

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to *Lots 512 RP (Part) and 515 (Part) in D.D. 103 and Adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Vehicles for Sale (including New / Used Vehicles) for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 The applicant is a vehicle trading company, which intends to use the Site for storage of the company's (new and used) vehicles for sale. The Site is only for the applied use, trading and other shop and services activities are carried out elsewhere.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, 'open storage' use is not on column 1 nor 2 use within the "AGR" zone, which requires permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within "AGR" zone, the Site has already been occupied by temporary structures for the applied use with no active agricultural activities, approval of the current application would better utilize precious land resources and would not frustrate the long-term planning intention of the "AGR" zone. The Site is also surrounded by some low-rise temporary structures for similar use, the layout and scale of the proposed development is therefore considered not incompatible with the surrounding area.
- 2.3 Furthermore, the Site is the subject of several previous S.16 planning applications for the same use that were submitted by the same applicant. The latest application (No. A/YL-KTS/912) was approved by the Board on a temporary basis of 3 years in 2021. When compared with the previous application No. A/YL-KTS/912, the major development parameters (i.e. operation hours, gross floor area, cover area, number of structures, site area, building height and no. of parking spaces) are the same for the current application. The applicant submitted the accepted fire service installations (FSIs) and drainage proposals of the previous application to support the current application (**Appendices I to II**).

3) Development Proposal

3.1 The Site occupies an area of 1,837 m² (about), including 41 m² (about) of GL. A total of 9 structures (1 to 2 storey) are provided at the Site for covered storage space, storage of tools, portable toilet, covered parking space and site office with total GFA of 393 m² (**Plan 4**). The ancillary site office is to provide indoor workspace for administrative staff to support the daily operation of the Site. The operation hours of the proposed development are from 09:00 to 19:00 daily, including public holidays. The estimated number of staff working at the Site is 6. No visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	1,837 m ² (about), incl. 41 m ² (about) of GL
Covered Area	363 m ² (about)
Uncovered Area	1,474 m ² (about)
Plot Ratio	0.2 (about)
Site Coverage	20% (about)
Number of Structure	9
Total GFA	393 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	393 m ² (about)
Building Height	2.8 m – 6 m (about)
No. of Storey	1 - 2

3.2 The Site is accessible from Kam Tin Road via a local access (**Plan 1**). It is estimated that the Site would be able to store about 50 new/used private cars for sale and they will be driven to the Site by staff with trade license, hence, towing of vehicle is not required. No heavy vehicles would be stored at the Site at any time during the planning approval period. A total of 4 parking spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking Provisions

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	4

3.3 Sufficient space is provided for vehicles to smoothly manoeuvre to/from and within the Site to

ensure no queuing, turning back outside the Site during the planning approval period (**Plan 5**). As trip generation and attraction of the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction		
	Private Car		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	3
Traffic trip per hour (average)	1	1	2

- 3.4 The applicant will implement good practices under ProPECC PN 1/23 when designing an on-site sewage system within the Site, i.e. the use of portable toilet for sewage treatment.
- 3.5 No old and valuable tree or protected species has been identified at the Site. As majority of the Site has been used for open storage of vehicles, all trees were found to be dead due to insufficient space for healthy tree growth. Therefore, it is not proposed to retain any of the existing trees at the Site.
- 3.6 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 (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will also 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 planning approval period. No storage of dangerous goods will be carried out at the Site at any time during the planning approval period.

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 the accepted FSIs and drainage proposals of the previous application (No. A/YL-KTS/912) to mitigate any adverse impact arising from the proposed development (**Appendices I to II**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Vehicles for Sale (including New and Used Vehicles) for a Period of 3 Years**'.

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LIST OF PLANS

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

APPENDICES

Appendix I	The Accepted Fire Service Installations Proposal of the Previous Application No. A/YL-KTS/912
Appendix II	The Accepted Drainage Proposal of the Previous Application No. A/YL-KTS/912