

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 108 S.A (Part), 108 S.B ss.1 (Part), 108 S.B ss.2, 108 S.B ss.3 (Part), 110 (Part), 111 (Part) and 112 (Part) in D.D. 128, Fung Kong Tsuen, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years**’ (the proposed development) (**Plan 1**).
- 1.2 The Site is in close proximity to nearby area falls within “Other Specified Uses (Port Back-up, Storage and Workshop Uses)” with a number of open storage yards, warehouses and logistic centres. In view of this, the applicant would like to operate shop and services (i.e. showroom for displaying container & construction equipment for sales and rent) at the Site, in order to serve business operators in Hung Shui Kiu areas.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Government, Institution or Community” (“G/IC”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2 (**Plan 2**). According to the Notes of the OZP, the applied use is a column 2 use within the “G/IC” zone, which requires planning permission from the Board.
- 2.2 The proposed development is considered not incompatible with the surrounding area which is dominated by open storage yards, warehouses, logistic centre and low-rise residential development. Although the proposed development is not entirely in line with the long term planning intention of the “G/IC” zone, the application is proposed to serve nearby business operators. The applicant also agreed to be moved out during land resumption stage of the development of Hung Shui Kiu and Ha Tsuen New Development Area (HSK/HT NDA). Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of the “G/IC” zone and would better utilise precious land resources in the New Territories.
- 2.3 There is a similar application (No. A/HSK/291) for the same use, which is located immediately west of the Site, which was approved by the Board on a temporary basis of 5 years within the same “G/IC” zone in 2021. Therefore, approval of the current application would not set an undesirable precedent within the “G/IC” zone and in line with the Board’s previous decision.

3) Development Proposal

- 3.1 The Site occupies an area of 1,895 m² (about) (**Plan 3**). The operation hours of the Site are from 09:00 to 19:00 from Monday to Saturday, there is no operation on Sunday and public holidays. 1 structure is proposed at the Site for shop and service, washroom and office with total gross floor area (GFA) of 108 m² (about) (**Plan 4**). The office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. The estimated number of staff working at the Site is 4. It is estimated that the Site would be able to accommodate 10 visitors per day. Details of the development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Site Area	1,895 m ² (about)
Covered Area	108 m ² (about)
Uncovered Area	1,787 m ² (about)
Plot Ratio	0.06 (about)
Site Coverage	6% (about)
No. of Structure	1
Total GFA	108 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	108 m ² (about)
Building Height	3 m (about)
No. of Storey	1

- 3.2 The Site is accessible from Fung Kong Tsuen Road via Kai Pak Ling Road and a local access. Construction machinery (i.e. elevated platforms, digging machines, generators, etc.) and container-converted structures will be openly displayed at the designated for displaying area. The machinery and container-converted structures will be transported by container vehicles (CV) during non-peak hours. To regulate the number of vehicles and visitors at the Site, advanced booking is required to access the Site. A 11 m-wide vehicular ingress/egress is proposed at the southwestern part of the Site. A total of 5 parking and loading/unloading (L/UL) spaces are proposed at the Site (**Plan 4**). Details of the parking and L/UL provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL Provisions

Types of Space	Nos. of Space
Parking Space for PC for Staff - 2.5 m (W) x 5 m (L)	3
Parking Space for PC for Visitor - 2.5 m (W) x 5 m (L)	1
L/UL Space for CV - 3.5 m (W) x 16 m (L)	1

- 3.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 4**). As the estimated traffic generated/ attracted by the proposed development is expected to be minimal, adverse traffic impacts arising from the proposed development should not be anticipated. Details of the estimated trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	0	0	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	0	2
Average trip per hour (Beyond AM & PM Peaks)	1	1	1	1	4

- 3.4 To minimize visual impact to the nearby sensitive receivers, a total of 42 trees are proposed to be planted along the northern boundary as landscape buffer area to separate the Site from the nearby house. Regular maintenance will be carried out by the applicant during the planning approval period.
- 3.5 No vehicle repairing, dismantling or other workshop activities will be involved at the Site. 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 also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise the potential 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 will be provided by the applicant i.e. submission of fire service installations and drainage proposals etc. to alleviate any potential adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 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 Planning 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	Swept path analysis