Supplementary Statement

1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1523 S.A RP, 1523 S.A ss.16 (Part), 1523 S.A ss.17, 1523 S.A ss.18, 1523 S.A ss.19, 1523 S.A ss.20, 1523 S.A ss.21, 1523 S.A ss.22, 1539 RP (Part), 1539 S.C (Part), 1539 S.D (Part), 1541 (Part), 1559 S.B RP and adjoining Government Land (GL) in D.D. 111, Pat Heung, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Shop and Services with Ancillary Workshop and Associated Filling of Land for a Period of 5 Years**' (the proposed development) (**Plans 1** to **3**).

1.2 The applicant would like to use the Site to operate the proposed use (i.e. motor vehicle showroom) serving the nearby residents and business operators and coping with such demand in the area. Potential customers are welcomed to inspect and rent goods vehicles which were maintained by the applicant. Ancillary workshops are also proposed at the Site for daily maintenance of vehicles to support the operation of the Site.

2) Planning Context

2.1 The Site currently falls within an area zoned as "Village Type Development" ("V") on the Approved Pat Heung Outline Zoning Plan (OZP) No.: S/YL-PH/11. According to the Notes of the OZP, the proposed use is a Column 2 use within the "V" zone, which requires planning permission from the Board (**Plan 2**).

2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouse, open storage yards, car repairing workshops as well as domestic structures for residential use. Although the Site falls within the "V" zone, as there is no small house application being processed by the Lands Department, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "V" zone and would better utilise deserted land in the New Territories.

2.3 Similar applications for '*Shop and Services*' use have been approved by the Board within the same "V" zone on the same OZP; of which the latest approved application (No. A/YL-PH/1047) was approved by the Board in 2025. Therefore, approval of the current application is in line

with the Board's previous decisions and would not set an undesirable precedent within the same "V" zone.

2.4 In support of the application, the applicant has submitted a response to-comments table and a drainage proposal to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant Government departments and members of the Board (**Appendices I** and **II**).

3) Development Proposal

3.1 The site occupies an area of 3,758 m^2 (about), including 265 m^2 of GL (**Plan 3**). Five structures are provided at the Site for shop and services and ancillary uses with total GFA of 3,517 m^2 (about) (**Plan 4**). Ancillary facilities (i.e. site office, washroom, covered parking space, workshop, fire service water tank and pump room) are intended to support the daily operation of the Site. Vehicle rental services are available for potential customers: customers could rent their preferred vehicles and drive out of the Site for their personal use; whilst upon the end of rental period, vehicles would be driven back to the Site by customers. The operation hours of the Site are Mondays to Sundays from 09:00 to 19:00 daily, including public holidays. The number of staff working at the Site is 6. It is anticipated that the Site would be able to attract about 10 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	3,758 m^2 (about), including 265 m^2 GL
Covered Area	1,893 m^2 (about)
Uncovered Area	1,865 m^2 (about)
Plot Ratio	0.94 (about)
Site Coverage	50 % (about)
Number of Structure	5
Total GFA - *Domestic GFA* - *Non-Domestic GFA*	3,517 m^2 (about) *Not applicable* *3,517 m^2 (about)*
Building Height	6 m - 8 m (about)
No. of Storey	1 - 2

3.2 The entire Site has already been covered with concrete of not more than 0.2 m in depth since the 2000s. The application serves to regularise the existing hard-paving of concrete, where the existing levels is +17.9 mPD (**Plan 5**). The filling of land is to facilitate a flat surface for displaying of vehicles, site formation of structures, circulation space, vehicle parking and loading/unloading (L/UL) 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 Fan Kam Road via a local access (**Plan 1**). 6 parking spaces for private cars (PC), 2 parking spaces for light goods vehicles (LGV); as well as 1 L/UL space for LGV is provided at the Site for staff/customer parking and transportation of goods use. Advanced 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 and L/UL provision are shown at **Table 2** below:

Table 2 - Parking and L/UL Provision

Type of Space(s)	**No. of Space(s)**
Parking space for PC - *2.5 m (W) x 5 m (L)*	6
Parking space for LGV - *3.5 m (W) x 7 m (L)*	2
L/UL space for LGV - *3.5 m (W) x 7 m (L)*	1

3.4 Only PCs and LGVs are allowed to enter/exit the Site at any time during the planning approval period. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers are allowed to enter/exit the Site. The applicant will ensure no queuing and/or waiting of motor vehicles from the Site onto Fan Kam Road and no motor vehicles will be permitted to reverse into and out of the Site onto Fan Kam Road. The trip generation and attraction rates are as shown at **Table 3** below.

Table 3 - Trip Generation and Attraction of the Proposed Development

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at AM peak per hour (09:00 - 10:00)	4	0	0	2	6
Trips at PM peak per hour (18:00 - 19:00)	0	4	2	1	7
Traffic trip per hour (10:00 - 18:00)	2	2	1	1	6

3.5 Two uncovered open areas are designated for displaying of vehicles available for rental targeting at potential customers (**Plan 4**). Ancillary workshop within the Site is intended to serve the applicant's rental vehicles for regular maintenances, so that all vehicles are available for rent in roadworthy conditions to ensure road safety. No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No open storage activities will be carried out at the Site at any time during the planning approval period.

3.6 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 has been provided by the applicant, i.e. the submission of a response-to-comments table and a drainage proposal 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 '**Proposed Temporary Shop and Services with Ancillary Workshop and Associated Filling of Land for a Period of 5 Years**'.

R-riches Planning Limited

July 2026

APPENDICES

Appendix I	Response-to-Comments Table
Appendix II	Drainage Proposal

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Land Filling Plan
Plan 6	Swept Path Analysis