

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 346 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (the Site) for '**Proposed Temporary Place of Recreation, Sports or Culture, Shop and Services and Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years**' (the proposed development) (**Plan 1**).
- 1.2 The Site is in close proximity to nearby residential developments and indigenous villages, where there is strong local demand for place of recreation, sports or culture, shop and service and vehicle parking spaces. Besides, with the recent and expected in-take of nearby new residential developments e.g. Phases 1 and 2 of the Grand Mayfair, the NAScent, Pok Oi Kong Ha Wai Village etc., the proposed development would offer new varieties of sports facilities and shop and services for nearby residents and business operators.
- 1.3 In view of the increasing population in the Kam Tin area in recent years, the applicant also proposes to provide hourly and monthly parking spaces to provide parking spaces for visitors of the proposed place of recreation, sports or culture and shop and services, and to help alleviate the pressing demand for vehicle parking spaces, as well as to minimise the illegal on-street parking circumstance in the area. The proposed development would meet the demand for the proposed uses and bring convenience to the growing population of Kam Tin.
- 1.4 The Kam Sheung Road Flea Market adjacent to Kam Sheung Road MTR Station has already ceased operation so as to give way for the Northern Link Project, the proposed development would help supplement the demand for the choice of shop and services in the area.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Residential (Group C)" ("R(C)") on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, the applied uses are Column 2 uses within the "R(C)" zone, which require planning permission from the Board.
- 2.2 The applied uses are considered not incompatible with the surrounding area which is dominated by low-rise residential developments, railway station, vacant land, parking of vehicles, shop and services, place of recreation, sports or culture, and open storage uses. Although the applied

uses are not entirely in line with the planning intention of the “R(C)” zone, there is no known development of the area for residential use. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intentions of the “R(C)” zone and would better utilise precious land resources in the New Territories.

- 2.3 Similar application Nos. A/YL-KTS/972 and A/YL-KTS/1088 for ‘Shop and Services’, ‘Eating Place’ and ‘Public Vehicle Park’ were approved by the Board within the same “R(C)” zone to the immediate west and north of the Site in 2023 and 2026 respectively. Therefore, approval of the current application is in line with the Board’s previous decisions and would not set an undesirable precedent within the “R(C)” zone.

3) Development Proposal

- 3.1 The Site occupies an area of 1,738 m² (about) (**Plan 3**). A total of 3 structures are proposed for indoor sports centre, shop and service, reception, site office, washroom and changing room with total gross floor area (GFA) of 638 m² (about) (**Plan 4**). The operation hours of the place of recreation, sport or culture and shop and services will be from 07:00 to 23:00 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	1,738 m ² (about)
Covered area	548 m ² (about)
Uncovered area	1,190 m ² (about)
Plot ratio	0.37 (about)
Site coverage	32% (about)
No. of structure	3
Total GFA	638 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	638 m ² (about)
Building height	7.2 m to 9 m (about)
No. of storey	1 to 2

- 3.2 The applicant intends to operate 2 indoor sports centres at the eastern portion of the Site, with a view to offering visitors the opportunities to carry out various sports activities such as table

- tennis, pickleball, badminton, etc. The indoor sports centres would accommodate not more than 20 visitors at the same time. Ancillary facilities, including reception, site office, changing room and washroom, supporting the indoor sports centres are proposed. The indoor sports centres will be situated within fully enclosed structures. Visitors are required to make prior appointment for the use of the indoor sports centres.
- 3.3 The proposed shop and services would accommodate not more than 20 customers at the same time. Goods to support the daily operation of the proposed development will be transported by light goods vehicle (LGV) during non-peak hours (i.e. beyond 08:00 to 09:00 and 18:00 to 19:00). Given that the proposed development would target at residents from nearby villages in Kam Tin and Pat Heung areas, it is expected that a portion of the target customers would assess the Site by private cars.
- 3.4 The applicant proposes to provide adequate number of private car (PC) parking spaces to alleviate the pressing demand for hourly/monthly parking spaces and illegal on-street parking in the vicinity. A fraction of the proposed parking spaces would also be reserved for visitors and staff of the proposed development. Despite the operation hours of the proposed shop and services and indoor sports centres would last until 23:00, it is expected the nighttime traffic flow induced by the proposed development should be minimal. The potential adverse impacts in relation to noise and traffic flow to nearby residents are not anticipated.
- 3.5 The Site is accessible from Kam Sheung Road via a local access (Plan 1). A 6 m-wide vehicular ingress/egress is proposed at the southeastern part of the Site. A separate pedestrian access connecting the adjoining site of approved application No. A/YL-KTS/972 partly for the same applied uses, namely the Richfield, is located at the northern part of the Site. Barriers will be erected to separate the parking area with the rest of the proposed development, so as to ensure pedestrian and road safety. A total of 12 parking and loading/unloading (L/UL) spaces are proposed at the Site (Plan 4). Details of the parking and L/UL provisions are shown at Table 2 below.

Table 2 – Parking and L/UL provisions

Types of space	Nos. of space
Parking space for PC - 2.5 m (W) x 5 m (L)	12
L/UL space for LGV - 3.5 m (W) x 7 m (L)	1

3.6 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 estimated traffic generated/ attracted by the proposed development is expected 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				
	PC		LGV		2-way total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	3	2	0	0	5
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	2	4	0	0	6
Average trip per hour (Beyond AM & PM Peaks)	2	2	1	1	6

3.7 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 approval period of the planning permission. 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 approval period of the planning permission.

3.8 No open storage, storage of unlicensed vehicle, vehicle repairing, dismantling or other workshop activities 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 approval period of the planning permission. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period. The Site is currently surrounded by periphery fencing to minimise the noise and visual nuisance to the surrounding area.

3.9 The applicant will also 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' issued by the Environmental Protection Department (EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

3.10 Peripheral fencing of about 2.5 m in height will be erected along the site boundary to minimise noise nuisance to the surroundings. The boundary fencing will be installed properly by licensed contractor to prevent misalignment of walls and to ensure that there is no gap or slit on the boundary wall. Maintenance will be conducted on a regular basis.

4) Conclusion

4.1 The proposed development is not anticipated to create significant nuisance to the surrounding area. Adequate mitigation measures will be provided by the applicant upon obtaining relevant planning permission to alleviate any potential adverse impact arising from the proposed development.

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Place of Recreation, Sports or Culture, Shop and Services and Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years**'.

R-riches Planning Limited

May 2026

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