

## Planning Statement

### Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Promise Luck 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 and Temporary Public Vehicle Park (Excluding Container Vehicle) for a period of 5 years and associated Filling of Pond (“the Proposed Development”) at Lot Nos. 428 (Part) and 431 (Part) in D.D. 106, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 428 (Part) and 431 (Part) in D.D. 106, Yuen Long, New Territories. The Site is accessible from Kam Po Road via a local access leading to the ingress to its west.
3. The site area is about 2,287 m<sup>2</sup>. No Government Land is involved.

### Planning Context

4. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Kam Tin South Outline Zoning Plan (the “OZP”) No. S/YL-KTS/15.
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. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the Board.
6. According to the Notes of the OZP, the applied use is a Column 2 use within the “V” zone on the OZP requiring planning permission from the Board. Any filling of pond within the “V” zone shall not be undertaken without the 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 <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Shop (Hardware Groceries and Construction Materials)	225	225	5	1
2	Shop (Hardware Groceries and Construction Materials) with reception and Ancillary Office	225	225		
3	Shop (Hardware Groceries and Construction Materials) with storeroom	225	225		
<b>Total</b>		<b><u>675</u></b>	<b><u>675</u></b>		
		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.3	30%		

9. The Proposed Development serves to meet the demand of local residents and operators in the vicinity for parking spaces and hardware groceries and construction materials, including fasteners, electrical supplies, keys, locks, tools, construction materials etc.
10. The current application serves to regularise the filling of pond of about 93 m<sup>2</sup> for providing a suitable environment for the erection of temporary structures and site maintenance (**Plan 5**).
11. The Site is accessible from Kam Po Road via a local access. 19 and 3 nos. of parking space for private cars and light goods vehicles (LGVs) are proposed at the Site respectively. 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.
12. The proposed shop and services and vehicle park are operated by the same operator. Operation hours of the proposed shop and services are from 9 a.m. to 7 p.m. daily, including Sundays and public holidays and the operation hours of the proposed vehicle park are 24-hours daily, including Sundays and public holidays.

### Similar Applications

13. There are 13 similar applications for shop and services or vehicle park uses approved by the Committee within or straddling the “V” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTS/841	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	20.3.2020
A/YL-KTS/846	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	12.6.2020

Application No.	Applied Use	Date of Approval
A/YL-KTS/893	Proposed Temporary Shop and Services for a Period of 5 Years	23.7.2021
A/YL-KTS/898	Renewal of Planning Approval for Temporary Shop and Services (Motor Vehicles Showroom) for a Period of 3 Years	10.9.2021
A/YL-KTS/901	Proposed Temporary Shop and Services for a Period of 5 Years	24.9.2021
A/YL-KTS/903	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	24.9.2021
A/YL-KTS/904	Proposed Temporary Shop and Services for a Period of 3 Years	15.10.2021
A/YL-KTS/914	Proposed Temporary Shop and Services (Real Estate Agency & Convenient Store) & Eating Place for a Period of 5 Years	14.1.2022
A/YL-KTS/927	Temporary Shop and Services for a Period of 3 Years	11.11.2022
A/YL-KTS/948	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	17.3.2023
A/YL-KTS/961	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	23.6.2023
A/YL-KTS/968	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land	12.1.2024
A/YL-KTS/974	Proposed Temporary Shop and Services for a Period of 5 Years	19.4.2024

14. The similar applications were approved by the Committee between 2020 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “V” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
15. 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 similar approved applications.

### **No Adverse Impacts to the Surroundings**

#### Visual and Landscape

16. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with open storage, parking of vehicles and residential dwellings.
17. 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

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

	<b>Daily Trip Attractions</b>	<b>Daily Trip Generations</b>
08:00 – 09:00	1	2
09:00 – 10:00	3	1
10:00 – 11:00	2	1
11:00 – 12:00	1	1
12:00 – 13:00	1	1
13:00 – 14:00	0	1
14:00 – 15:00	2	2
15:00 – 16:00	2	1
16:00 – 17:00	1	1
17:00 – 18:00	1	2
18:00 – 19:00	1	1
19:00 – 20:00	1	3
20:00 – 08:00	2	1
<b>Total Trips</b>	<b><u>18</u></b>	<b><u>18</u></b>

19. 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.
20. The Site is accessible from Kam Po Road via a local access. 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. No container vehicles and vehicles exceeding 5.5 tonnes will be allowed to park at the Site.

Environment

21. 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.
22. 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

23. 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

24. 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.

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