

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Xiao Ming Engineering Limited (“the Applicant”) in support of the planning application for a Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a period of 5 years (“the Proposed Development”) at Lot Nos. 483 (Part) and 484 (Part) in D.D. 7, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 483 (Part) and 484 (Part) in D.D. 7, New Territories. The Site is accessible from Tai Wo Service Road West via a local track leading to the ingress to its east.
3. The site area is about 1,456 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Kau Lung Hang Outline Zoning Plan (the “OZP”) No. S/NE-KLH/11.
5. The planning intention of the “V” zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Other commercial, community and recreational uses may be permitted on application to the Board.
6. According to the Notes of the OZP, ‘Shop and Services’ use is a Column 2 use within the “V” zone on the OZP requiring planning permission from the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “V” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Shop (Hardware Groceries and Construction Materials)	215	215	6	1
2	Shop (Hardware Groceries and Construction Materials)	225	225		
3	Ancillary Office	182	182		
4	Ancillary Storage	225	225		
Total		<u>847</u>	<u>847</u>		
		Plot Ratio	Site Coverage		
		0.58	58%		

9. The Site is accessible by vehicles from Tai Wo Service Road West via a local track. 2 nos. of parking space for private cars and 1 no. of parking space for light goods vehicle (LGV) are proposed at the Site for daily operation of the Proposed Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. Parking spaces will be reserved for customers who have given prior notification.
10. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays).
11. No vegetation clearance and tree felling will be carried out at the Site.

No Adverse Impacts to the Surroundings

Visual and Landscape

12. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with shop and services, parking of vehicles and residential dwellings.
13. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas are not anticipated.

Traffic

14. The trip attraction and generation rates are expected as follows:

	Weekday		Weekend	
	Attractions	Generations	Attractions	Generations
09:00 – 10:00	1	0	0	0
10:00 – 11:00	0	0	1	0
11:00 – 12:00	0	0	1	1
12:00 – 13:00	0	1	0	0
13:00 – 14:00	0	0	0	0
14:00 – 15:00	1	0	0	0

15:00 – 16:00	0	1	1	0
16:00 – 17:00	0	0	0	1
17:00 – 18:00	0	0	0	0
18:00 – 19:00	0	0	0	1
Total Trips	<u>2</u>	<u>2</u>	<u>3</u>	<u>3</u>

15. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
16. The Site is accessible from Tai Wo Service Road West via a local track. 2 nos. of parking space for private cars and 1 no. of parking space for LGV are proposed within the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. Parking spaces will be reserved for customers who have given prior notification.
17. Customers are encouraged to get access to the Site by public transport services, which are available at a distance of about 450 m to the south of the Site. The estimated walking time is about 6 minutes (**Plan 5**).

Environment

18. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
19. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

20. The Applicant will submit a drainage proposal, with the provision of periphery u-channels and catchpits to mitigate the potential adverse drainage impacts generated by the Proposed Development after planning approval has been granted from the Board. The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

21. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

- End -