

## Supplementary Statement

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 104 and Adjoining Government Land (GL), Long Ha, 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 There is a growing demand for commercial light goods vehicles (LGV) and medium goods vehicles (MGV), especially with the rise of the last-mile delivery services and food and beverage business. In view of this, the applicant intends to operate a shop and services (vehicle showroom) to serve the fleet operators and delivery companies in the New Territories.

### **2) Planning Context**

- 2.1 The Site falls within an area zoned as "Comprehensive Development Area" zone ("CDA") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, 'vehicle showroom' is subsumed under 'shop and services', which is a column 2 uses within the "CDA" zone, which requires permission from the Board.
- 2.2 Although the proposed development is not entirely in line with the planning intention of "CDA" zone, there is no known/planned programme for implementation of the subject "CDA" zone for the Site. Therefore, approval of the current application on a temporary basis would not jeopardize the long-term planning intention within the "CDA" zone and would better utilize precious land resources.
- 2.3 The Site is surrounded by open storage yards, warehouse and cluster of village developments separating the Site with San Tam Road. In addition, similar planning application (No. A/YL-KTN/874) for 'shop and services and wholesale trade' use was approved by the Board on a temporary basis in 2023 and it is only located at approximately 30m north of the Site. The nature and scale of the proposed development is similar to the approved application; hence, it is considered not incompatible with the surrounding environment and would not set an undesirable precedent within the "CDA" zone.

### 3) Development Proposal

3.1 The Site occupies an area of 3,963 m<sup>2</sup> (about), including 245m<sup>2</sup> of GL (**Plan 3**). A total of 6 structures are proposed at the Site for shop and services (vehicle showroom), site office, reception and washrooms with a total GFA of 1,197 m<sup>2</sup> (about) (**Plan 4**). The operation hours of the proposed development are 09:00 to 19:00 daily (including public holidays). The estimated number of staff working at the Site are 10 and it is estimated that the Site would attract not more than 15 visitors per day. Details of development parameters are shown at **Table 1** below:

**Table 1** - Major Development Parameters

<b>Application Site Area</b>	3,963 m <sup>2</sup> (about), including 245 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	1,197 m <sup>2</sup> (about)
<b>Uncovered Area</b>	2,766 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.30 (about)
<b>Site Coverage</b>	
	30% (about)
<b>Number of Structure</b>	
	6
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,197m <sup>2</sup> (about)
<b>Building Height</b>	
	3.5m – 10m (about)
<b>No. of Storey</b>	
	1

3.2 It is estimated that about 15 unlicensed commercial vehicles (i.e. MGV and LGV) will be displayed indoor (with minimum headroom of 6m) at the Site (**Plan 4**). Unlicensed vehicles for display will be driven to the Site by staff with trade license, hence, towing of vehicle is not required. Licensed commercial vehicles will also be parked at the Site for test driving purpose and collection of vehicles by customers, hence, parking spaces for LGV and MGV are provided at the Site.

3.3 The Site is accessible from San Tam Road via a local access (**Plan 1**). A total of 11 parking spaces are provided at the Site for staff and visitors., details are shown at **Table 2** below:

**Table 2 – Parking Provisions**

Type of Space	No. 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)	2
Parking Space for LGV - 3.5 m (W) x 7 m (L)	3
Parking Space for MGV - 3.5 m (W) x 11 m (L)	3

3.4 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local road (**Plan 5**). As trips generated and attracted by the proposed development is minimal (as shown below **Table 3**), adverse traffic impacts on the surrounding road network should not be anticipated.

**Table 3 – Estimated Trip Generation and Attraction**

Time Period	Trip Generation and Attraction						
	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	0.5	0.5	0.5	0.5	5
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	3	0.5	0.5	0.5	0.5	5
Traffic trip per hour (average)	1	1	0.5	0.5	0.5	0.5	4

3.5 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 and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs 1/23)* when designing the on-site sewage system within the Site.

#### 4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas.

Adequate mitigation measures will be provided, i.e. submission of the drainage and fire service installations proposal to mitigate any adverse impact arising from the proposed development after planning approval has been granted from 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 Year**’.

**R-riches Property Consultants Limited**

**March 2024**

## **LIST OF PLANS**

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