

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 591 RP (Part) in D.D. 112, Shek Kong, Yuen Long, New Territories (the Site) for ‘**Temporary Shop and Services for a Period of 5 Years and Associated Filling of Land**’ (the development) (**Plans 1 to 3**).
- 1.2 The applicant would like to continue to use the Site to operate a retail shop of solar panels, as well as providing installation and maintenance services of solar power system to serve nearby locals.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Village Type Development” (“V”) on the Approved Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/9. According to the Notes of the OZP, ‘Shop and Services’ is a column 2 use within the “V” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the “V” zone, there is no known long-term programme to develop the Site for small houses project. Therefore, 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 The Site is the subject of a previous S.16 planning application (No. A/YL-SK/292) for ‘shop and services’ use (which was submitted by the same applicant as the current application), which was approved by the Board in 2020. Therefore, approval of the current application is in line with the Board’s previous decision. Comparing with the previous application (No. A/YL-SK/292), all major development parameters (including but not limited to site area, layout, structures, etc.) and operation mode remain the same. The applicant 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 Conditions of the Previous Application

Approval Conditions of Application No. A/YL-SK/292		Date of Compliance
(d)	The submission of a drainage proposal	18/06/2024

(e)	The implementation of the drainage proposal	Not complied with
(g)	The submission of a fire service installations (FSIs) proposal	05/07/2021
(h)	The implementation of the FSIs proposal	02/01/2024

2.4 During the operation of the previous application, the applicant has submitted and implemented FSIs proposal, as well as submitted drainage proposal and made effort in implementing the drainage proposal. The applicant submitted a revised drainage proposal for compliance with condition (d) on 14/05/2024 and was considered acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 18.06.2024. However, the applicant did not managed to source a suitable drainage consultant to implement the drainage facilities since the applicant did not have sufficient funding to complete the remaining phase of the drainage facilities, hence, the construction works were temporarily put on hold.

2.5 With a new source of revenue from his personal savings and investments, the applicant intends to complete works for the remaining phase of drainage facilities during the planning approval period of the current application. In support of the application, the applicant has submitted the accepted drainage, FSIs proposals and a set of Certificate of Fire Service Installation and Equipment (FS251) of the previous application to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I and II**).

3) Development Proposal

3.1 The site area is 431 m² (about) (**Plan 3**). Six 1-storey structures are provided at the Site for shop and services, site office, meeting room, as well as rain shelter for storage of goods, parking spaces and loading/unloading (L/UL) area uses with total GFA of 234 m² (about) (**Plan 4**). The operation hours of the Site are Mondays to Saturdays from 09:00 to 18:00. No operation on Sundays and public holidays. The site office and meeting room are intended to provide indoor workspaces for administrative staff to support the daily operation of the Site. 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 2** below:

Table 2 – Major Development Parameters

Application Site Area	431 m ² (about)
Covered Area	234 m ² (about)
Uncovered Area	197 m ² (about)
Plot Ratio	
	0.5 (about)
Site Coverage	
	54% (about)
Number of Structure	
	6
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	234 m ² (about)
Building Height	
	3.3 – 3.8 m (about)
No. of Storey	
	1

3.2 The Site has been filled wholly with concrete with existing site level of +15.3 mPD, which also maintains at the same level as the previous application (No. A/YL-SK/292) (**Plan 5**). The hard-paved area is intended to facilitate a flat surface for site formation of structures and circulation area. Therefore, the associated land filling area is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out at the Site at any time during the planning approval period.

3.3 The Site is accessible from Shek Kong Airfield Road via a local access (**Plan 1**). A total of 2 private car (PC) parking spaces and 1 L/UL spaces for light goods vehicles (LGV) are provided. 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 spaces and L/UL space provision are shown at **Table 2** below:

Table 2 – Parking and L/UL Provisions

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

- 3.4 Staff are expected to access the Site by their own private cars with/or public transport services, which are available in the vicinity of the Site. Staff travelling by public transport will be ferried by other staff by private cars from the nearest bus stop (i.e. Ng Ka Tsuen) or from Kam Sheung Road MTR Station to the Site. The above arrangement has been adopted since the approval of previous application No. A/YL-SK/292 since 2020, and it has been proven to be workable. As such, the adverse traffic impact arising from the development is not anticipated.
- 3.5 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, including container tractors/trailers are allowed. Delivery activities are mostly arranged during non-peak hours (i.e. times other than 09:00 to 10:00 and 17:00 to 18:00) unless requests from customers. Hence, minimal L/UL activity is expected during peak hours. The trip generation/ attraction rates are as shown at **Table 3** below.

Table 3 – Estimated Trip Generation and Attraction of the Development

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	2	0	0	1	3
Trips at <u>PM peak</u> per hour (17:00 - 18:00)	0	2	1	0	3
Traffic trip per hour (10:00 - 17:00)	0	0	1	1	2

- 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 development has not been creating significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of the approved drainage and FSIs proposals, as well as previously accepted FS251 to mitigate any

adverse impact arising from the 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 for a Period of 5 Years and Associated Filling of Land**’.

R-riches Property Consultants Limited

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LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Site
Plan 3	Plan Showing the Land Status of the Site
Plan 4	Layout Plan
Plan 5	Plan Showing the Filling of Land Area of the Site
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	Accepted Drainage Proposal under Application No. A/YL-SK/292
Appendix II	Accepted Fire Service Installations Proposal and Certificate of Fire Service Installation and Equipment under Application No. A/YL-SK/292