

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 286 RP and 287 RP (Part) in D.D.112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Shop and Services with Ancillary Workshop and Associated Filling of Land for a Period of 3 Years'** (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 vehicles/vehicle products are high. In view of that, the applicant would like to operate the applied use for vehicle product shop and vehicle showroom to bring convenience to nearby locals and business operators. Vehicle products to be sold at the proposed development include dashcam, car diffuser, polishing products, car accessories etc.

### **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 Site falls within the "AGR" zone, no agricultural activity has been carried out for decades at the Site. Therefore, approval of the application on a temporary basis would better utilise precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.2 The proposed development adjoins the application site of an approved application No. A/YL-SK/404 for '*Shop and Services*' by the Board in February 2025. Other similar applications (Nos. A/YL-SK/366, 377, 392) for the same applied use have also 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 previous decisions of the Board 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 therefore considered not incompatible with surrounding land uses.
- 2.3 The Site is subject of a previous application for a different applied use submitted by a different applicant, which was approved by the Board on a temporary basis for a period of 5 years in

2021. The applicant of the previous application has complied with all approval conditions within the period of the planning permission.

- 2.4 In support of the current application, the applicant has submitted the as-built drainage plan accepted under previous application No. A/YL-SK/294, as well as a fire service installation (FSI) proposal to mitigate potential drainage impacts and enhance fire safety of the proposed development (**Appendices I and II**).

### 3) Development Proposal

- 3.1 The Site occupies an area of 973 m<sup>2</sup> (about) (**Plan 3**). A total of 7 single-storey structures are proposed at the Site for shop and services, portable toilet, storage of goods, workshop equipment and auto parts, ancillary workshop, and site office with total gross floor area (GFA) of 193 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 10 visitors per day. The ancillary workshop is to provide workspace for client to install the vehicle products purchased at the Site. The site office is to provide indoor workspace for administrative staff to support the daily operation of the Site. The majority of the remaining open space will serve as display area for vehicle sale. Detailed development parameters are shown at **Table 1** below:

**Table 1 – Major development parameters**

<b>Site Area</b>	973 m <sup>2</sup> (about)
<b>Covered Area</b>	193 m <sup>2</sup> (about)
<b>Uncovered Area</b>	780 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.2 (about)
<b>Site Coverage</b>	20% (about)
<b>Number of Structure</b>	7
<b>GFA</b>	193 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	193 m <sup>2</sup> (about)
<b>Building Height</b>	2.5 m to 4 m (about)
<b>No. of Storey</b>	1

- 3.2 The Site has been entirely hard-paved for site formation of structures, vehicle display area, and circulation and parking spaces to meet the operational need. The current application serves to regularise the existing filling of land of about 0.2 m in depth at the Site, where the existing

site level is at +24.5 mPD (**Plan 5**). 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.

- 3.3 The Site is accessible from Kam Sheung Road (**Plan 1**). A total of 3 private car parking spaces are proposed at the Site for the transportation of goods and customer use. Customers may utilise the space to install the vehicle products after on-site purchasing. Details are shown at **Table 2** below:

**Table 2** – Parking provisions

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

- 3.4 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**). The delivery of vehicle for sale will only be conducted during non-peak hours, which is expected to be infrequent (about 2 to 3 delivery trips weekly). As the estimated trip generation/attraction of the proposed development is minimal (as shown at **Table 3** below), the adverse traffic impact to the surrounding road network should not be anticipated.

**Table 3** – Estimated trip generation/attraction

Time Period	Estimated Trip Generation/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 (18:00 – 19:00)	0	2	2
Average trip per hour (10:00 – 18:00)	1	1	2

- 3.5 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 to minimise adverse environmental impacts and nuisance to the surrounding area.

- 3.6 The applicant will implement good practices under *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* for on-site drainage system within the Site. The applicant will regularly employ licensed collectors to collect and dispose of the sewage, and the locations of toilets are located away from the watercourse in the vicinity.

#### **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 as-built drainage plan accepted under previous application and a FSI proposal to mitigate any adverse impact which would have arisen 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 and Associated Filling of Land for a Period of 3 Years**'.

**R-riches Property Consultants Limited**

**April 2025**

## **APPENDICES**

- Appendix I** As-built drainage plan accepted under previous application No. A/YL-SK/294  
**Appendix II** Fire service installation proposal

## **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 at the Site  
**Plan 6** Swept path analysis