

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”/“the TPB”) on behalf of Mr. WU Chi Man (“the Applicant”) in support of the planning application for the renewal of planning approval for ‘Temporary Barbecue Area’ for a period of 3 years (“the Development”) at Lot Nos. 263 S.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 263 S.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories. The Site is accessible from Tai Lam Chung Road leading to the ingress to its south.
3. The site area is about 2,170 m². No Government Land is involved.
4. The Site is the subject of a previous application No. A/TM-SKW/114 for the same applied use submitted by the same applicant. All approval conditions were satisfactorily complied with by the Applicant.
5. After the previous planning approval has been granted, the Applicant decided to change the layout of the Development under Class A amendments of TPB PG-NO. 36C (**Annex I**). He has now removed all the existing structures on site and is obtaining relevant Short Term Waiver from the Lands Department for the erection of structures under the new layout.

Planning Context

6. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved So Kwun Wat Outline Zoning Plan (the “OZP”) No. S/TM-SKW/15.
7. 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.

TPB Planning Guidelines

8. The TPB Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) is relevant to the application.

9. The application is in line with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application; all approval conditions of the previous approval were satisfactorily complied with; and the time period sought does not exceed the duration of the previous approval.

Development Parameters

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

	Structures/Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	No. of Storey	Height (ab.) (m)
1	Reception	20	20	1	3.12
2	Open Shed	45	45		3.12
3	Open Shed	80	80		3.12
4	Lounge	160	160		3.6
5	Open Shed	160	160		3.12
6	Kitchen	20	20		3.12
7	Portable Toilets	40	40		3.12
8	Kiosk	50	50		3.12
9	Kitchen	40	40		3.12
10	Open Shed	116.07	116.07		3.12
11	Pump room	8	8		3.12
Total		<u>739.07</u>	<u>739.07</u>		
		Plot Ratio	Site Coverage		
		0.34	34.1%		

11. Operation hours are from 7 a.m. to 11 p.m. daily (including Sundays and public holidays).
12. About 60 visitors and 30 visitors are anticipated during weekends/holidays and weekdays respectively. The maximum number of visitors will be about 80 persons per day.
13. The Applicant will continue to restrict the number of patrons to 80 in order to minimize the environmental impact to the surrounding areas.
14. All structures are built of temporary material, including metal sheets and container-converted structures.

Previous Applications

15. The Site, in part or in whole, is the subject of 8 previous applications approved by the Committee:

Application No.	Applied Use	Date of Approval
A/TM-SKW/42	Temporary Barbecue Area with Structures for a Period of 3 Years	28.5.2005
A/TM-SKW/48	Temporary Barbecue Area for a period of 3 years	23.6.2006
A/TM-SKW/54	Temporary Barbecue Area for a Period of 3 Years	28.9.2007
A/TM-SKW/57	Temporary Barbecue Area for a Period of 3 Years	9.5.2008
A/TM-SKW/67	Temporary Barbecue Area For a Period of 3 Years	17.6.2011
A/TM-SKW/93	Temporary Barbecue Area (for a Period of 3 Years)	18.12.2015
A/TM-SKW/101	Temporary Barbecue Area for a Period of 3 Years	31.5.2019
A/TM-SKW/114	Renewal of Planning Approval for Temporary Barbecue Area for a Period of 3 Years	20.5.2022

16. The previous applications were approved mainly on considerations that approval of temporary uses would not frustrate the long-term use of the area; compatible with the surrounding areas; and the concerns of relevant government departments could be addressed by means of approval conditions.
17. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

18. The applied use is considered not incompatible with surrounding land uses comprising open storage uses and residential uses of three-storey. Adverse visual and landscape impacts to the surrounding areas are not anticipated.
19. The existing 43 trees will be properly maintained (**Plan 6**). Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care During Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial

measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail, but not limited to, removal of climbers and removal of dead trees. As such, there will be no adverse landscape impacts arising from the Development.

Environment

20. 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.
21. Potential adverse noise impacts to the surrounding areas are not anticipated under the restriction on operation hours.

Traffic

22. The Site is accessible via a local track connecting to Tai Lam Chung Road. No parking space is provided within the Site. Visitors are expected to travel to the Site by public transport or on foot.
23. One loading/unloading space of light goods vehicles is provided within the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). The loading/unloading activities is expected less than 30 minutes per week. No adverse traffic impact is anticipated.

Drainage

24. 300mm U-channels have been provided within the Site under the previously approved drainage proposal as accepted by the Chief Engineer/Mainland North, Drainage Services Department. Please refer to the Approved Drainage Plan (**Plan 5**).
25. The existing drainage facilities have been maintained in good conditions throughout the approval period of previous applications.
26. There is an existing discharge license for commercial trade effluent into the proposed septic tanks and soakaway system. The wastewater in the septic tanks is collected regularly. No wastewater will be discharged into the Tai Lam Chung Nullah. No adverse drainage impact is anticipated.

Sewerage

27. Wastewater from the barbecue operation will be treated by the existing septic tank and soakaway system which remains the same as the previously approved scheme. The mode of operation of the Development does not change. As accepted by the Director of Environmental Protection, the existing septic tank and soakaway system is capable of treating the expected volume of wastewater from the barbecue operation.

28. The Applicant will continue to adopt the mitigation measures, as stated in the previously approved scheme, to treat wastewater and preventing any adverse effect to the surrounding areas. 8 portable toilets (i.e. structure nos. 7), including 2 portable accessible toilets are provided within the Site. The suspended solid and human waste will be collected in a wastewater tank and pumped away by special commercial sewage collection vehicles regularly. Wastewater from these portable toilets will not be treated by the existing septic tank and soakaway system on the Site.

Fire Safety

29. The layout of the current application has been changed compared with the previous approval. The Applicant is obtaining a Short Term Waiver from the Lands Department for the erection of new structures on site. The Applicant will submit a revised 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.

Planning Gain

30. The Site is desirable for family and friends to spend quality time together with barbecue activity and it provides valuable employment opportunities in the local area.

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