parameters of the current application remain largely the same as those in the previous Application No. A/YL-KTS/927, except with the addition of a container **for shop use**. The Application Site covers an area of about 540m². There is a total of five single-storey temporary structures with building heights ("BHs") ranging from about **2.4m** to 3m. The total floor area is about 181.6m², comprising an office and a storage room under a canopy, a temporary toilet, a container for **shop use** and a canopy over three private car parking spaces. The layout plan of the Applied Use is attached at **Annex 6** whilst major development parameters for the Applied Use are shown in **Table 1**.
- 4.3 The configuration of the Applied Use, along with the nature, operation and internal traffic arrangement of the will be compatible with the previous approved application, and there will be no substantial changes to the overall physical setting surrounding the Application Site.
- 4.4 In particular, the operation hours of the real estate agency and grocery store are the same, between 9:00am and 9:00pm daily, including Sundays and Public Holidays, which is in line with other shops and services in the area.

Table 1 Major Development Parameters

Major Development Parameters	
Site Area (about)	540m ²
No. of Temporary Structures	5
Total Gross Floor Area (about)	181.6m ²
Shop	- 38m ² (under canopy: about 40m ²)
Storage	- 14m ² (under canopy: about 43m ²)
Temporary Toilet	- 2.6m ²
Canopy over Carparking Spaces	- 83m ²
Container for Shop Use	- 13m ²
Maximum BH (about)	3m
Canopy over Shop	- 3m
Canopy for Storage	- 3m
Canopy over Carparking Spaces	- 3m
Temporary Toilet	- 2.5m
Container for Shop Use	- 2.4m
No. of Storeys	1
Non-domestic Plot Ratio	About 0.34
No. of Parking Spaces for Private Cars ("PCs") (5m x 2.5m)	3
No. of Loading/Unloading ("L/UL") Bay for Light Good Vehicles ("LGVs") (7m x 3.5m)	1

4.5 Access and Traffic Arrangements

- 4.5.1 There is a provision of one L/UL bay for LGVs and three parking spaces for PCs intended for the logistic purpose and commuting of the staff, which remain the same as the previous application. No vehicle without a valid license issued under the Road Traffic Ordinance will be allowed to be parked or stored within the Application Site. No vehicle washing, repairing, dismantling, car beauty and other workshop activities are allowed on the Application Site at any time. No vehicle will be allowed to queue back to or reverse onto/from public road at all times.
- 4.5.2 Furthermore, visitors can access the Application Site on foot and by public transport from Kam Sheung Road Station, Kam Sheung Road Public Transit Interchange and 2 bus stations along Kam Sheung Road. The Application Site is also connected by a cycling track to its west, which branches off from Kam Po Road and Kam Sheung Road (**Annex 7** refers). The existing pedestrian entrance located at the southwest of the Application Site does not affect any existing public street furniture such as railings or pavement. Whilst vehicles can access the Application Site from Kam Sheung Road via a local road to the northeast of the Application Site (**Annex 8** refers).

4.6 Environmental Arrangements

- 4.6.1 The latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storages Sites' issued by the Environmental Protection Department and Water Pollution Control Ordinance will be strictly followed to minimise adverse environmental impacts and nuisances to the surrounding area. As such, no adverse environmental impact and misuse of the Applied Use is anticipated.
- 4.6.2 Sewage generated from toilets and sinks will enter the septic tank system ("STS"). The sludge of the STS will be collected by specialist contractors for disposal on a regular basis. The Professional Persons Environmental Consultative Committee Practice Notes for sewerage treatment at the Application Site will also be followed. Hence, no adverse sewerage impact is anticipated from the operation of the Applied Use.

4.7 Drainage Arrangements

- 4.7.1 Upon the acceptance of the implementation of the drainage facilities by the Drainage Services Department under the previous Application No. A/YL-KTS/927 (**Annex 4** refers), the drainage facilities on site have been maintained in good condition. Regular clearance of debris and maintenance are carried out. A photographic record of the existing drainage facilities is shown in **Annex 9**.

4.8 Fire Safety Arrangements

- 4.8.1 The approval condition under the previous Application No. A/YL-KTS/927 in relation to the implementation of fire services installations ("FSIs") proposal had been complied with (**Annex 5** refers). Adequate FSIs have been provided and properly maintained.

5 PLANNING JUSTIFICATIONS

5.1 Will Not Jeopardise the Planning Intention of the "V" Zone

5.1.1 The Application Site falls within the "V" zone on the OZP, which is primarily intended for 'development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.' As such, the Applied Use of Temporary 'Shop and Services' is a Column 2 Use of the "V" zone, which may be permitted subject to consideration by the Board.

5.1.2 Also, the Applied Use is temporary in nature for an additional period of three years and does not comprise any permanent structures or modifications to existing buildings. Hence, the Applied Use will not jeopardise the prevailing planning intention of the "V" zone, particularly when considering that the above rationales are in principle applicable to the planning control of permanent uses. Long-term planning implications of such temporary use can be considered negligible.

5.2 Compatible with the Surroundings

5.2.1 The Applied Use is considered compatible with the surrounding profile due to its operational nature and small development scale.

5.2.2 The Applied Use is solely for providing real estate agency and grocery retail services. Nuisances associated with air quality, noise and traffic to the nearby residents are not anticipated. Since no medium or heavy goods vehicle will be travelling into the Application Site, and negligible traffic attraction and generation is anticipated.

5.2.3 In addition, all temporary structures of the Applied Use are single-storey with maximum BH of 3m, which does not exceed the BH restriction of 3 storeys (8.23m) of the subject "V" zone. The development scale of the Applied Development is considered compatible with the neighbouring residential buildings such as Super King Court and Kam's Terrance and no adverse visual impact is anticipated.

5.3 Similar Approved Applications for Temporary Shop and Service Within the Same "V" Zone

5.3.1 Considering that the Board has approved 12 planning applications for temporary shop and service uses, primarily for real estate agencies within the "V" zone on the same OZP, these approvals imply a degree of flexibility by the Board to recognise and permit 'Shop and Services' use within the "V" zone. Therefore, approving the current application would not set an undesirable precedent within the "V" zone.

5.4 Technically No Adverse Impact

5.4.1 As compared to the previous approved application No. A/YL-KTS/927, there will be no changes in the nature of the Applied Use, opening hours, nos. of trips involved. Upon the submission of the last approved application, technical assessments were submitted and demonstrated that the Applied Use is technically feasible and would not generate adverse impacts on various aspects, including drainage and fire safety. Therefore, the existing drainage, run-in/out and FSI treatment would continue to be properly maintained at all times following the approval of the current application. Hence, no adverse technical impact is anticipated from the Applied Use.

6 CONCLUSION

- 6.1 This Supplementary Statement is submitted to the Board in support of the Section 16 planning approval for Temporary Shop and Service for a period of three years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories.
- 6.2 The Application Site is situated entirely within an area zoned "V" on the OZP and has an area of about 540m². The Applied Use comprises five structures with a maximum BH of 1 storey (not more than 3m). The total floor area is 181.6m².
- 6.3 In view of the planning justifications stated in this Supplementary Statement, we respectfully request the Board to give favourable consideration to this renewal application.

August 2025
PlanPlus Consultancy Limited