

Section 16 Planning Application for Temporary Shop & Services (Estate Agent Office) with Ancillary Car Park for a period of 3 Years at Lot 431 RP (Part) in D.D. 10, Lam Kam Road, Lam Tsuen, Tai Po, New Territories

1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (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 **Temporary Shop & Services (Estate Agent Office) with Ancillary Car Park for a period of 3 Years** (hereinafter referred to as "the proposed use") at Lot 431RP (Part) in D.D. 10, Lam Kam Road, Lam Tsuen, New Territories (hereinafter referred to as "the application site"). The 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 has a total area of approximately 1,427m². Its location is shown on Figure 1 whilst Figure 2 indicates relevant private lot which the application site involves.
- 1.1.2 The Applicant, being an estate agent, aims to seek temporary planning permission from the Board for the proposed use with a view to serving the local community who requires local agency services on sales, purchases or renting of houses or various kinds of land.
- 1.1.3 The current application aims to seek temporary planning permission from the Board for the proposed use with a view to serving the local community who requires local agency services on sales, purchases or renting of houses or various kinds of land. The proposed estate agency office only involving one single storey structure with Total Floor Area (TFA) of 201m² together with remaining open area to be utilised for ancillary car park and landscaping only, is considered in full harmony with those surrounding single-storey structures which have long been in existence before the gazettal of the Lam Tsuen Interim Development Permission Area (IDPA) Plan No. IDPA/NE-LT/1 (hereinafter referred to as "the IDPA Plan") dated 31.08.1990.
- 1.1.4 The application site currently falls within an area zoned "Agriculture" ("AGR") on the approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11 exhibited for public inspection on 10.11.2006. (hereinafter referred to as "the Current OZP") (please refer to Figure 3). According to the Schedule of Uses for "AGR" zone attached to the Notes of the Current OZP, the proposed use is neither one of the Column 1 nor Column 2 uses. However, as stipulated in (11)(b) of the Notes of the Current OZP, *"...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years..."*. In this connection, the Applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of 3 years.

4. THE DEVELOPMENT PROPOSAL

4.1 Proposed Layout, Design Parameters & Operation

- 4.1.1 It is proposed to temporarily utilise the application site for the proposed use (i.e. Local Real Estate Office with Ancillary Car Park) to serve the local community requiring local agency services on sales, purchases or renting houses or various kinds of land which have already been in the close proximity of village/residents settlement to the north, east and south of the application site. The application site has a total area of approximately 1,427m².
- 4.1.2 An ingress/egress point will be at the north-western side directly abutting a long-existed local van track branching off directly from Lam Kam Road. Only one single storey structure with a TFA/ Cover Area of about 201m² and a height of not more than 3.5m) is proposed for the proposed use.
- 4.1.3 As for the remaining open area, it is only proposed as garden area and for ancillary parking space. Given the nature of the proposed use is to serve those local villagers and residents nearby who can access to the application site within walking distance and more importantly, franchised Green Mini Bus (No. 25K) and Bus (No.64K/65K) providing readily available public transport services along Lam Kam Road between the application site and Tai Wo Mass Transit Railway (MTR) station or Sheung Shui MTR Station are found nearby (Illustration 3 and Figure 4 refers). Only 8 parking spaces for staff and visitors are proposed and there will not more than 10 trips made by the vehicles per day. The daily operation hour will be from 9:00 a.m. to 6:00 p.m., Monday to Sunday including Public Holiday. The site configuration and layout are shown in the Indicative Layout Plan per Figure 5 whilst Table 2 encapsulates the key development parameters for the proposed use.
- 4.1.4 As the proposed use requires high degree of security, the proposed use will be fully enclosed with door during operation hours. The nature of the proposed use is targeted for the local neighbourhood and the potential transportation will only be aroused by staff. Vehicles entering or leaving the application will be restricted within the operation hours. In additions, the entrance door will be closed outside the aforesaid operation hours without any activity within or outside the application site, therefore, it is anticipated that no additional noise impact will be generated by the proposed use.

Table 2 Development Parameters for the Proposed Use

Items	Applied Use(s)/ Description (s)	No.(s)	Design Parameter(s) (about)
Site Area	See Below	N/A	Total : 1,427m ²
Cover Area	Shop and Services (Estate Agent Office)	See Below	Total : 201m ² (14%)
Uncover Area		See Below	Total : 1,226 m ² (86%)
Structure	Shop and Services (Estate Agent Office)	1	TFA : 201 m ² : Number of Storey : 1 Dimension : 16.5m (L) x 12.2m (W) x 3.5m (H)
Landscape Treatment	Landscape Garden Area New Planted Trees	1 21	Total : 306 m ² Species: <i>Ficus microcarpa</i> , Min. Height: 2.75m; Min. Interval: 3m
Ingress/ Egress	Vehicles Access	1	N/A
Type of Vehicles	Private Car (Staff and Visitors)	N/A	N/A
Anticipated Trips (Max. Per Day)	Private Car (Staff and Visitors)	10	N/A
Parking Space	Private Car (Staff and visitors)	8	Dimension : 5m (L) x 2.5m (W)
Anticipated Trips (max. per day)	Private Car (Staff and visitors)	10	N/A
Operation Hours	Shop and Services (Estate Agent Office)	N/A	9:00 a.m. to 6:00 p.m. (Monday to Sunday; Including Public Holiday)