



Section 16 Planning Application

Proposed Temporary Shop and Services
for a Period of 5 Years

Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1
and 1198 S.A ss.2 in D.D. 109 and
adjoining Government Land, Kam Tin,
Yuen Long, New Territories

Planning Statement

Address:
Unit 1702, 17/F, Loon Kee Building,
Nos. 267-275 Des Voeux Road Central, Hong Kong
Tel : (852) 3180 7811
Fax : (852) 3180 7611
Email: info@aikon.hk

Prepared by
***Man Chi Consultants and
Construction Limited***

August 2024

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Shop and Services for a Period of 5 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories (hereinafter referred to “the application site”). The application site has a total area of approximately 8,776m² (including about 44m² government land). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The application site falls within an area zoned “Village Type Development” (“V”) on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11, which was gazetted on 15.12.2023 (hereinafter referred to as “the Current OZP”). Temporary use of the application site not exceeding a period of five years requires planning permission from the Board. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

- (a) The proposed use provides additional amenities and services alternatives to the local residents and would bring convenience and vitality to the neighbourhood;*
- (b) The proposed use is in line with the planning intention of the “V” zone, that its purpose of the current application is to serve the needs of the local residents and support of the local development;*
- (c) The proposed use is fully compatible with surrounding land uses and characters of the locality;*
- (d) The application site, located along the main local road access and in close proximity to the local residential clusters, has a prime location and is ideal for the proposed use in serving the neighbourhood;*
- (e) Temporary nature of the proposed use should not jeopardize the planning intention of the “V” zone should it be considered essential to be implemented by the Board in the future;*
- (f) Given that there were vast amount of applications in the Kam Tin North Outline Zoning Plans with similar nature and merits to the current application approved by the Board, approving the current application would not set an undesirable precedent; and*
- (g) No adverse traffic, landscape, drainage nor infrastructural impacts are anticipated from the proposed temporary use.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the current application for the proposed use for a temporary period of 5 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「是次申請」），作擬議臨時商店及服務行業（為期五年）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界元朗錦田丈量約份第 109 約地段第 1198 號 A 分段餘段（部分）、1198 號 A 分段第 1 小分段及 1198 號 A 分段第 2 小分段和毗鄰的政府土地（以下簡稱「申請地點」）。申請地點的面積約為 8,776 平方米（包括政府土地約 44 平方米）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點於 2023 年 12 月 15 日刊憲公佈的錦田北分區計劃大綱核准圖（編號：S/YL-KTN/11）內被劃為「鄉村式發展」用途。根據大綱核准圖 (11)(c) 的注釋，土地或建築物的臨時用途或發展，如為期超過三年，須根據圖則的規定向城市規劃委員會申請許可。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：

- (一) 擬議用途將提供額外商業零售服務予毗鄰主要居住群，將為現時民居帶來便利，並為社區注入新景象及活力；
- (二) 是次申請旨在服務民居，並支持鄰近地區發展，因此申請地點的擬議用途符合「鄉村式發展」地帶的規劃意向；
- (三) 申請地點的擬議用途與鄰近的鄉郊環境特質協調；
- (四) 申請地點地段優越，鄰近村落群並毗連主要道路，因此擬議用途為理想最適合的發展；
- (五) 擬議用途所屬的臨時性質，將不會阻礙政府履行長遠的「鄉村式發展」用途規劃意向；
- (六) 考慮到城規會先前曾批准過多宗於該大綱草圖中作與擬議用途的相同及相似的規劃申請，擬議用途不會視為開拓不良先例；及
- (七) 擬議用途的規模較小，不會對當地的交通、景觀、排污及建設造成嚴重破壞。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該擬議用途作為期五年之規劃申請。

Table of Contents

INTRODUCTION	2
1.1 Purpose	2
1.2 Objectives	2
1.3 Structure of the Planning Statement	2
2 SITE PROFILE	3
2.1 Location and Current condition of the Application Site	3
2.2 Surrounding Land-use Characteristics	3
3 PLANNING CONTEXT	4
3.1 The Current OZP	4
3.2 Similar Planning Applications	4
4 THE DEVELOPMENT PROPOSAL	6
4.1 Site Configuration, Layout and Operation	6
4.2 Vehicular Access and Parking Arrangement	7
4.3 Landscape Treatment	8
4.4 Provision of Drainage Facilities	8
4.5 Setting Back of Application Site Boundary as and when Required by Drainage Services Department	8
5 PLANNING JUSTIFICATIONS	10
5.1 Meeting the Needs of the Locals and Bring Convenience and Vitality to the Area	10
5.2 In Line with the Planning Intention of “V” zone	10
5.3 Compatible with Surrounding Land Uses	10
5.4 Appropriate Location of The Proposed Use	11
5.5 Temporary Nature Would Not Jeopardize its Planning Intention of “V” Zone	11
5.6 Not Setting an Undesirable Precedent	11
5.7 No Adverse Traffic, Landscape and Drainage Impacts	11
6 CONCLUSION	13

List of Tables

Table 1	Approved Planning Applications for Uses being Similar to or the Same as the Proposed Use covered by the Kam Tin North Outline Zoning Plans in the recent 10 years
Table 2	Proposed Key Development Parameters

List of Figures

Figure 1	The Location Plan
Figure 2	Extract of Lot Index Plan No. ags_S00000110965_0001
Figure 3	Extract of Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11
Figure 4	Indicative Layout Plan
Figure 5	Landscape Proposal

List of Illustration

Illustration 1	Existing Condition of the Application Site and the Surrounding Areas
----------------	--

INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Shop and Services for a Period of 5 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories (hereinafter referred to “the application site”). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 1.1.2 Prepared on behalf of the ALPHA BLESS LIMITED (hereafter referred to as “the Applicant”), Man Chi Consultants and Construction Limited (MCCCL) has been commissioned to prepare and submit the current application.
- 1.1.3 The application site falls within an area zoned “Village Type Development” (“V”) on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11, which was gazetted on 15.12.2023 (hereinafter referred to as “the Current OZP”).

1.2 Objectives

- 1.2.1 The current application strives to achieve the following objectives:-
- (a) *To give an opportunity to the Applicant to utilise the application site to serve the needs of the local residents and in support of local development;*
 - (b) *To tap into the opportunity brought by the future development in the surrounding areas and support the development of Kam Tin North;*
 - (c) *To maximize land utilization in an area with great locational advantage in terms of the proximity to the local residential clusters; and*
 - (d) *To induce no adverse traffic, landscape, drainage nor infrastructural impacts on its surroundings.*

1.3 Structure of the Planning Statement

- 1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as its design. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location and Current condition of the Application Site

- 2.1.1 The application site has an area of about 8,776m² (including about 44m² of government land) The location of the application site is shown in **Figure 1** whilst **Figure 2** indicates the relevant private lots and government land which the application site involves.
- 2.1.2 As shown in **Figure 1**, the application site is surrounded by major residential clusters in Kam Tin North and is accessible from Kam Tin Bypass and Kam Tai Road via Kong Tai Road. The application site is also accessible by franchised bus Nos. 54, 77K, 251B, 251M and E36P along Kam Tin Road in about 5 minutes away.
- 2.1.3 The application site is currently flat, hard paved and vacant. **Illustration 1** indicates the current conditions of the application site and its surrounding areas.

2.2 Surrounding Land-use Characteristics

- 2.2.1 The surrounding area of the application site is predominantly rural in character, comprising residential dwellings/structures, agriculture land, open storage yards, car parks, workshops and vacant/unused land.
- 2.2.2 To the north of the application site are Kam Tai Road and Kam Tin River. To the further north of the application site across Kam Tin River are temporary structures, residential dwellings/structures, agriculture land and vacant/unused land. To the east of the application site are residential dwellings/structures, agriculture land and vacant/unused land. To the west of the application site are vacant/unused land and temporary structures. To the south of the application site is the Kam Tin Bypass. To the further south of the application site across Kam Tin Bypass is the Kam Tin Town Centre comprising residential dwellings/structures, shops, eating places, GIC facilities, open storage yards, workshops and car parks.

3 PLANNING CONTEXT

3.1 The Current OZP

3.1.1 The application site falls within an area zoned “V” on the Current OZP (please refer to **Figure 3**). According to the Notes of the Current OZP, the planning intention of the “V” zone is *“primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.”*

3.1.2 According to the Notes of the Current OZP, ‘Shop and Services’ is a Column 2 use within the “V” zone. As stipulated in (11)(c) of the covering Notes of the Current OZP, *“temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.”*. In this connection, the Applicant wish to seek planning permission from the Board for the proposed use on a temporary basis of five years.

3.2 Similar Planning Applications

3.2.1 Over the past 10 years, there are 24 similar approved applications for applying shops and services within “V” zone within the same OZP. **Table 1** illustrates these similar applications.

Table 1: Approved Planning Applications for Uses being Similar to or the Same as the Proposed Use covered by the Kam Tin North Outline Zoning Plans in the recent 10 years

Application No.	Proposed Use(s)	Decision Date
A/YL-KTN/430	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	07/02/2014
A/YL-KTN/438	Temporary Shop and Services (Grocery and Metalware Retail Shop) for a Period of 3 Years	25/04/2014
A/YL-KTN/537	Temporary Shop and Services (Real Estate Agency, Pet Salon, Bicycle Sales Store and Convenience Store) for a Period of 3 Years	14/10/2016
A/YL-KTN/547	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	03/02/2017
A/YL-KTN/572	Proposed Temporary Shop and Services (Book Shop) for a Period of 3 Years	08/09/2017
A/YL-KTN/574 A/YL-KTN/718	Proposed Temporary Shop and Services (Wheelchair Accessible Vehicles Showroom) for a Period of 3 Years	22/09/2017 15/09/2020

Application No.	Proposed Use(s)	Decision Date
A/YL-KTN/606	Temporary Shop and Services and Eating Place (Outside Seating Accommodation of a Restaurant) with Ancillary Parking Spaces for a Period of 3 Years	15/06/2018
A/YL-KTN/611	Temporary Shop and Services (Grocery, Metalware Retail Shop and Car Beauty Product) with Ancillary Office for a Period of 3 Years	03/08/2018
A/YL-KTN/644	Temporary Shop and Services (Real Estate Agent, Grocery, Metalware Retail Shop and Car Beauty Product) with Ancillary Office for a Period of 3 Years	08/03/2019
A/YL-KTN/738	Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 years	18/12/2020
A/YL-KTN/753	Proposed Temporary Shop and Services for a Period of 5 Years	26/03/2021
A/YL-KTN/768	Proposed Temporary Shop and Services (motor-vehicle showroom) and Public Vehicle Park (excluding container vehicle) for a Period of 5 Years	25/06/2021
A/YL-KTN/796	Proposed Temporary Shop and Services (Motor-vehicle showroom) and Public Vehicle Park (excluding container vehicle) for a Period of 5 Years	24/12/2021
A/YL-KTN/865	Proposed Temporary Eating Place, Shop and Services for a Period of 3 Years	23/12/2022
A/YL-KTN/878	Temporary Shop and Services (Shop for Selling Vehicle Accessories, Building Materials and Convenience Store) for a Period of 5 Years	05/05/2023
A/YL-KTN/882	Proposed Temporary Shop and Services (Retail Shop for Auto Glass) with Ancillary Office and Service Centre for a Period of 3 Years	19/05/2023
A/YL-KTN/883	Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years	03/03/2023
A/YL-KTN/902	Renewal of Planning Approval for Temporary Shop and Services (Retail Shop) for a Period of 3 Years	05/05/2023
A/YL-KTN/935	Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years	11/08/2023
A/YL-KTN/941	Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 3 Years	11/09/2023
A/YL-KTN/942	Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 3 Years and Filling of Land	11/09/2023
A/YL-KTN/950	Renewal of Planning Approval for Temporary Shop and Services (Wheelchair Accessible Vehicles Showroom) for a Period of 3 Years	22/09/2023
A/YL-KTN/952	Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Facilities for a Period of 5 Years	05/07/2024
A/YL-KTN/1009	Proposed Temporary Shop and Services (Vehicle Showroom) with Ancillary Facilities for a Period of Five Years	24/05/2024

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to utilise the application site for the proposed use (i.e. Proposed Shop and Services for a Period of 5 Years) in order to cater the needs of residents living in Kam Tin North. The application site has a site area of approximately 8,776m² (including about 44m² of government land).
- 4.1.2 The proposed use comprises 12 temporary structures, including six single-storey structures for shop and services, three single-storey structure for ancillary office/storeroom, a guard house, an electricity meter room and a water tank and pump room. The temporary 1-storey structures are proposed to be converted-containers with a building height of not more than 3.5m. The proposed use has a total GFA of about 1,577.5m², which involves about 1,380m² for shop and services and about 197.5m² for other ancillary use.
- 4.1.3 The proposed development aims to provide a diverse range of shops and local services, mainly including convenience stores, retail shops, medical consulting rooms, barber shops, beauty parlours etc., in order to provide additional and alternative local services to residents in Kam Tin North and the surrounding communities in supporting the development of the local area. The specific types of shops and local services will be further defined and determined once the application is approved, taking into consideration the preferences and requirements of the community. No eating place will be provided at the application site.
- 4.1.4 The opening hours of the proposed use will be from 7:00 a.m. to 9:00 p.m. daily (including public holidays) and the maximum number of visitors and staffs to be accommodated at one time will be 30 and 10 respectively.
- 4.1.5 The indicative layout plan is shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 2**.

Table 2: Proposed Key Development Parameters

Total Site Area	About 8,776m ²
- Developable Area	About 7,687m ²
- Setback Area	About 1,089m ²
- Uncovered Area	About 7,198.5m ² (82%)
- Covered Area	About 1,577.5m ² (18%)
Opening Hours	From 7:00 a.m. to 9:00 p.m. daily (including public holidays)
Total No. of Structures	9
- Structure A (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure B (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure C (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure D (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure E (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure F (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure G (Ancillary Office/Storeroom)	7.5m x 7.5m x 3.5m (56.25 m ²)
- Structure H (Ancillary Office/Storeroom)	7.5m x 7.5m x 3.5m (56.25 m ²)
- Structure I (Ancillary Office/Storeroom)	7.5m x 7.5m x 3.5m (56.25 m ²)
- Guard House	2.5m x 2.5m x 3m (6.25 m ²)
- Electricity Meter Room	2.5m x 2.5m x 3m (6.25 m ²)
- Water Tank and Pump Room	6.5m x 2.5m x 3m (16.25 m ²)
Total Gross Floor Area	About 1,577.5m ²
- Shop and Services	About 1,380m ²
- Ancillary Office/Storeroom	About 168.75m ²
- Guard House	About 6.25m ²
- Electricity Meter Room	About 6.25m ²
- Water Tank and Pump Room	About 16.25m ²
No. of Storey	1 Storey
Building Height	Not more than 3.5m
Boundary Fencing Height	Not Less than 2.4m
Site Coverage	About 16%
Total No. of Parking Spaces	7
- Private Car	7
Total No. of Loading and Unloading Bays	4
- Light Goods Vehicle (LGV)	4
Ingress/Egress Point	
- Vehicular Access	About 8m wide

4.2 Vehicular Access and Parking Arrangement

4.2.1 The proposed use would make use of the current ingress/egress point at the southern boundary of the application site for vehicular access. The vehicular ingress/egress point has direct access to Kong Tai Road and the width of the vehicular ingress/egress point is about 8m wide. Sufficient manoeuvring space will be provided on-site and no vehicle will queue back to or reverse onto/from areas outside the application site.

4.2.2 Seven private car parking spaces (2.5m x 5m) are proposed to serve visitors and staffs and four loading and unloading bays for LGV (3.5m x 7m) are proposed for loading and unloading activities. Since the proposed development is located in close

proximity to the major residential clusters in Kam Tin North and franchised bus services are available in about 5 minutes away from the application site, it is expected that most of the visitors and staffs of the proposed use would be accessing by public transport or on foot. Consequently, the estimated trip generation and attraction of the proposed use would be 8-10 trips per day for visitors and staffs and 6-8 trips per week for loading and unloading activities during the opening hours (i.e. from 7:00 a.m. to 9:00 p.m. daily (including public holidays)), which would be fully under the capacity of the traffic capacity in the area. The nearest public transport services are presented in **Figure 1**.

- 4.2.3 As demonstrate in **Figure 4**, the proposed development incorporates a range of traffic design features to ensure smooth manoeuvring of vehicles to / from Kam Tin Road, along the local access and within the application site, including a manoeuvring circle in about 15m (D), internal access road in 8m-wide and an ingress/egress for vehicular access in about 8m-wide. Since various traffic design features have been carefully included to accommodate the specific requirements of the proposed vehicles and facilitate efficient and safe movement throughout the application site and its surrounding road network, it can be assured that no vehicle will be queued back to or reversed onto/from the application site and all parking and loading/unloading activities will be confined within the application site. The proposed usage of the abovementioned vehicles will be feasible in terms of the overall road capacity and is suitable/adequate to serve the proposed development.

4.3 Landscape Treatment

- 4.3.1 In order to provide visual amenity and improve the landscape quality of the area, it is proposed to plant 40 new trees (species: *Ficus microcarpa*) along the periphery of the application site. These trees will have a minimum height of 2.75m and will be planted with a minimum spacing of 4m. The proposed trees will be positioned at least 1m from the boundary fencing and 3m from any buildings on-site, as shown in the Landscape Proposal (**Figure 5** refers). The applicant will ensure regular maintenance, adequate watering, and replacement of any dying or dead plants to keep the landscaping in good condition during the planning approval period. If it is further required and considered essential, the Applicant will submit a landscape proposal and further implement additional landscape planting to the satisfaction of Planning Department by way of compliance of approval condition(s).

4.4 Setting Back of Application Site Boundary as and when Required by Drainage Services Department

- 4.4.1 The application site boundary encompasses the existing stream course, nonetheless, **no proposed works would be undertaken within the stream course or within a 3-meter buffer zone**. The stream will remain undisturbed, and the 3-meter buffer is reserved for future maintenance by the Drainage Services Department (DSD). The developable area under the current application is presented in **Figure 4**. While the stream course would remain intact and sufficient buffer has been maintained, the

Applicant is well prepared to setback the application site boundary is required by DSD during the approval period of the current application.

4.5 Provision of Drainage Facilities

- 4.5.1 There is existing channels at the periphery of the application site. Considering that the application site has been paved and is a vacant flat land, situated in close proximity to an existing stream course, no flooding issues have been observed in previous years, with rainfall draining effectively into the stream. Additionally, an existing manhole located approximately 20 meters north of the site provides further drainage capacity. If it is further required and considered essential, the Applicant will submit a drainage proposal and further implement additional drainage facilities to the satisfaction of the DSD by way of compliance of approval condition(s).

5 PLANNING JUSTIFICATIONS

5.1 Meeting the Needs of the Locals and Bring Convenience and Vitality to the Area

5.1.1 The proposed use at the application site provides additional and alternative local services to residents in Kam Tin North and the surrounding communities in supporting the development of the local area. Since the application site is located in close proximity to the major residential clusters in Kam Tin North and the Kam Tin Town Centre, the provision of alternative choices of shop and services at the application site would create a new gathering point for local residents in order to redistribute and relieve the traffic and pedestrian load in the Kam Tin Town Centre and to upgrade the entire Kam Tin North area. Furthermore, the proposed use would create job opportunities to the local residents, further to boost the local economy and to contribute to the development of local area.

5.2 In Line with the Planning Intention of “V” zone

5.2.1 The application site falls within an area zoned “V” on the Current OZP of which the planning intention is primarily for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

5.2.2 In view of the fact that the proposed use is solely for commercial, community and recreational uses to serve the local residents and to support the local development, it is considered to be in line with the planning intention of the “V” zone.

5.3 Compatible with Surrounding Land Uses

5.3.1 Given that similar uses, including temporary shop and services, temporary eating place and residential dwellings/structures, are found in the surrounding areas and the proposed use is solely to be used to serve the needs of the local residents, it is considered not incompatible with the surrounding rural environment and residential setting, in terms of its geographical location and land use.

5.3.2 In view of that the proposed development is in a moderate scale, with a total GFA of about 1,577.5m² and a building height of not more than 3.5m, it is anticipated that no visual obstruction nor incompatible landscape will be created to the area. The proposed development should be considered not incompatible with the surrounding area comprising of low rises residential dwellings/structures and temporary structures.

5.4 Appropriate Location of The Proposed Use

5.4.1 The application site abuts Kong Tai Road leading to Kam Tin Bypass and is in proximity to the major residential clusters in Kam Tin North (including Seasons Monarch, Seasons Villas, Ng Ka Tsuen, Cheung Kong Tsuen, Kam Tin Town Centre etc.). Since the application site is highly accessible to the Kam Tin North population, it is of a prime and ideal location in serving the local residents.

5.5 Temporary Nature Would Not Jeopardize its Planning Intention of “V” Zone

5.5.1 Notwithstanding that the application site falls within an area zoned “V” on the Current OZP and the proposed use is intended only to utilise the application site to serve the local residents and to support the local development, the temporary nature of the current application will by no means jeopardize the long-term planning intention of “V” zone.

5.5.2 In addition, considering the fact that no permanent structure is proposed at the application site and the proposed temporary structures are to be converted-containers, the application site could be easily reinstated if continuation of the proposed use is not allowed by the Board in the future.

5.6 Not Setting an Undesirable Precedent

5.6.1 Having considered that there was vast amount of planning applications for shop and services uses within the subject “V” zone within the same OZP approved by the Board, approvals granted for these applications more or less implied certain degree of flexibility was given by the Board to recognize and allow shop and services uses within the “V” zone. In this regard, approval of the current application will not set an undesirable precedent to other similar application.

5.7 No Adverse Traffic, Landscape and Drainage Impacts

5.7.1 In terms of traffic considerations, taking into account the fact that appropriate internal transport facilities are incorporated under the current scheme, sufficient manoeuvring space will be provided on-site and no vehicle will queue back to or reverse onto/from areas outside the application site and franchised bus services are available in about 5 minutes away from the application site, it is anticipated that the application site would be able to cope with the traffic generated from the proposed development and would not cause any adverse traffic impacts to the surroundings.

5.7.2 In order to provide visual amenity and improve the landscape quality of the area, it is proposed to plant 40 new trees (species: Ficus microcarpa) along the periphery of the application site. These trees will have a minimum height of 2.75m and will be planted with a minimum spacing of 4m. The proposed trees will be positioned at least 1m from the boundary fencing and any buildings on-site, as shown in the Landscape Proposal. It is anticipated that the proposed development would induce no significant

landscape impact. If it is further required and considered essential, the Applicant will submit a landscape proposal and further implement additional landscape planting to the satisfaction of Planning Department by way of compliance of approval condition(s).

- 5.7.1 Considering that the application site has been paved and is a vacant flat land, situated in close proximity to an existing streamcourse, no flooding issues have been observed in the previous years, with rainfall draining effectively into the stream. Additionally, an existing manhole located approximately 20 meters north of the site provides further drainage capacity. If it is further required and considered essential, the Applicant will submit a drainage proposal and further implement additional drainage facilities to the satisfaction of the DSD by way of compliance of approval condition(s).

6 CONCLUSION

6.1.1 This Planning Statement is submitted to the Town Planning Board in support of a planning application the current application for Proposed Temporary Shop and Services for a Period of 5 Years. The application site has a total area of approximately 8,776m² (including about 44m² of government land). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

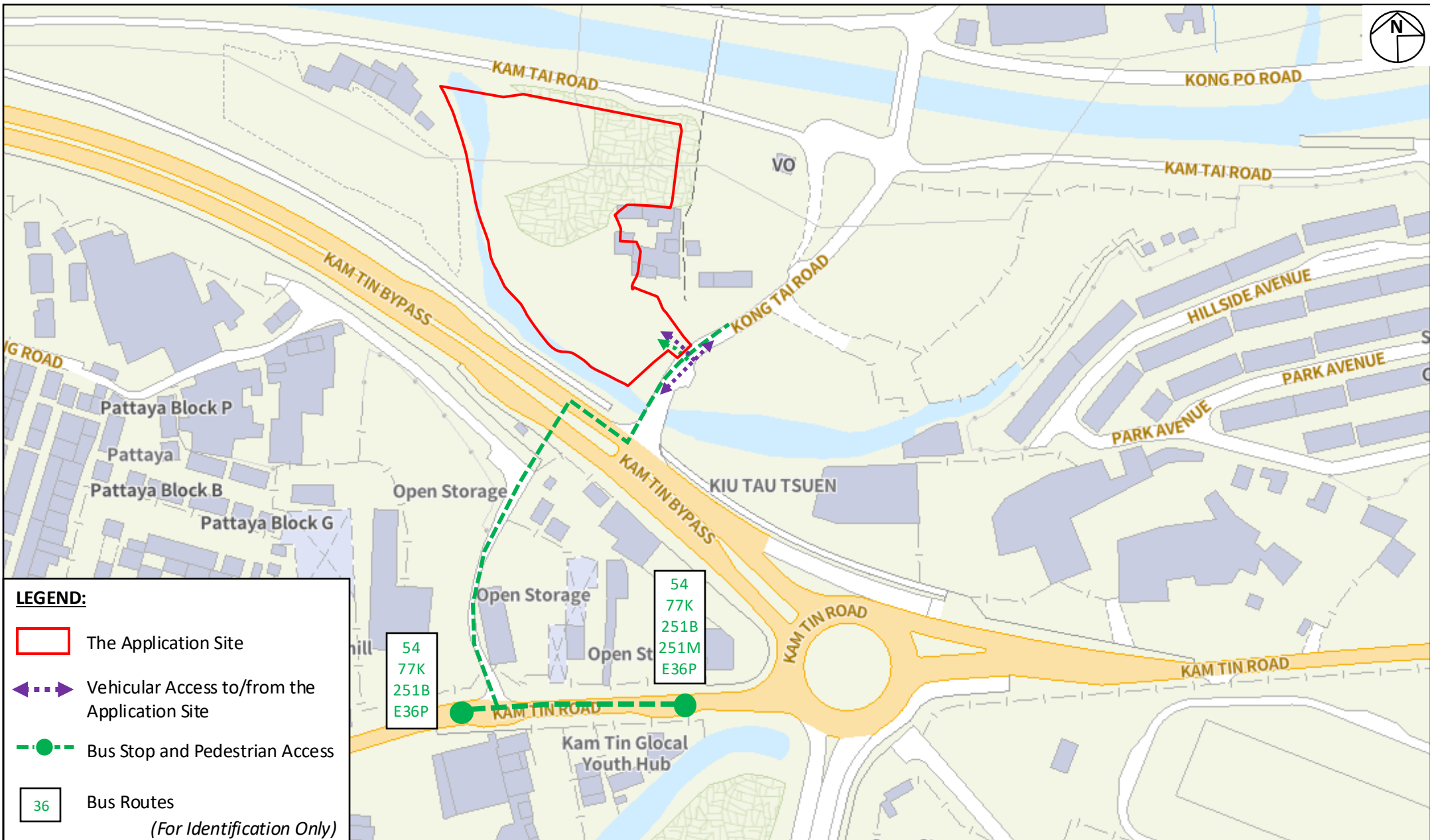
6.1.2 The application site falls within an area zoned “Village Type Development” (“V”) on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11, which was gazetted on 15.12.2023 (hereinafter referred to as “the Current OZP”). Temporary use of the application site not exceeding a period of five years requires planning permission from the Board. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

- (a) The proposed use provides additional amenities and services alternatives to local residents and would bring convenience and vitality to the neighbourhood;*
- (b) The proposed use is in line with the planning intention of the “V” zone, that its purpose of the current application is to serve the needs of the local residents and support of the local development;*
- (c) The proposed use is fully compatible with surrounding land uses and characters of the locality;*
- (d) The application site, located along the main local road access and in close proximity to the local residential clusters, has a prime location and is ideal for the proposed use in serving the neighbourhood;*
- (e) Temporary nature of the proposed use should not jeopardize the planning intention of the “V” zone should it be considered essential to be implemented by the Board in the future;*
- (f) Given that there were vast amount of applications in the Kam Tin North Outline Zoning Plans with similar nature and merits to the current application approved by the Board, approving the current application would not set an undesirable precedent; and*
- (g) No adverse traffic, landscape, drainage nor infrastructural impacts are anticipated from the proposed temporary use.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the current application for the proposed use for a temporary period of 5 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000110965_0001)
Figure 3	Extract of the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Figure 4	Indicative Layout Plan
Figure	Landscape Proposal



Project:
 Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

Title:
 Location Plan

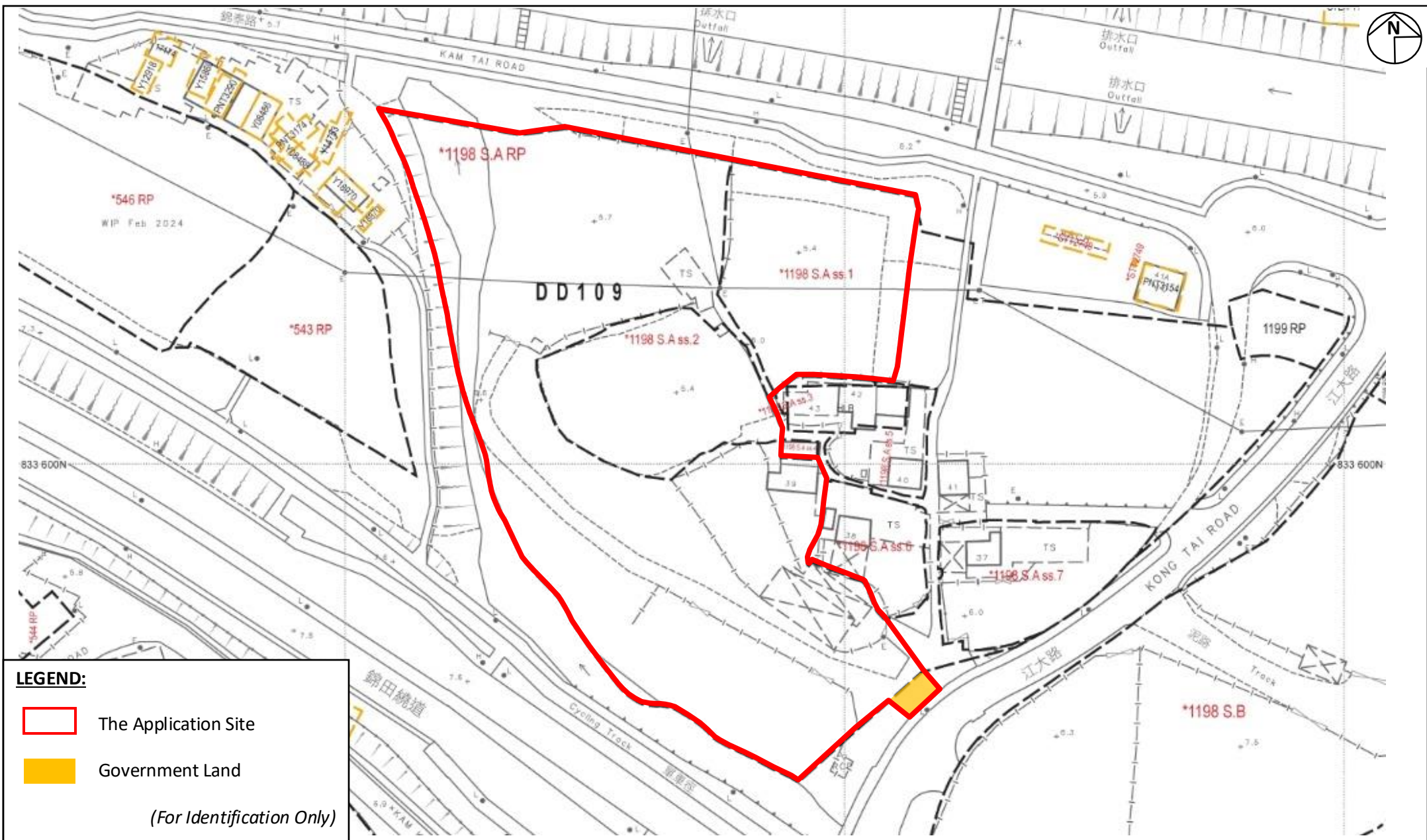
Ref.: ADCL/PLG-10302/R001/F001

Figure:
 1

Scale:
 Not to Scale

Date:
 Aug 2024





LEGEND:

- The Application Site
- Government Land

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

Title:

Extract of Lot Index Plan
(No. ags_S0000110965_001)

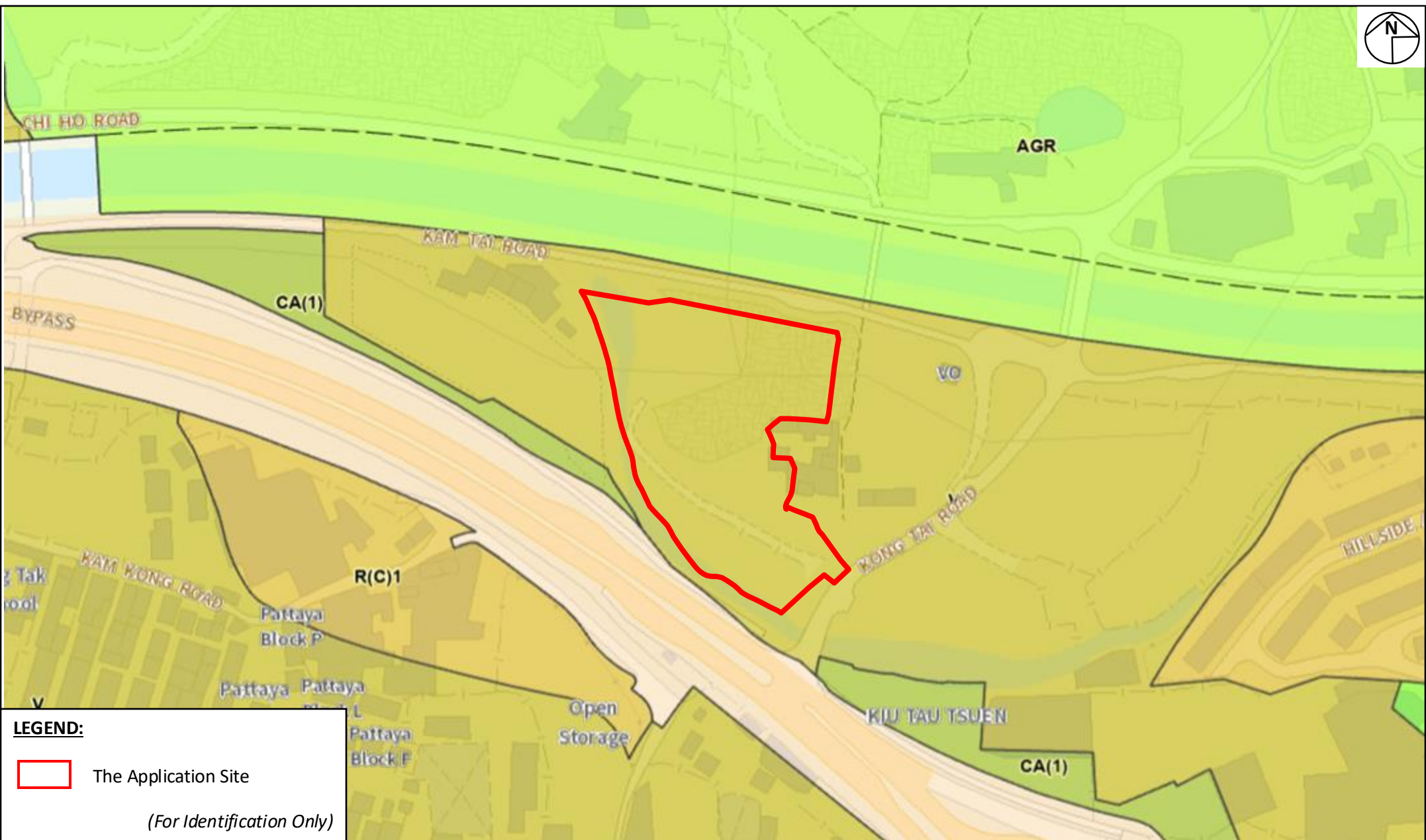
Figure:
2

Scale:
1:1000

Date:
Aug 2024

Ref.: ADCL/PLG-10302/R001/F002

MC Man Chi
Consultants And Construction Limited



Project:
 Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

Title:
 Extract of Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11

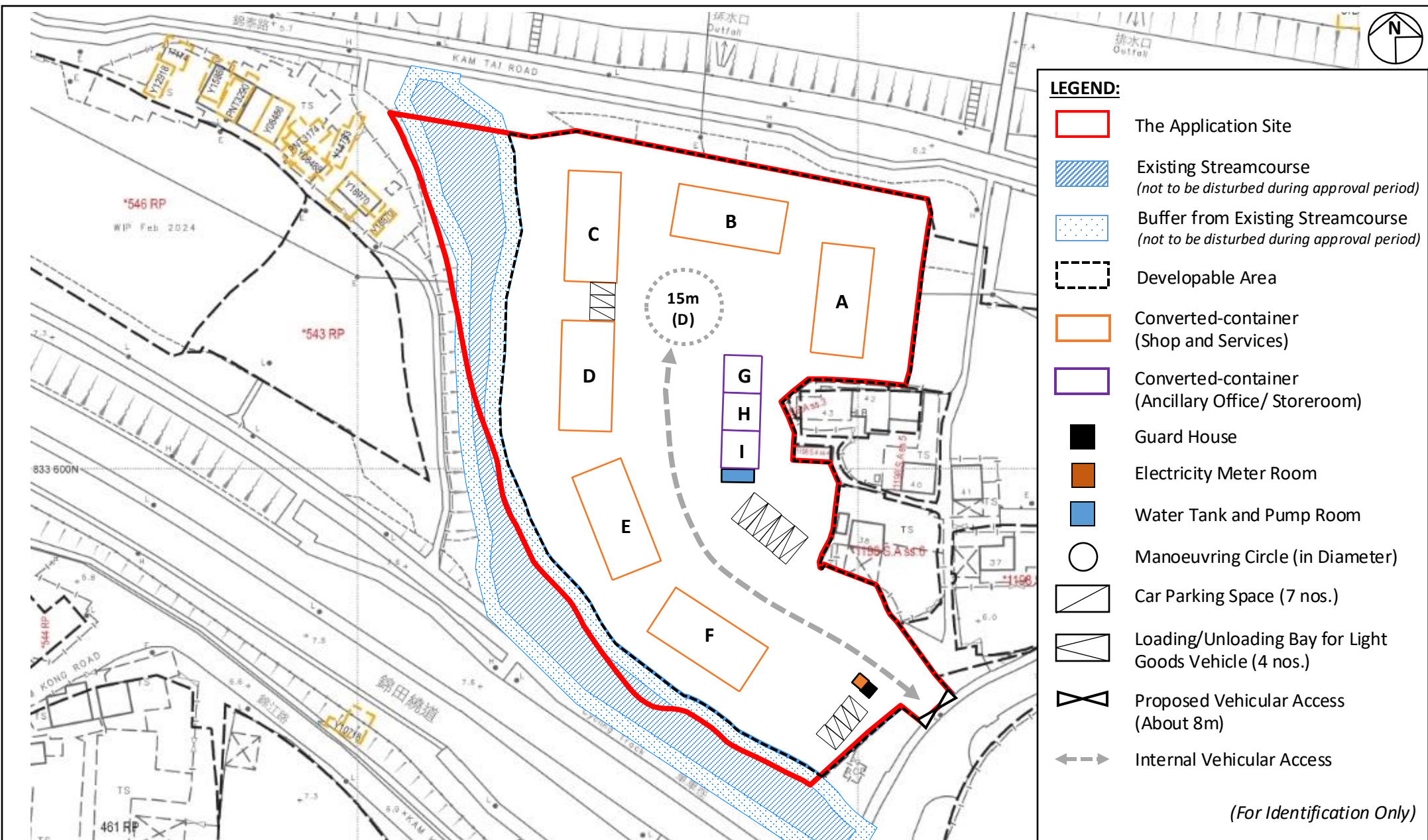
Ref.: ADCL/PLG-10302/R001/F003

Figure:
 3

Scale:
 Not to Scale

Date:
 Aug 2024





Project:

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

Title:

Indicative Layout Plan

Figure:

4

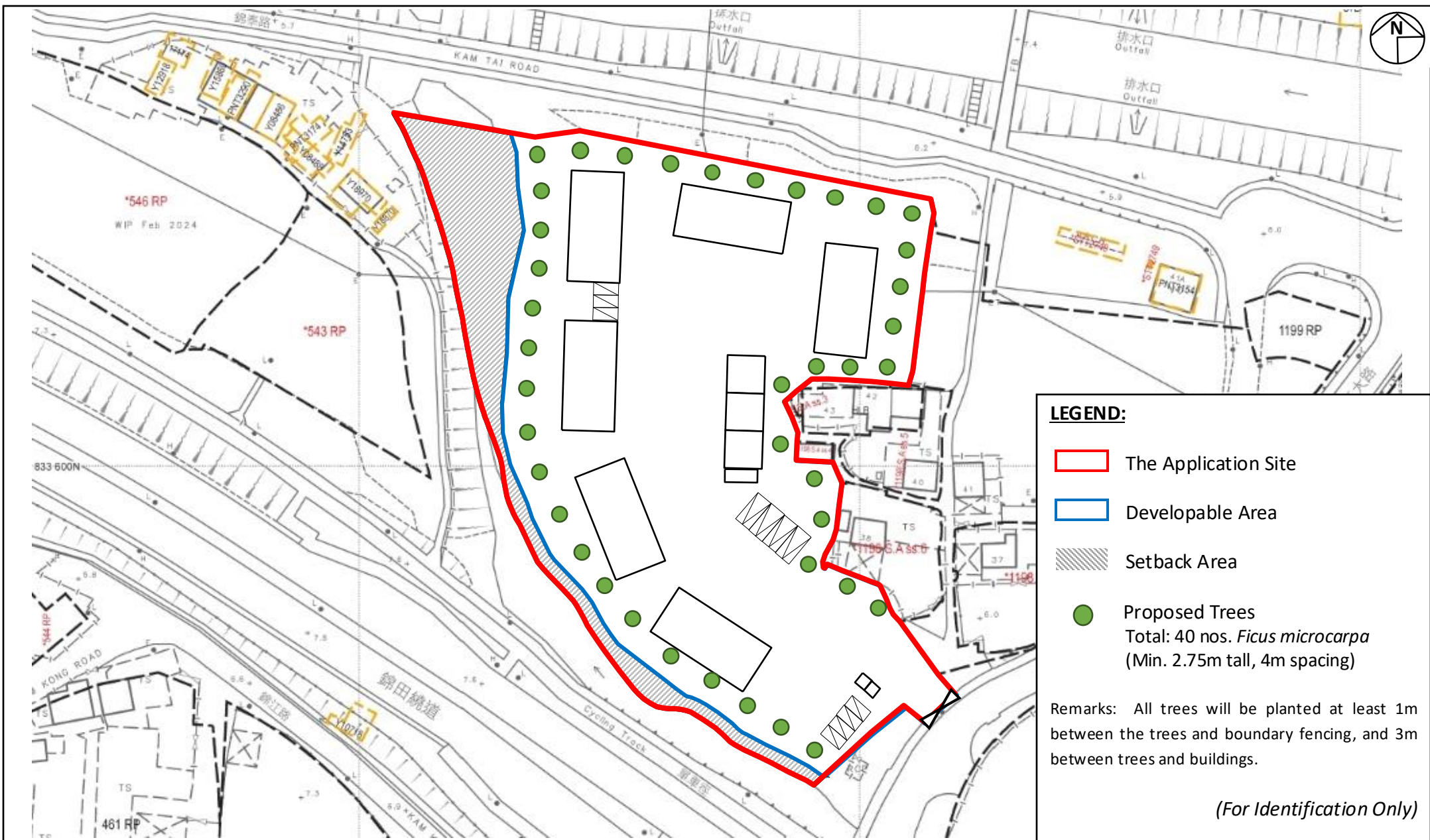
Scale:

1:1000

Date:

Aug 2024

Ref.: ADCL/PLG-10302/R001/F004



Project:

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

Title:

Landscape Proposal

Figure:

5

Scale:

1:1000

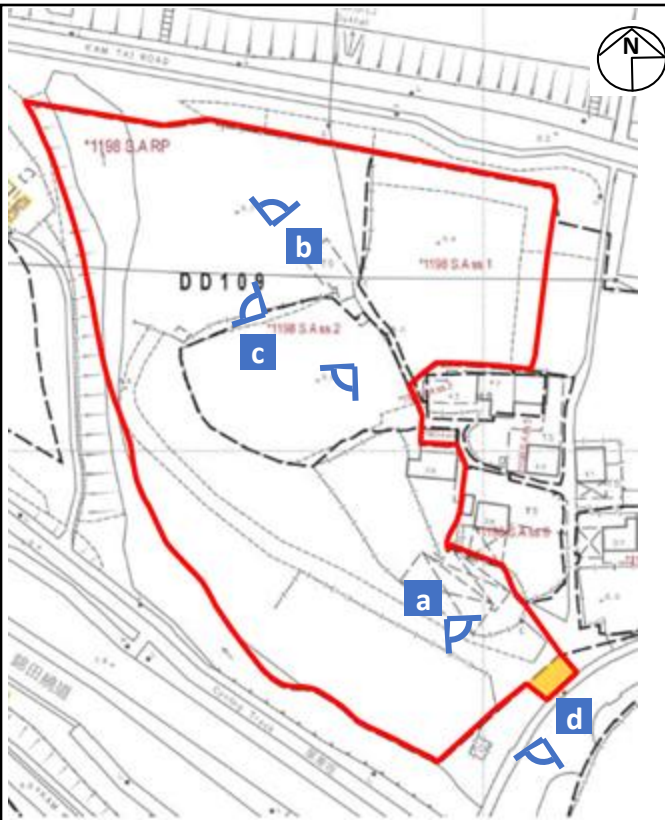
Date:

Aug 2024





Illustration 1

Existing Condition of the Application Site and the Surrounding Areas



LEGEND:

 Site Boundary  Viewpoint

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

Title:

Existing Condition of the Application Site and Surrounding Areas

Illustration:

1

Scale:
Not to Scale

Date:
Aug 2024

 **Man Chi**
Consultants And Construction Limited

Ref.: ADCL/PLG-10302/R001/I001