

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 288 RP (Part) in D.D.112, Shek Kong, Yuen Long, New Territories* (the Premises) for '**Proposed Temporary Shop and Services with Ancillary Workshop for a Period of 3 Years and Associated Filling of Land**' (the proposed development) (**Plan 1**).
- 1.2 The Site is within walking distance from various indigenous villages and brownfield sites, where demand for shop and services selling vehicle products are high. In view of that, the applicant would like to operate the applied use to bring convenience to nearby locals and business operators.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/9 (**Plan 2**). According to the notes of the OZP, '*Shop and Services*' is not a Column 1 nor Column 2 use within the "AGR" zone, which requires planning permission from the Board. Despite the fact that the Site falls within the "AGR" zone, no agricultural activity has been carried out for decades at the Site. Therefore, approval of the current application on a temporary basis would better utilize precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.2 Similar applications (nos. A/YL-SK/308, 366 and 377) for '*Shop and Services*' have been approved by the Board within or straddling the "AGR" zone on the same OZP. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone. Besides, the Site is surrounded by open storage of construction materials and warehouses. The applied use is considered not incompatible with surrounding land uses.
- 2.3 The Site is subject of several previously approved applications for '*Shop and Services*', among which the latest application (No. A/YL-SK/348) was submitted by a different applicant and the application was approved by the Board on a temporary basis of 3 years on 08.12.2023. The applicant of the previous application has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

**Table 1** – Details of Compliance with Approval Condition of the Previous Application

Approval Conditions of Application No. A/YL-SK/348		Date of Compliance
(a)	The implementation of the fire service installations (FSIs) proposal	Not complied with
(b)	The submission of a condition record of the existing drainage facilities	Not complied with

2.4 The applicant of the previous application has found it financially difficult to continue to operate the 'Shop and Services' during the economy downturn since the Q1 2024. During the operation period, the applicant of the previous application has made submission for compliance with approval condition (b) on 28.02.2024, however, the submission was not accepted by the Chief Engineer/Mainland North, Drainage Services Department on 24.04.2024. In Q2 2024, the Site was forced to close down and returned back to the land owner by the applicant of the previous application. Hence, the approval conditions were not complied with within the designated time period, which led to revocation of the application on 08.09.2024.

2.5 In support of the current application, the applicant has submitted an updated FSI proposal and a set of photographic record with an as-built drainage plan to minimize impact to the surrounding areas (**Appendices I and II**).

### **3) Development Proposal**

3.1 The Site occupies an area of 405 m<sup>2</sup> (about) (**Plan 3**). A total of 3 existing structures are provided at the Site for shop and services, office, portable toilet, storage of goods, meter room and ancillary workshop with total gross floor area (GFA) of 221 m<sup>2</sup> (about) (**Plan 4**). The operation hours of the proposed development are from 09:00 to 19:00 daily, including public holidays. The number of staff working at the Site are 2. It is estimated that the Site would be able to attract not more than 8 visitors per day. The ancillary office is to provide indoor workspace for administrative staff to support the daily operation of the Site. The ancillary workshop is to provide workspace for client to install the vehicle products purchased at the Site. Detailed development parameters are shown at **Table 2** below:

**Table 2 – Major Development Parameters**

<b>Site Area</b>	405 m <sup>2</sup> (about)
<b>Covered Area</b>	221 m <sup>2</sup> (about)
<b>Uncovered Area</b>	184 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.55 (about)
<b>Site Coverage</b>	
	55% (about)
<b>Number of Structure</b>	
	3
<b>GFA</b>	
- Domestic GFA	221 m <sup>2</sup> (about)
- Non-Domestic GFA	Not applicable
	221 m <sup>2</sup> (about)
<b>Building Height</b>	
	2.5 to 4 m (about)
<b>No. of Storey</b>	
	1

- 3.2 Compared with the previously approved application (No. A/YL-SK/348), the site area and nos. of structures remain unchanged. Other major development parameters, including the GFA, covered area, plot ratio and site coverage have been slightly revised for the current application. Details are shown at **Table 3** below:

**Table 3 – Revised development parameters under the current application**

Parameters	A/YL-SK/384	Current application	Difference
<b>GFA</b>	149 m <sup>2</sup>	221 m <sup>2</sup>	+72 m <sup>2</sup>
<b>Covered area</b>	149 m <sup>2</sup>	221 m <sup>2</sup>	+72 m <sup>2</sup>
<b>Plot ratio</b>	0.37	0.55	+0.18
<b>Site coverage</b>	37%	55%	+18%

- 3.3 The Site has already been entirely hard-paved for site formation of structures and circulation area to meet the operational need (**Plan 5**). The current application serves to regularize the existing filling of land at the Site. The extent of filling has been kept to minimal and no further filling of land will be carried out for the current application. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.
- 3.4 The Site is accessible from Kam Sheung Road (**Plan 1**). A total of 3 private car parking spaces are provided at the Site for the transportation of goods and customer use. Customers may utilize the space to install the vehicle products after purchasing. Details are shown at **Table 4** below:

**Table 4 – Parking provisions**

Type of Space	No. of Space
Private Car Parking Spaces - 2.5 m (W) x 5 m (L)	3

- 3.5 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 6**). As trip generation and attraction of the proposed development is minimal (as shown at **Table 5** below), adverse traffic impact to the surrounding road network should not be anticipated.

**Table 5 – Trip generation and attraction of the proposed development**

Time Period	Trip Generation and Attraction		
	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	1	1
Average trip per hour (10:00 – 18:00)	1	1	2

- 3.6 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 planning approval period. The applicant will 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 are provided, i.e. submission of FSIs proposal and as-built drainage plan with photographic records 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 for a Period of 3 Years and Associated Filling of Land**'.

## **APPENDICES**

<b>Appendix I</b>	FSI Proposal
<b>Appendix II</b>	As-built Drainage Plan with Photographic Records

## **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>	Plan Showing the Filling of Land at the Site
<b>Plan 6</b>	Swept Path Analysis

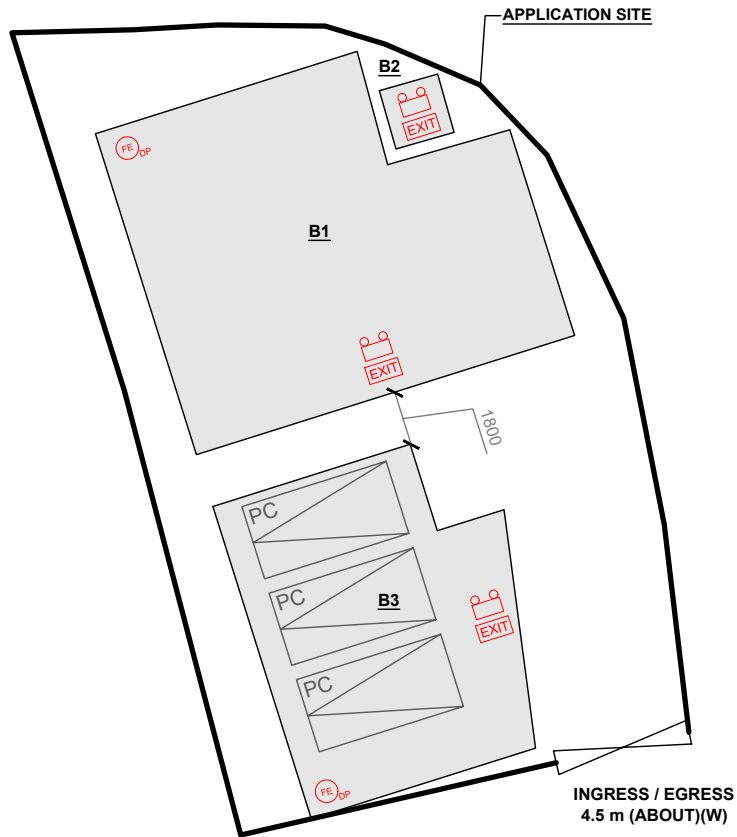
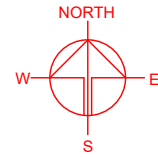
**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 405 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 221 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 184 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.55	(ABOUT)
SITE COVERAGE	: 55%	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 221 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 221 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.5m - 4m	(ABOUT)
NO. OF STOREY	: 1	

**PARKING PROVISION**

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES & OFFICE	130 m <sup>2</sup> (ABOUT)	130 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	PORTABLE TOILET	4 m <sup>2</sup> (ABOUT)	4 m <sup>2</sup> (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B3	STORAGE OF GOODS, METER ROOM ANCILLARY WORKSHOP	87 m <sup>2</sup> (ABOUT)	87 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>221 m<sup>2</sup> (ABOUT)</b>	<b>221 m<sup>2</sup> (ABOUT)</b>	



**FIRE SERVICE INSTALLATIONS**

- EMERGENCY LIGHT
- EXIT SIGN
- 4 KG DRY POWER TYPE FIRE EXTINGUISHER

**FS NOTES:**

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021.
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
4. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY WORKSHOP FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 288 RP (PART) IN D.D. 112, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 250 @ A4

DRAWN BY: MN DATE: 30.10.2024

REVISED BY: DATE:

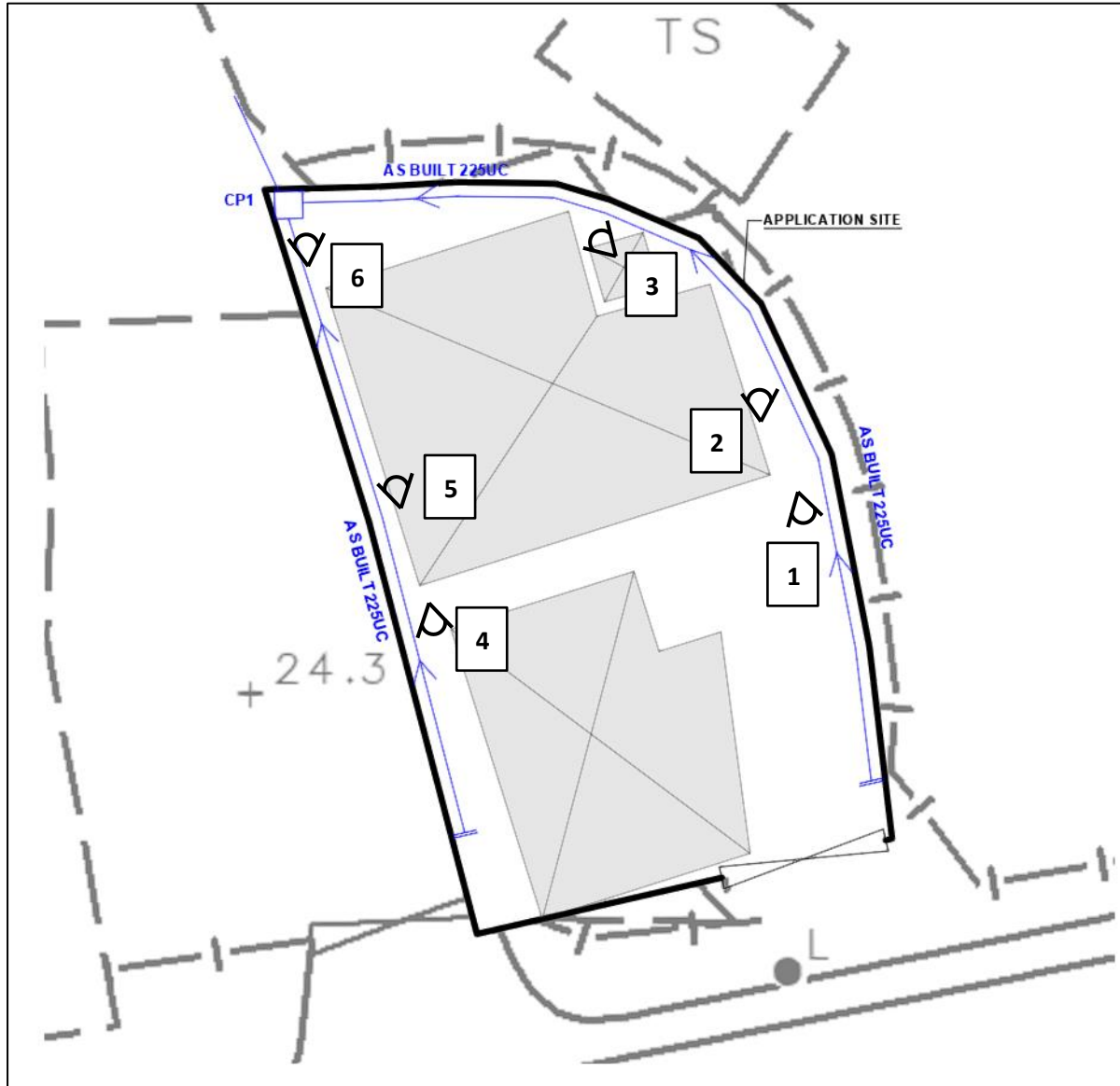
APPROVED BY: DATE:

DWG. TITLE  
FSIs PROPOSAL

DWG NO. APPENDIX I VER. 001

**Appendix II – Photographic records of the existing drainage facilities at the Site**

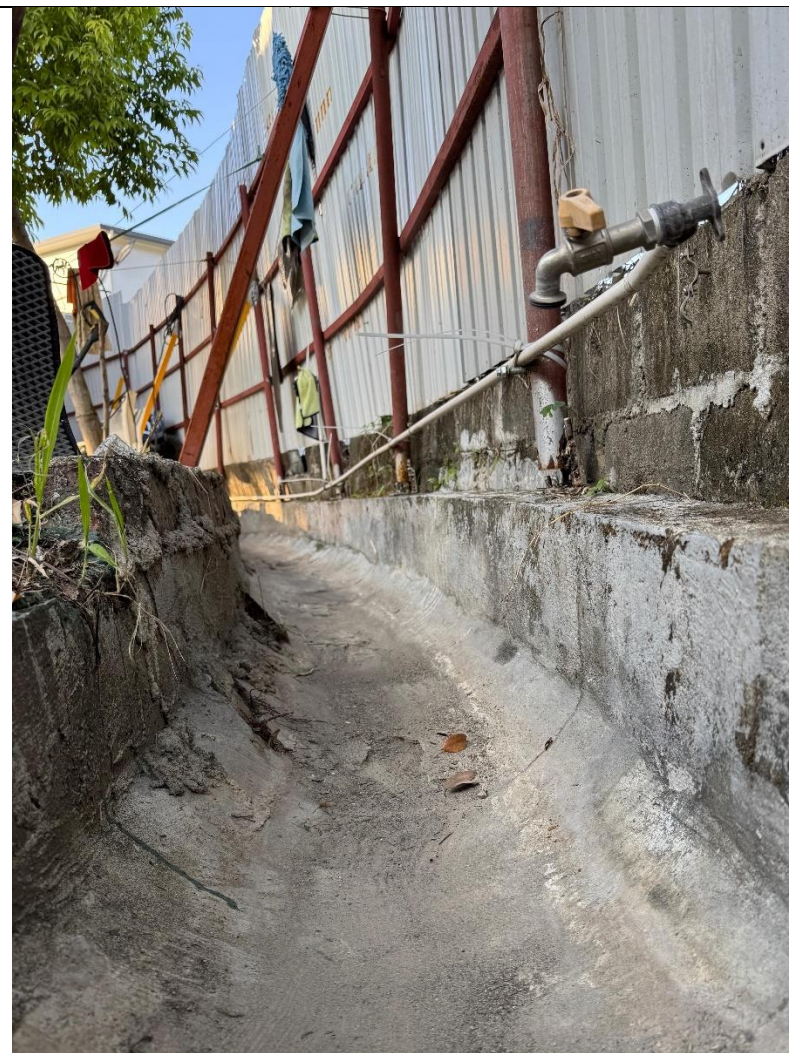
- (i) The Site is subject of several approved applications. The applicant will continue to maintain the drainage facilities implemented under application No. A/YL-SK/318 at the Site. The accepted as-built drainage plan is as follows:



(ii) Photographic records of the drainage facilities:



Viewpoint 1



Viewpoint 2





**Viewpoint 3**



**Viewpoint 4**



**Viewpoint 5**



**Viewpoint 6**