

Supplementary Statement

1) Background

1.1 The applicant seeks to use Lots 564, 565 (Part) and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories (the Site) for '**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years** (the proposed development) (**Plan 1**). The applicant intends to continue to operate the vehicle showroom to serve nearby locals living in Kam Tin and Pat Heung.

2) Planning Context

2.1 The Site falls within an area zoned as "Other Specified Uses" annotated "Rural Use" zone ("OU(RU)") on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, 'shop and services' is a column 2 use within the "OU(RU)" zone, which requires permission from the Board. As the applied use intends to serve the nearby locals and the application is only on a temporary basis, it will not frustrate the long term planning intention of the "OU(RU)" zone. The building height and form of structures are similar to its surrounding area within the "OU(RU)" zone, therefore, it is considered not incompatible with the surrounding environment.

2.2 The Site is the subject of 2 two previous S.16 planning applications for the same use submitted by the same applicant, within which, the latest application (No. A/YL-KTS/889) was approved by the Board on a temporary basis of 3 years in 2022, hence, approval of the current application would not set an undesirable precedent within the same "OU(RU)" zone.

2.3 When compared with the previous application (No. A/YL-KTS/889), the major development parameters, i.e. site area, building height and parking spaces are remain unchanged while the plot ratio, site coverage and number of structures are slightly changed to meet the operational needs.

2.4 In support of the application, the applicant submitted a set of drainage, fire service installations and landscape proposals to mitigate any adverse impact arising from the proposed development (**Appendices I to III**).

3) Development Proposal

3.1 The Site occupies an area of 3,009 m² (about) (**Plan 3**). The current application involves of converting existing structures to the proposed scheme with 4 single storey structures are proposed at the site for shop and services (vehicle showroom), offices, washroom and rain shelter with a total GFA of 607 m² (about) (**Plan 4**). Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	3,009 m ² (about)
Covered Area	607 m ² (about)
Uncovered Area	2,402 m ² (about)
Plot Ratio	
	0.2 (about)
Site Coverage	
	20% (about)
Number of Structure	
	4
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	607 m ² (about)
Building Height	
	4m – 7.5m (about)
No. of Storey	
	1

3.2 The operation hours of the proposed development are 08:00 to 21:00 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 20 visitors per day. A total of 30 vehicles (i.e., private cars (PC) and light goods vehicles (LGV)) will be stored and displayed at the Site, within which 8 vehicles are with license, while the remaining will be driven to the Site with trade license by staff.

3.3 The Site is accessible from Kam Sheung Road via a local access (**Plan 1**). A total of 10 PC parking spaces, 1 LGV parking space and 1 LGV loading/unloading (L/UL) space are provided at the Site for staff and visitors., details are shown below:

Table 2 - Provision of Parking and L/UL Space

Type of Space	No. of Space
Parking Space for PC for Staff	4

- 2.5 m (W) x 5 m (L)	
Parking Space for PC for Visitor - 2.5 m (W) x 5 m (L)	6
Parking Space for LGV for Staff - 3.5 m (W) x 7 m (L)	1
L/UL Space for LGV for Staff - 3.5 m (W) x 7 m (L)	1

3.4 5.5 tonnes lorry would be deployed for transportation of goods to/out of the Site, hence, 1 L/UL space for LGV is provided to support the operation. 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), 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				2-Way Total
	PC		LGV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	5	2	1	1	9
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	1	4	1	1	7
Traffic trip per hour (average)	2	2	0.5	0.5	5

3.5 Medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are prohibited to be parked/stored on or enter/exit the Site at any time during the planning approval period. The applicant will strictly follow the proposed scheme and ensure that no vehicle parts will be stored at the Site at any time during the planning approval period.

3.6 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 5/93) when designing the on-site sewage system within the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage 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 drainage, fire service installations and landscape proposals to mitigate any adverse impact arising from the proposed development (**Appendices I to III**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years**'.

R-riches Property Consultants Limited

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LIST OF PLANS

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

APPENDICES

Appendix I	Drainage Proposal
Appendix II	Fire Service Installations Proposal
Appendix III	Landscape Proposal