[redacted]

Executive Summary

1. The application site (the Site) is on Taxlord Lot No. 1167 (Part) in D.D. 9, Tai Po, New Territories.
2. The site area is about 528 m^2. No Government Land is involved.
3. The Site falls within an area zoned "Village Type Development" ("V") on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11.
4. The applied use is 'Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities' for a Period of 5 Years. The applied use is a Column 2 use within the "V" zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 2 nos. of temporary structures are proposed for shop and services, and meter room uses. The gross floor area is about 236 m^2.
6. A total of 9 nos. of parking space for private cars and light goods vehicle are proposed at the Site.
7. Operation hours are 24-hours daily (including Sundays and public holidays).
8. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界大埔丈量約份第 9 約補租地段第 1167 號（部分）。
2. 申請地點的面積約 528 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《九龍坑分區計劃大綱核准圖編號 S/NE-KLH/11》上劃為「鄉村式發展」」地帶。
4. 申請用途為「擬議臨時商店及服務行業及公眾停車場（貨櫃車除外）連附屬電動車充電設施」（為期 5 年）。該用途在大綱圖上的「鄉村式發展」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點擬議提供 2 個臨時構築物作商店及服務行業及電錶房用途，總樓面面積約 236 平方米。
6. 申請地點擬議提供合共 9 個私家車及輕型貨車泊位。
7. 營運時間為每日 24 小時（包括星期日及公眾假期）。
8. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board ("the Board") on behalf of Prosperous International Trading Limited ("the Applicant") in support of the planning application for a 'Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities for a Period of 5 Years' ("the Proposed Development") at Taxlord Lot No. 1167 (Part) in D.D. 9, Tai Po, New Territories ("the Site") under Section 16 of the Town Planning Ordinance.

Application Site (**Plans 1 and 2**)

2. The Site comprises Taxlord Lot No. 1167 (Part) in D.D. 9, Tai Po, New Territories. The Site is accessible from Tai Wo Service Road West via a local track leading to the ingress to its north.

3. The site area is about 528 m^2. 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 primarily intended for development of Small Houses by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the Town Planning 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.

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**):

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No.	Uses	Floor Area (ab.) (m^2)	Covered Area (ab.) (m^2)	Height (ab.) (m)	No. of Storey
1	Shop and Services	228	114	8	2
2	Meter Room	8	8	3	1
Total		**236**	**122**		
		Plot Ratio	**Site Coverage**		
		0.45	23.1%		

9. The Proposed Development provides a wide range of retail shops and service trades such as convenience store, real estate agency, retail shop etc. to meet the demand of local residents in the vicinity and could bring convenience to the neighbourhoods and surrounding operators.

10. The Proposed Development also serves to meet the parking demand of local residents and operators in the vicinity. 8 nos. of parking space for private cars and 1 no. of parking space for light goods vehicle (LGV) are proposed at the Site respectively (**Plan 3**). Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**).

11. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site.

12. The Site will be equipped with Electric Vehicle (EV) charging poles with dual connectors. It allows up to 8 cars to charge simultaneously.

13. Operation hours are 24-hours daily, including Sundays and public holidays.

Similar Applications

14. There are 10 similar applications approved by the Rural and New Town Planning Committee ("the Committee") within or straddling the "V" zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/NE-KLH/626	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 5 Years	22.9.2023
A/NE-KLH/633	Proposed Temporary Public Vehicle Park (Private Car Only) and Electric Vehicle Charging Station for a Period of 3 Years	7.6.2024
A/NE-KLH/647	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	20.12.2024
A/NE-KLH/645	Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Facilities for a Period of 5 Years	14.2.2025
A/NE-KLH/649	Proposed Temporary Public Vehicle Park (excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 5 Years	14.3.2025

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A/NE-KLH/651	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	20.6.2025
A/NE-KLH/652	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	20.6.2025
A/NE-KLH/653	Temporary Public Vehicle Park (Private Cars Only) for a Period of 5 Years	18.7.2025
A/NE-KLH/658	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years	5.12.2025
A/NE-KLH/661	Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Facilities for a Period of 5 Years	27.2.2026

15. The similar applications were approved by the Committee between 2023 and 2026 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.

16. 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

17. The Proposed Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with residential dwellings, parking of vehicles and agricultural land. Adverse visual impacts on the surrounding areas are not anticipated.

Traffic

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

	Daily Trip Attractions	**Daily Trip Generations**
08:00 – 09:00	0	1
09:00 – 10:00	0	1
10:00 – 11:00	1	1
11:00 – 12:00	1	0
12:00 – 13:00	0	0
13:00 – 14:00	2	1
14:00 – 15:00	1	0
15:00 – 16:00	0	1

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16:00 – 17:00	1	0
17:00 – 18:00	1	1
18:00 – 19:00	1	1
19:00 – 20:00	0	1
20:00 – 08:00	0	0
Total Trips	**8**	**8**

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. 8 nos. of parking space for private cars and 1 no. of parking space for LGV are provided at the Site. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**). The Site will be equipped with EV charging poles with dual connectors. It allows up to 8 cars to charge simultaneously.

21. No parking, reversing or turning of vehicles on public road is expected. No container vehicles and vehicles exceeding 5.5 tonnes are allowed to be parked at the Site. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site.

Environment

22. 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.

23. The Proposed Development is intended for the use of shop and services and parking of vehicles only. No container vehicles/tractors and vehicles exceeding 5.5 tonnes will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

24. 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

25. 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 -

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