

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use the Former Shek Wu School (*Government Land (GL) in D.D. 106, Kam Tin, Yuen Long, New Territories*) (the Site) for '**Proposed Temporary Social Welfare Facility with Ancillary Facilities for a Period of 5 Years**' (proposed development) (**Plan 1**).
- 1.2 The applicant is a charitable institution under Section 88 of the Inland Revenues Ordinance (**Appendix I**). They intend to operate a social welfare facility (i.e. youth and elderly centres) to provide social welfare services and community spaces to serve nearby locals living in Kam Tin, Pat Heung and Shek Kong area. In order to cope with the aging population in Hong Kong, the proposed development would act as a hub for social activities, bringing the youth and elderly from different backgrounds together. The applicant will organize various recreational, cultural and entertainment activities at the Site with the aims to build strong community bonds, as well as reducing social isolation among the community.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Village Type Development" ("V") on the Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, '*social welfare facility*' use is not a column two use within the "V" zone, which requires planning permission from the Board.
- 2.2 Although the proposed development is considered not entirely in line with the planning intention of the "V" zone, the applicant intends to adaptive reuse the Former Shek Wu School to serve the nearby community. As the Site has been left vacant since 2014, approval of the application on a temporary basis would better utilize vacant school premises and would not frustrate the long-term planning intention of the "V" zone. In addition, the Former Shek Wu School has been categorized as Category 1 sites under the 'Vacant School Premises Sites Reviewed under the Central Clearing House Mechanism' by the Planning Department (PlanD) for Government, Institution or Community (G/IC), the proposed use is considered in line with PlanD's recommendation.
- 2.3 The proposed development is also considered not incompatible with the surrounding areas,

which is dominated by residential, agricultural and commercial uses. Furthermore, the Site is the subject of several S.16 planning applications for the same use, which the latest application No. A/YL-KTS/897 (was submitted by a different applicant) for ‘Proposed Temporary Social Welfare Facility (Elderly and Youth Centre)’ was approved by the Board on a temporary basis of 3 years in 2021. Therefore, approval of the current application is considered in line with the Board’s previous decisions.

3) Development Proposal

3.1 The area of the Site is 1,172 m² (about)(**Plan 3**). The operation hours of the Site are from 09:00 to 21:00 daily, including public holidays. A total of 4 single-storey structures are provided at the Site for youth activity centre, elderly activity centre, office, covered corridor, washroom and store room with total GFA of 344 m² (about) (**Plan 4**). The ancillary site office is intended to provide indoor workspace for administrative staff to support the operation of the proposed development. It is estimated that 6 staff will work at the Site. It is estimated that the Site would be able to accommodate 30 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	1,172 m ² (about)
Covered Area	344 m ² (about)
Uncovered Area	828 m ² (about)
Plot Ratio	
	0.3 (about)
Site Coverage	
	29 % (about)
Number of Structure	
	4
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	344 m ² (about)
Building Height	
	3 m – 6 m (about)
No. of Storey	
	1

3.2 The Site is accessible from Kam Sheung Road via and a local access (**Plan 1**). A total of 4 parking and loading/unloading (L/UL) spaces are provided at the Site for staff and visitor. Details of parking and L/UL spaces are shown at **Table 2** below:

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle (LGV) - 3.5m (W) x 7m (L)	1
L/UL Space for Light Bus (LB) - 3 m (W) x 8 m (L)	1

3.3 As the Site is well-served by public transportation services provided at Kam Sheung Road, no parking space is provided for visitor. One L/UL space for light bus is provided at the Site for easy access of elderly and the youth by light bus, while L/UL space for LGV is provided for transportation of goods by 5.5 tonnes lorry. 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 6**). No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period.

3.4 As the Site is intended to serve the local community with infrequent trips as shown at **Table 3** below, therefore, adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Trip Generation and Attraction of the Site

Time Period	PC		LGV		LB		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (i.e. 09:00 – 10:00)	2	0	0	0	1	0	3
Trips at <u>PM peak</u> per hour (i.e. 18:00 – 19:00)	1	1	0	1	0	1	4
Traffic trip per hour (i.e. 10:00 – 17:00)	0	0	0.5	0.5	0.5	0.5	2

3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental

impacts on the nearby sensitive receivers. The applicant will implement good practices under the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) when designing on-site drainage system with the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures will be provided by the applicant (i.e. submission of the as-built drainage plan and FSIs proposal) in order to mitigate any adverse impact arising from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Proposed Temporary Social Welfare Facility with Ancillary Facilities for a Period of 5 Years**’.

R-riches Property Consultants Limited

January 2024

APPENDICES

Appendix I Charitable Institution under Section 88 of the Inland Revenue Ordinance

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