

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1584 S.A ss.2 (Part) in D.D. 111, Pat Heung, Yuen Long, New Territories* (the Site) for **'Temporary Shop and Services (Product Showroom) with Ancillary Facilities for a Period of 5 Years'** (the proposed development) (**Plan 1**).
- 1.2 Considering the rapid low-density residential and brownfield development in the surrounding area, the Site is intended to showcase a wide variety of garage doors, entrance gates, etc. for potential customers. The showroom provides customers with the opportunity to experience different brands of products before making an online purchase. No direct purchase of in-stock items can be made at the Site. Instead, purchased doors and gates would be delivered, installed and maintained at the customer's premises.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Open Storage" ("OS") on the Approved Pat Heung Outline Zoning Plan (OZP) No.: S/YL-PH/11 (**Plan 2**). According to the Notes of the OZP, *'Shop and Services (not elsewhere specified)'* is a Column 2 use within the "OS" zone, which requires planning permission from the Board.
- 2.2 Although the Site falls within the "OS" zone which is primarily for the provision of land for appropriate open storage uses, there is no long term development programme of the Site currently. Thus, approval of the planning application on a temporary basis of 5 years would not frustrate the long-term planning intention of the "OS" zone and can better utilize precious land resources in the New Territories.
- 2.3 The Site is the subject of five previously approved S.16 planning applications (Nos. A/YL-PH/144, 234, 750, 842 and 911) for different uses, within which two applications involving the same use were submitted by the same applicant. The latest application for the same use (No. A/YL-PH/842) was approved by the Board in 2020. Therefore, the approval of the current application would not set an undesirable precedent within the "OS" zone. When compared with the previous application (No. A/YL-PH/842), a different layout is adopted by the applicant, thus development parameters, including gross floor area (GFA), covered area, and no. of structures are different. Such amendment is intended to meet the current operational need

of the Site.

- 2.4 Similar application (No. A/YL-PH/921) for 'Shop and Services' use had been approved by the Board within the same "OS" zone on the same OZP. Therefore, approval of the current application is in line with the Board's previous decision and would not set an undesirable precedent. Besides, the Site is surrounded by temporary structures for storage use, workshops, residential dwellings and vacant land. The applied use is considered not incompatible with surrounding land uses.

### 3) Development Proposal

- 3.1 The Site occupies an area of 368 m<sup>2</sup> (about) (**Plan 3**). One 2-storey structure is proposed at the Site for shop and services, office and washroom uses with total GFA of 168 m<sup>2</sup> (about) (**Plan 4**). Ancillary facilities, including office and washroom are for providing indoor workspace for administrative staff to support the daily operation of the Site, and conveniences for staff. The operation hours of the proposed development are from 09:00 to 18:00 daily, including public holidays. It is estimated that 4 staff members will station at the Site and it will attract not more than 5 visitors per day. Detailed development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Site Area</b>	368 m <sup>2</sup> (about)
<b>Covered Area</b>	100 m <sup>2</sup> (about)
<b>Uncovered Area</b>	268 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.46 (about)
<b>Site Coverage</b>	27% (about)
<b>No. of Structure</b>	1
<b>Total GFA</b>	168 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	168 m <sup>2</sup> (about)
<b>Building Height</b>	7.2 m (about)
<b>No. of Storey</b>	2

- 3.2 The Site is accessible from Kam Tin Road (**Plan 1**). A total of 3 private car (PC) parking spaces are provided at the Site for staff and visitor use. As the Site is proposed to serve surrounding locals and located near bus stops, majority of staff and visitors are required to access by public transport. As no direct purchases of in-stock items can be made at the Site, no

loading/unloading space would be provided within the Site. Details of parking provisions are shown at **Table 2** below:

**Table 2** – Parking provisions

Type of Space	No. of Spaces
Parking Spaces for PC for Visitors - 2.5 m (W) x 5 m (L)	1
Parking Spaces for PC for Staff - 2.5 m (W) x 5 m (L)	2

- 3.3 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure no queuing and turning back onto Kam Tin Road (**Plan 5**). Only PCs are allowed to enter/exit the Site at any time during the planning approval period. No light, medium or heavy goods vehicles, including container tractors/trailers are allowed. Advance booking for visitor parking space is required if visitors are arriving at the Site by PC. As the trip generation/attraction of the proposed development is expected to be minimal (**Table 3**), adverse traffic impact to the surrounding road network should not be anticipated.

**Table 3** – Estimated trip generation/attraction

Tim Period	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	2
Average trip per hour (10:00 – 17:00)	1	1	2

- 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 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 to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will also strictly follow the *Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN 1/23)* for sewage treatment at the Site.

#### **4) Conclusion**

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures, i.e. submission of fire service installations proposal and as-built drainage plan are provided by the applicant to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Shop and Services (Product Showroom) with Ancillary Facilities for a Period of 5 Years**'.

**R-riches Property Consultants Limited**

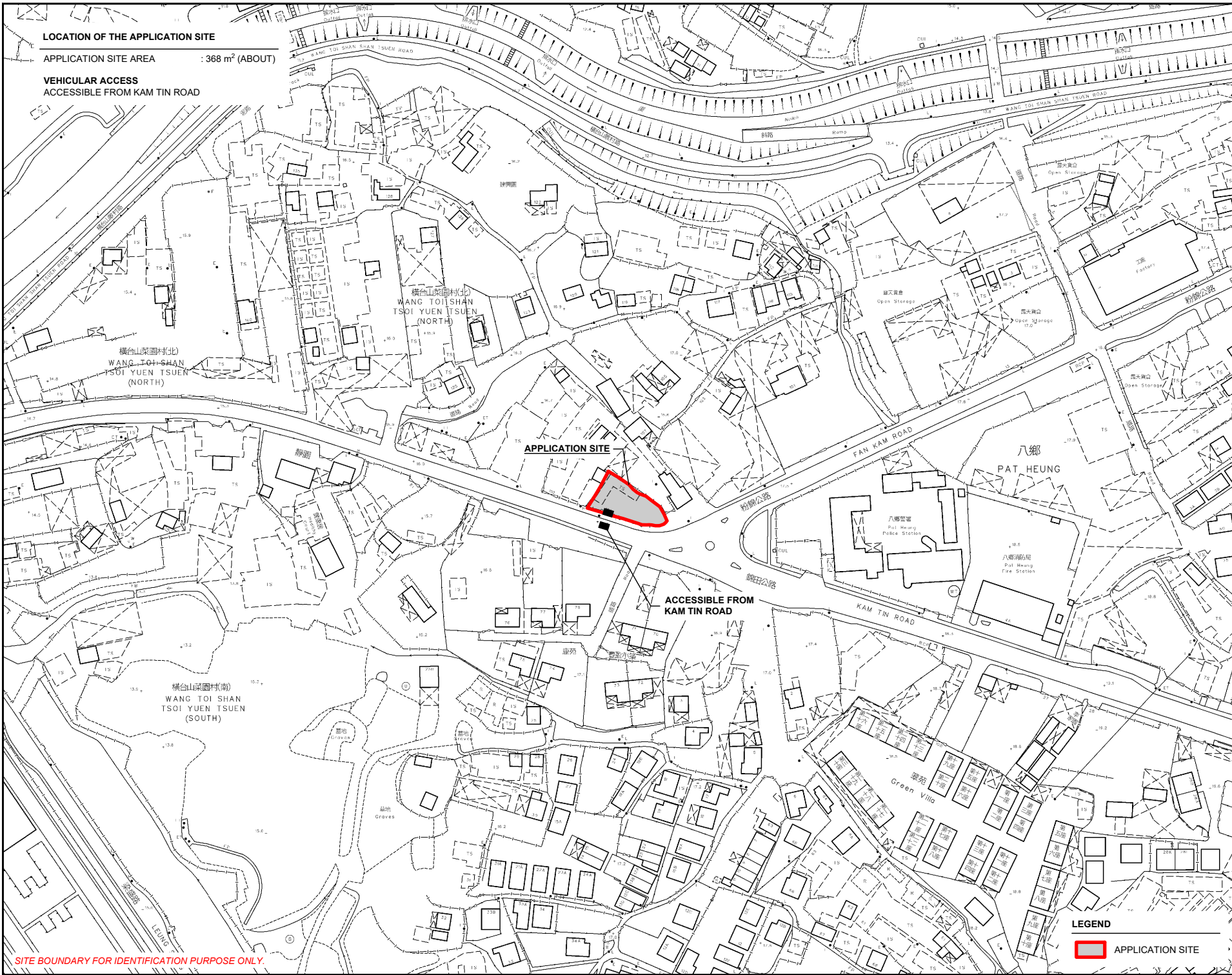
**April 2025**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Site
<b>Plan 3</b>	Plan Showing the Land Status of the Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis

## **APPENDICES**

<b>Appendix I</b>	Fire Service Installations Proposal
<b>Appendix II</b>	As-built Drainage Plan



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 368 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS

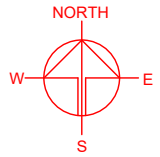
ACCESSIBLE FROM KAM TIN ROAD

APPLICATION SITE

ACCESSIBLE FROM  
KAM TIN ROAD

LEGEND

 APPLICATION SITE



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES (PRODUCT SHOWROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 1584 S A SS.2 (PART) IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

8.4.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

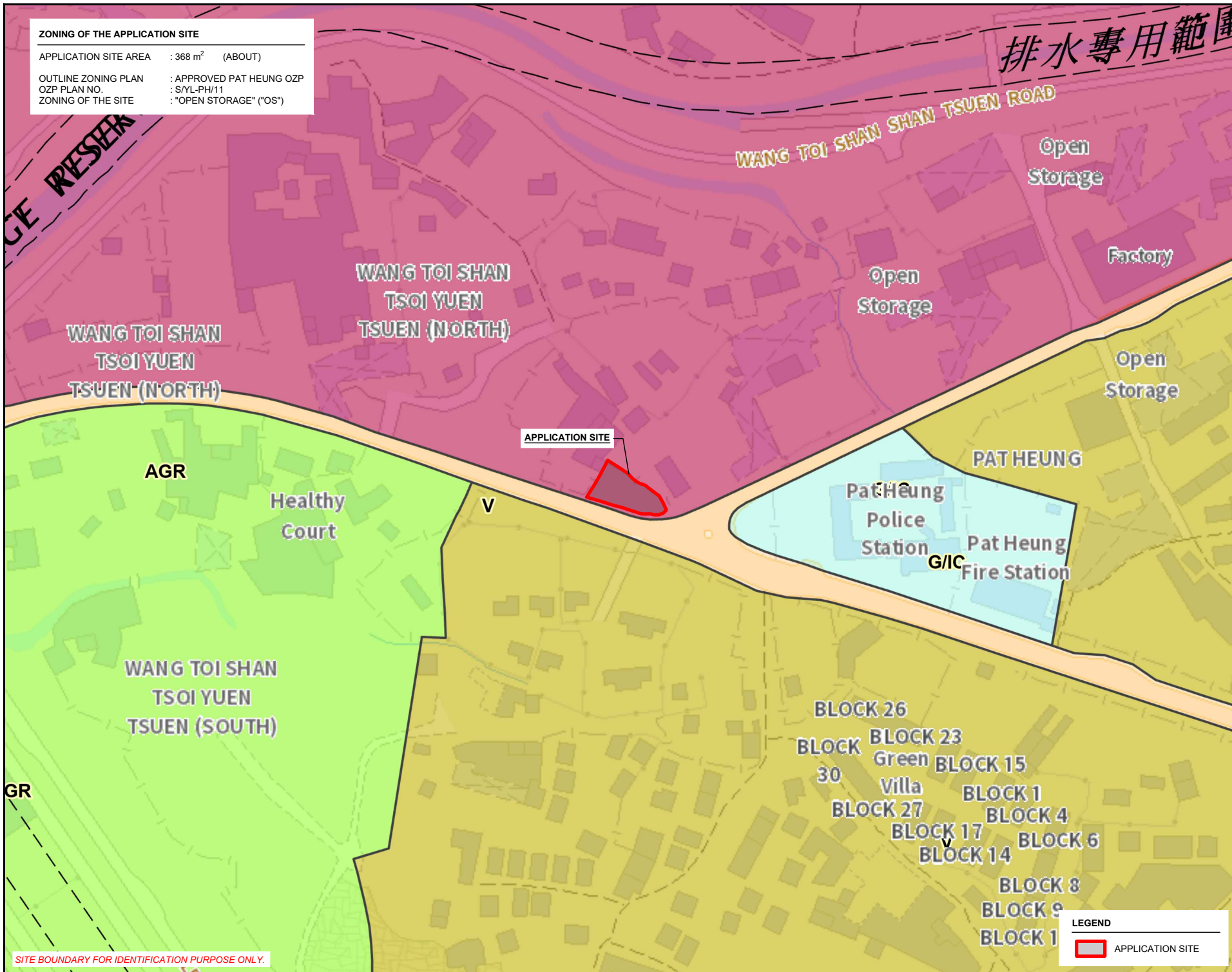
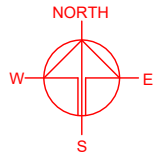
001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 368 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED PAT HEUNG OZP  
 OZP PLAN NO. : S/YL-PH/11  
 ZONING OF THE SITE : "OPEN STORAGE" ("OS")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

TEMPORARY SHOP AND SERVICES (PRODUCT SHOWROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 1584 S A SS.2 (PART) IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

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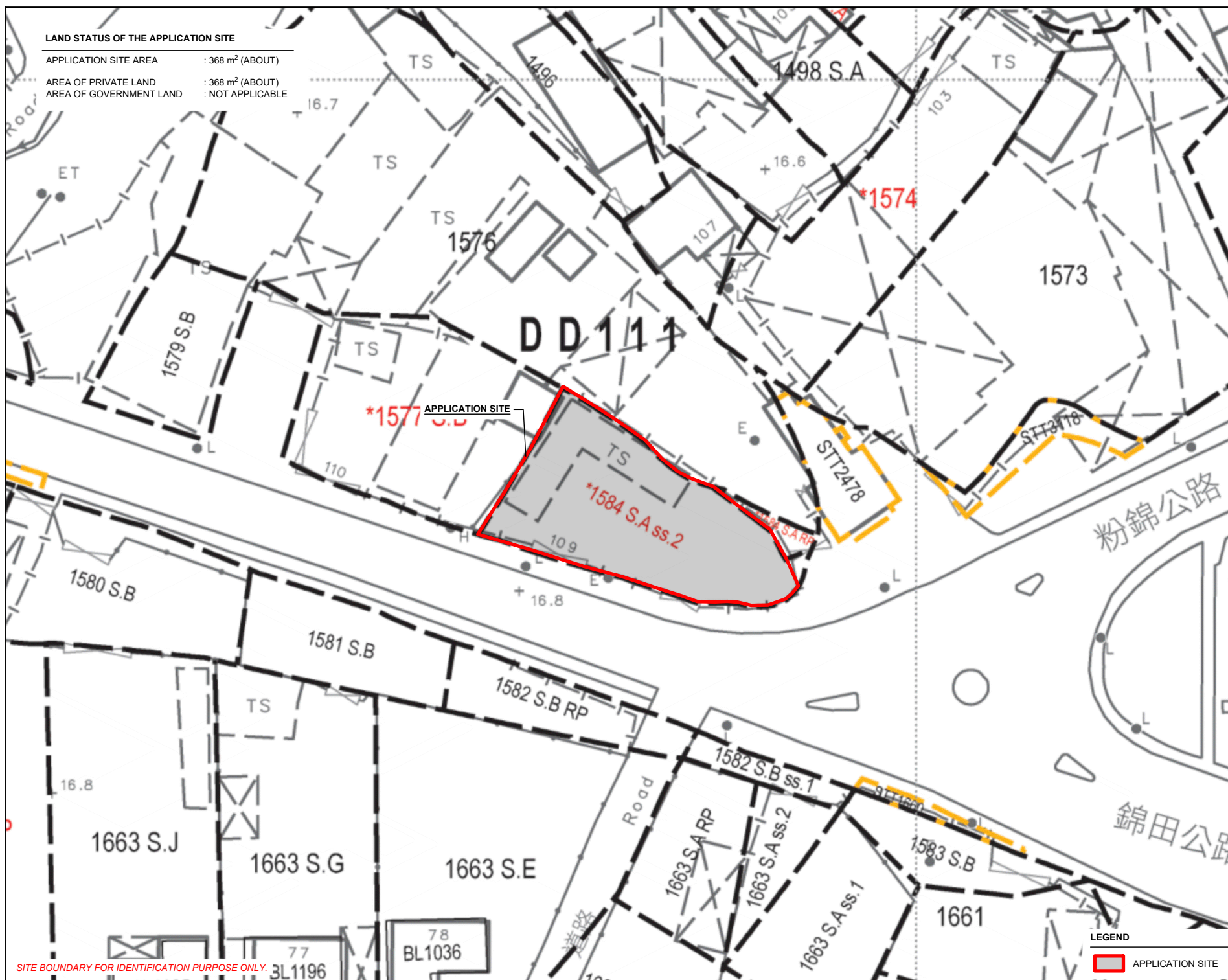
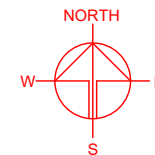
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MN	8.4.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.	VER.
PLAN 2	001

APPLICATION SITE AREA	: 368 m <sup>2</sup> (ABOUT)
AREA OF PRIVATE LAND	: 368 m <sup>2</sup> (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



	PLANNING CONSULTANT
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PROJECT

TEMPORARY SHOP AND SERVICES (PRODUCT SHOWROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

**SITE LOCATION**

LOT 1584 S.A SS.2 (PART) IN D.D.  
111, PAT HEUNG, YUEN LONG,  
NEW TERRITORIES

SCALE  
1 : 500 @ A4

DRAWN BY	DATE
MN	8 4 2025

CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE	
LAND STATUS OF THE SITE	

DWG NO.	VER.
PLAN 3	00

**LEGEND**

 APPLICATION SITE

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**

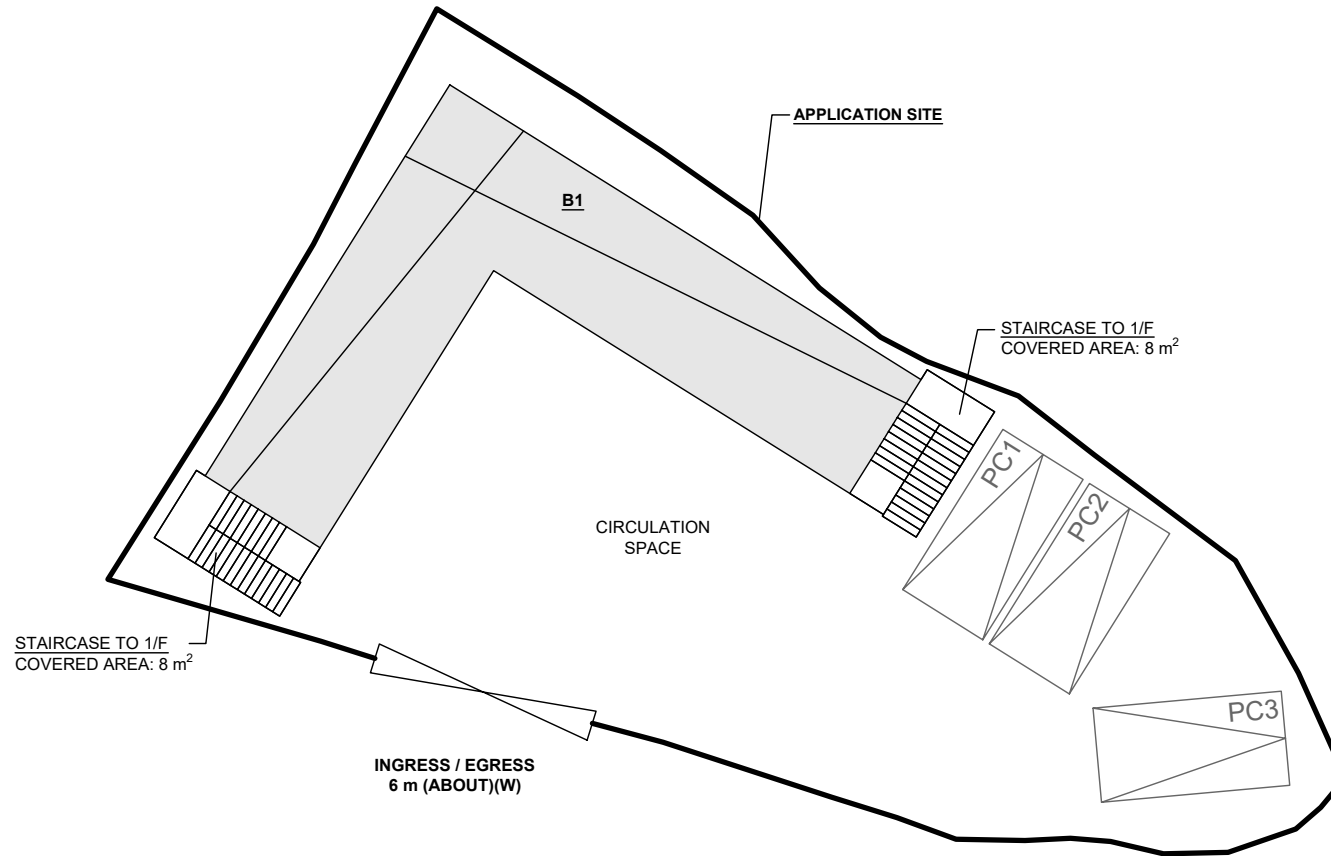
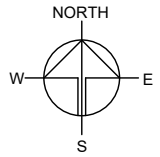


# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 368 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 100 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 268 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.46	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 168 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 168 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7.2 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, WASHROOM, AND OFFICE	100 m <sup>2</sup> (ABOUT)*	168 m <sup>2</sup> (ABOUT)	7.2 m (ABOUT) (2-STOREY)
TOTAL		100 m <sup>2</sup> (ABOUT)	168 m <sup>2</sup> (ABOUT)	

\*INCLUDING TWO STAIRCASES TO 1/F OF STRUCTURE B1 (COVERED AREA - 8m<sup>2</sup> EACH)



## PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES (PRODUCT SHOWROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 1584 S A SS.2 (PART) IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 200 @ A4

DRAWN BY MN DATE 8.4.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

LAYOUT PLAN

DWG NO. PLAN 4

VER. 001

# SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR  
DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)  
WIDTH OF INGRESS / EGRESS : 6 m (ABOUT)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

APPLICATION SITE

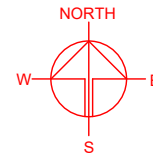
APPLICATION SITE

FROM THE KAM TIN ROAD TO  
THE APPLICATION SITE

FROM THE APPLICATION SITE  
TO KAM TIN ROAD

## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS
- PRIVATE CAR
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES (PRODUCT SHOWROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 1584 S A SS.2 (PART) IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY

MN

DATE

8.4.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (PC)

DWG NO.

PLAN 5

VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

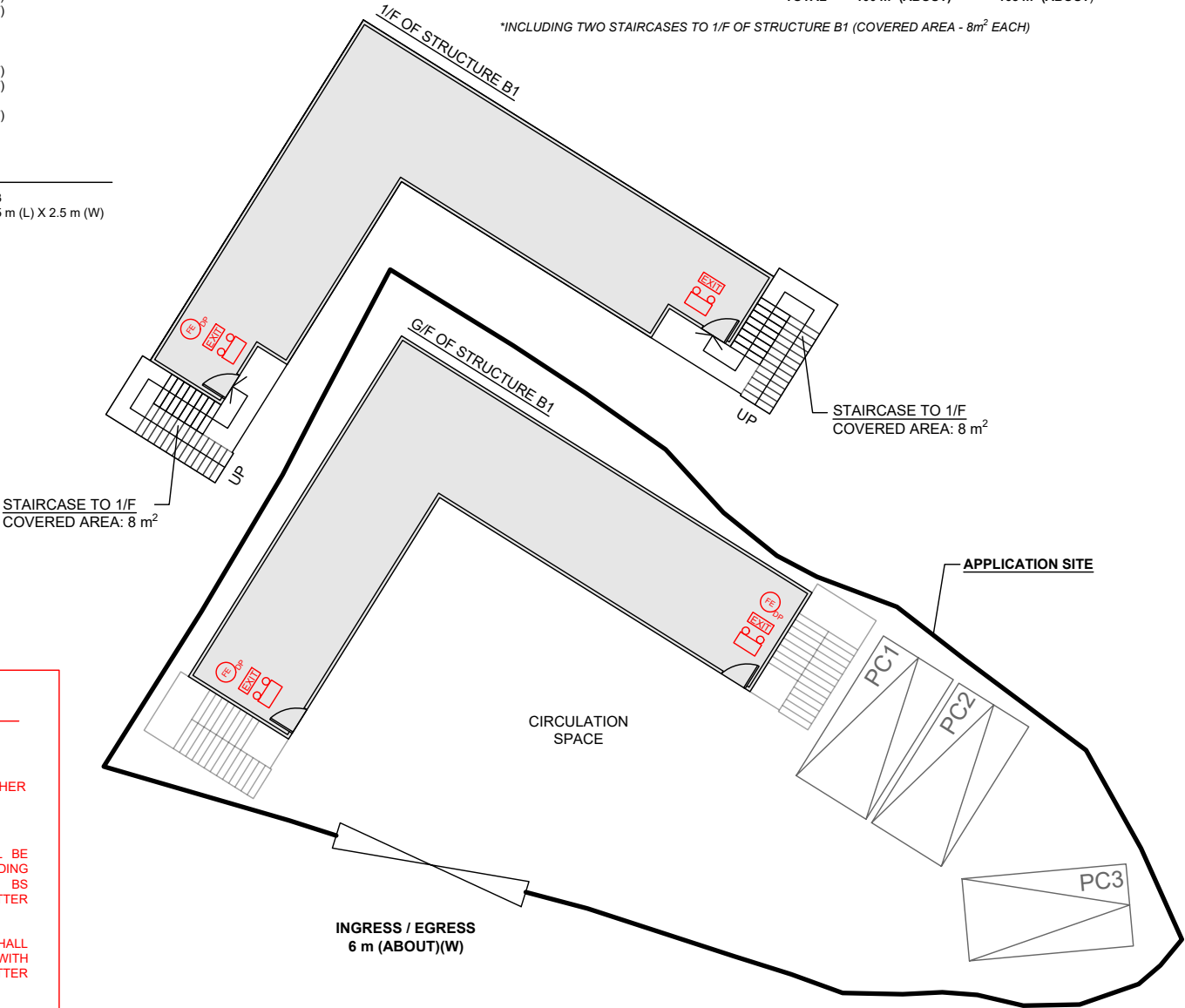
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SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 168 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 168 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7.2 m	(ABOUT)
NO. OF STOREY	: 2	

PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, WASHROOM, AND OFFICE	100 m <sup>2</sup> (ABOUT)*	168 m <sup>2</sup> (ABOUT)	7.2 m (2-STOREY)
TOTAL		100 m <sup>2</sup> (ABOUT)	168 m <sup>2</sup> (ABOUT)	

\*INCLUDING TWO STAIRCASES TO 1/F OF STRUCTURE B1 (COVERED AREA - 8m<sup>2</sup> EACH)



FIRE SERVICE INSTALLATIONS

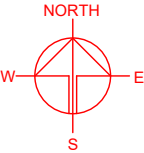
	EXIT SIGN
	EMERGENCY LIGHT
	4 KG DRY POWDER FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND FSD CIRCULAR LATTER NO.4/2021;
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES (PRODUCT SHOWROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 1584 S A SS.2 (PART) IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 200 @ A4

DRAWN BY MN DATE 8.4.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO. APPENDIX I

VER. 001

Note:

1. Catchpit (CP3) with desilting facility shall follow CEDD standard drawing No. C2406I.

2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

LEGEND

- Proposed UC (1:200) with Cast Iron cover
- Proposed Catchpit
- Existing UC
- ⊕<sup>+16.9</sup> Existing Level

Company:

恆協工程有限公司  
Handship Engineering  
Company Limited

PROJECT:

Temporary Shop and  
Services (Product  
Showroom) with  
Ancillary Facilities for  
a Period of 5 Years

Lot 1584 S.A ss.2  
(Part) in D.D. 111, Pat  
Heung, Yuen Long,  
New Territories

TITLE:

As-Built  
Drainage Plan

File:

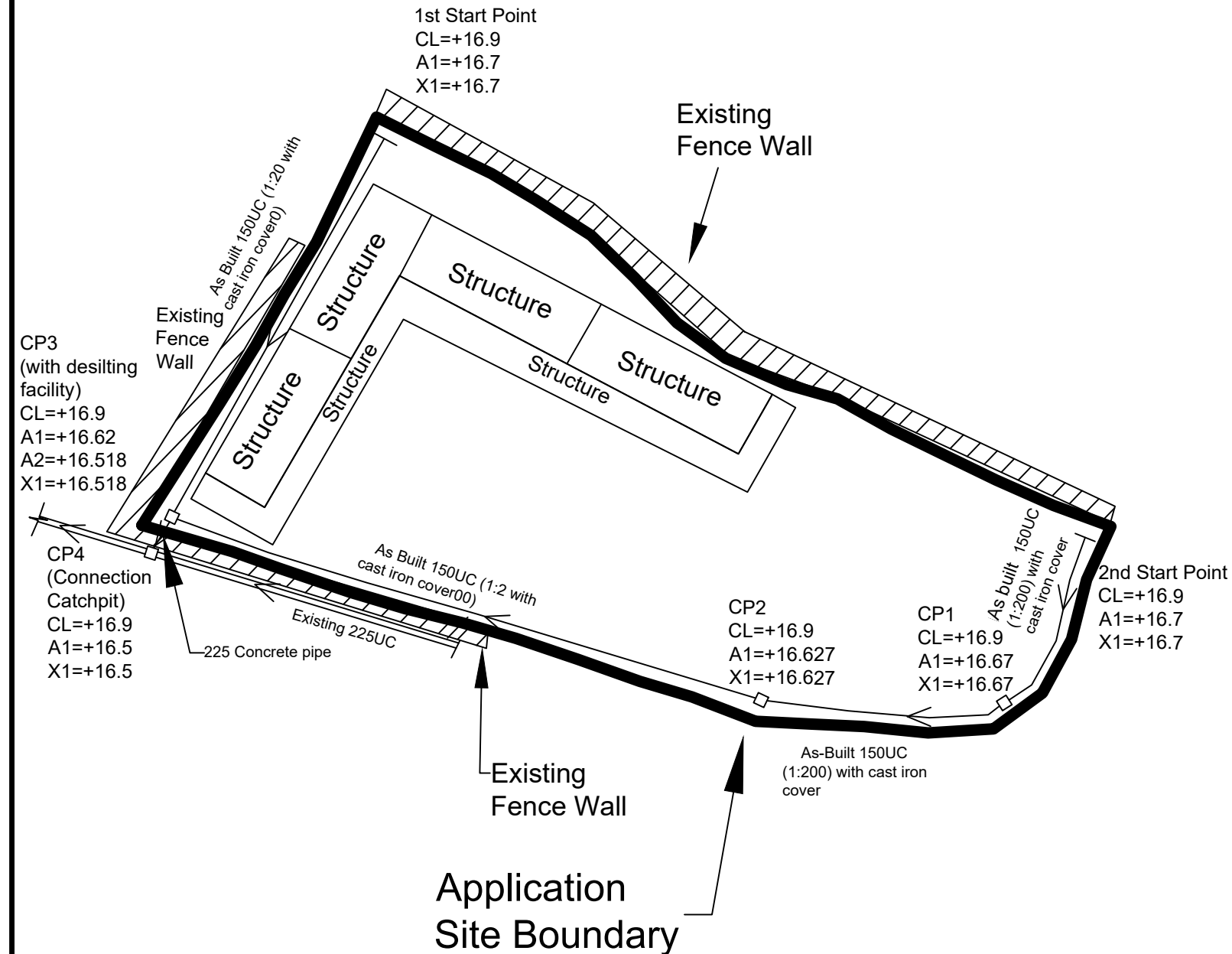
DWG NO.

Scale:

DD 111  
Lot 1584 S.A

Date:

16-1-2018



Our Ref. : DD111 Lot 1584 S.A ss.2  
Your Ref. : TPB/A/YL-PH/1076

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

**By Email**

4 July 2025

Dear Sir,

**Supplementary Information**

**Temporary Shop and Services (Product Showroom) with Ancillary Facilities  
for a Period of 5 Years in "Open Storage" Zone,  
Lot 1584 S.A ss.2 (Part) in D.D. 111, Pat Heung, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-PH/1076)**

We are writing to submit supplementary information to support the subject application  
(Appendix I).

Should you require more information regarding the application, please contact the  
undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Danny NG**  
Town Planner



**Supplementary Information**

**Temporary Shop and Services (Product Showroom) with Ancillary Facilities  
for a Period of 5 Years in “Open Storage” Zone,  
Lot 1584 S.A ss.2 (Part) in D.D. 111, Pat Heung, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-PH/1076)**

- (i) A plan showing details of nearby public transport is supplemented by the applicant. The plan shows all available public transport stops from 500m (about) walking distance from the application site (the Site) (**Annex I**). According to the plan, a number of public transport services (including buses and minibuses) serviced daily are available in the vicinity of the Site;
- (ii) No workshop activities (including car washing, dismantling, painting, etc.) will be conducted at the Site at any time during the planning approval period;
- (iii) Visitors arriving by private cars would be required to book in advance for parking space; whilst visitors arriving by other means (e.g. by public transport) could arrive at the Site freely without prior bookings. However, visitors are encouraged to arrive the site by public transport other than self-driving; and
- (iv) The applicant’s business is mainly targeted at customers living in nearby villages in Kam Tin, Pat Heung and Sheung Tsuen, as well as brownfield operators who would need new doors to be replaced within one’s site. Customers would be introduced with types of garage doors, entrance gates, etc. so that a suitable choice would be made according to one’s own needs upon guidance from professional staff. Samples of the applicant’s products are enclosed below for your information (**Annex II**).

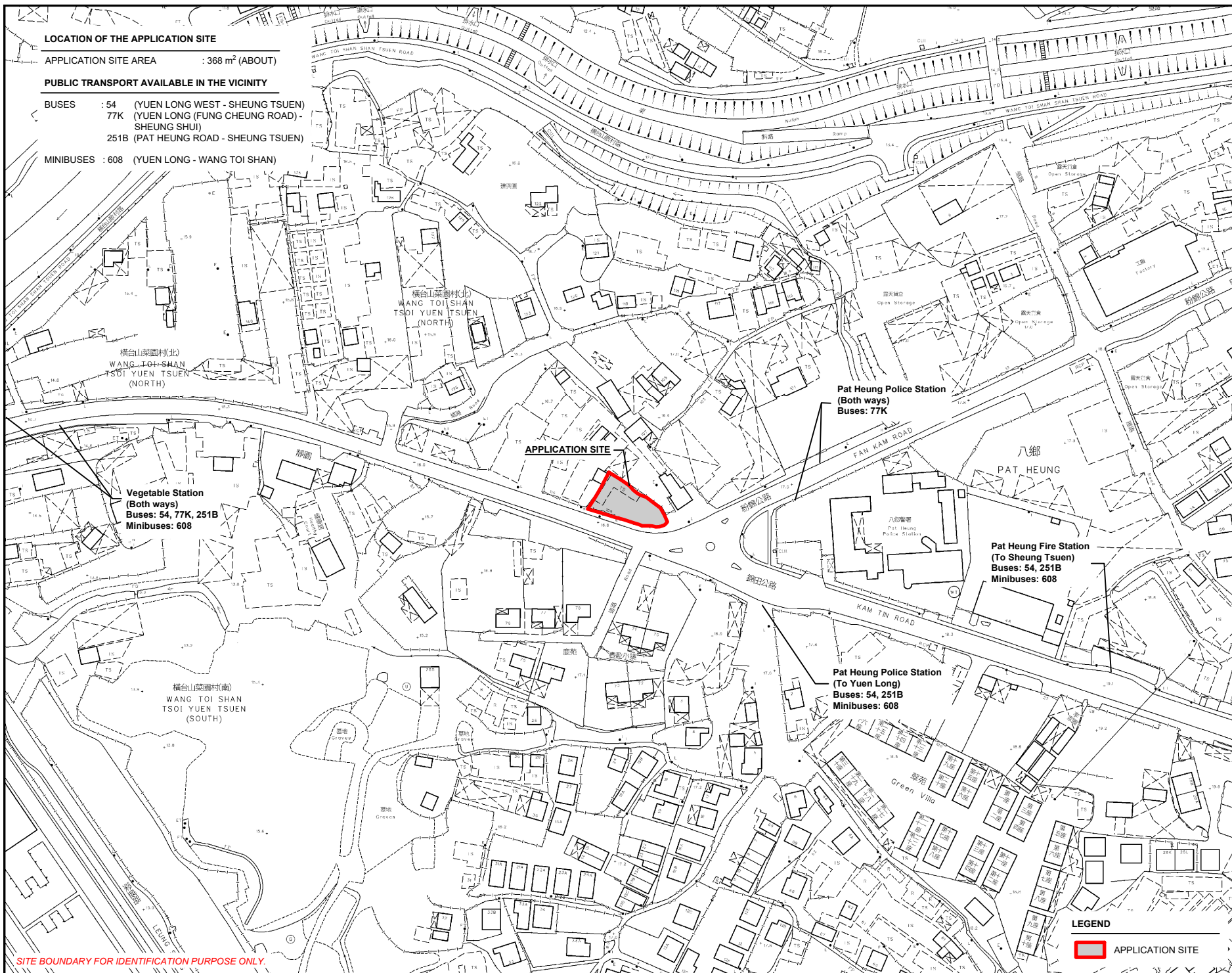
## LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 368 m<sup>2</sup> (ABOUT)

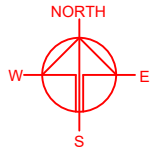
## PUBLIC TRANSPORT AVAILABLE IN THE VICINITY

BUSES : 54 (YUEN LONG WEST - SHEUNG TSUEN)  
 77K (YUEN LONG (FUNG CHEUNG ROAD) - SHEUNG SHUI)  
 251B (PAT HEUNG ROAD - SHEUNG TSUEN)

MINIBUSES : 608 (YUEN LONG - WANG TOI SHAN)



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES (PRODUCT SHOWROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 1584 S.A. SS.2 (PART) IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE  
 1 : 2000 @ A4

DRAWN BY DN	DATE 4.7.2025
CHECKED BY	DATE
APPROVED BY	DATE

## LEGEND

APPLICATION SITE

DWG. TITLE PUBLIC TRANSPORT PLAN	
DWG NO. PLAN 6	VER. 001

**Annex II - Samples of the applicant's products**

