

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1289 (Part) and 1293 (Part) in D.D. 113, Cheung Po, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years**' (proposed development) (**Plan 1**).
- 1.2 Cheung Po is located at a relatively remote area with limited choices of shop and services, locals often require to travel to Kam Tin and Yuen Long for daily grocery shopping. In view of this, the applicant would like to operate various types of shop and services (including but not limited to real estate agency, clinic, convenient store, retail shop etc.) at the Site to serve locals living in Cheung Po.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Village Type Development" ("V") zone on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, standalone 'Shop and Services' use is a column 2 uses within the "V" zone, which requires permission from the Board.
- 2.2 The applicant is the sole land owner of portion of the Site (i.e. Lot 1293 in D.D. 113) and he currently has no known program to develop the Site for long-term use, therefore, approval of the current application on a temporary basis of 5 years would better utilize deserted land. Furthermore, the proposed development is intended to bring convenience to locals, hence, it is considered in line with the planning intention of the "V" zone to serve the needs of the villagers. The Site is also surrounded by low-rise village houses, sites used for vehicle park and vacant land, the proposed development is considered not incompatible with the surroundings.
- 2.3 In addition, the Site is the subject of a previous S.16 planning application (No. A/YL-KTS/901) for the same use that was submitted by the same applicant. The application was approved by the Board on a temporary basis of 5 years on 24/9/2021. When compared with the previous application, the major development parameters (i.e. site area, gross floor area (GFA), plot ratio, number of structures etc.) remain unchanged. Since the scale and nature of the

proposed development is the same as the previous application, approval of the current application is in line with the Board’s previous decision.

- 2.4 The applicant did not have sufficient time to comply with the approval conditions within the designated time period, which led to revocation of the application on 23/3/2024. During the planning approval period of the previous application (No. A/YL-KTS/901), the applicant has shown effort to comply with the approval conditions, details are shown at **Table 1** below:

**Table 1:** Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-KTS/901		Date of Compliance
(d)	<i>The submission of a drainage proposal</i>	Not complied
(e)	<i>The implementation of the drainage proposal</i>	Not complied
(g)	<i>The submission of a fire service installations (FSIs) proposal</i>	29/3/2022
(h)	<i>The implementation of the FSIs proposal</i>	Not complied with

- 2.5 Regarding approval conditions (d) and (e) of the previous application, the applicant made submissions for compliance with this approval condition (d) on 27/3/2023 and 23/8/2023. However, these submissions were not accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 17/8/2023 and 4/3/2024 respectively. The applicant did not have sufficient time to address comments of the CE/MN, DSD by the designated time period, which led to revocation of the application.
- 2.6 Regarding approval conditions (g) and (h), the applicant made submission for compliance with approval condition (g) on 17/3/2022 and the submission was accepted by the Director of Fire Services (D of FS) on 29/3/2022. As the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease, which contains the restriction that no structures are allowed to be erected within the prior approval of the Lands Department (LandsD). Subsequently, the applicant submitted a Short Term Waiver (STW) application to the LandsD on 19/11/2021. As of May 2024, the applicant is currently awaiting for LandsD’s approval on the STW application (**Appendix I**). According to the accepted FSIs proposal, FSIs are proposed at the interior of structures. Since the proposed structures have not been erected at the Site yet, the applicant could not implement the accepted FSIs proposal within the designated time period, which led to revocation of the application.
- 2.7 In support of the current application, FSIs and drainage proposals are submitted by the

applicant to minimize potential adverse impact to the surrounding areas (**Appendices II and III**).

### 3) Development Proposal

3.1 The Site occupies an area of 512 m<sup>2</sup> (about) (**Plan 1**). Four 2-storey structures are proposed at the Site for shop and services, offices and washrooms with total GFA of 216 m<sup>2</sup> (**Plan 4**). The ancillary office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. The operation hours of the proposed development are from 07:00 to 21:00 daily, including public holidays. The estimated number of staff working at the Site are 8. It is estimated that the Site would be able to attract 15 visitors per day. Details of development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	512 m <sup>2</sup> (about)
<b>Covered Area</b>	144 m <sup>2</sup> (about)
<b>Uncovered Area</b>	368 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.4 (about)
<b>Site Coverage</b>	
	28% (about)
<b>Number of Structure</b>	
	4
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	216 m <sup>2</sup> (about)
<b>Building Height</b>	
	6 m (about)
<b>No. of Storey</b>	
	2

3.2 The Site is accessible from Kam Po Road via a local access (**Plan 1**). One parking space is provided at the Site, details of parking spaces are shown at **Table 2** below:

**Table 2 – Parking Provisions**

<b>Type of Space</b>	<b>No. of Space</b>
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	1

3.3 Only 1 private car parking space is provided for staff mainly for loading/unloading of goods to support the operation of the Site. Public transportation services (i.e. Green Minibus No. 71A)

are also provided at approximately 170 m north of the Site for staff to commute to the Site. As the proposed development is intended to serve locals living in Cheung Po Tsuen, visitor will access the Site by walking. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plan 5**). No light, 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 any time during the planning approval period.

- 3.4 Given the small-scale of the proposed development, the estimated trip generation and attraction is minimal (as shown at **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

**Table 3 – Estimated Trip Generation and Attraction**

Time Period	Trip Generation and Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (07:30 – 08:30)	1	1	2
Trips at <u>PM peak</u> per hour (17:30 – 18:30)	1	1	2
Traffic trip per hour (average)	1	1	2

- 3.5 The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the *Professional Persons Environmental Consultative Committee Practice Notes* (ProPECCPNs 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 are provided, i.e. submission of FSIs and drainage proposals in order to mitigate any adverse impact arising from the proposed development (**Appendices II and III**).

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 for a Period of 5 Years**’.

**R-riches Property Consultants Limited**

**May 2024**

## **APPENDICES**

<b>Appendix I</b>	Short Term Waiver Submission Record
<b>Appendix II</b>	Fire Service Installations Proposal
<b>Appendix III</b>	Drainage Proposal

## **LIST OF PLANS**

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