

Temporary Shop and Services and Eating Place (Outside Seating Accommodation of Restaurant) with Ancillary Parking Spaces for a Period of 3 Years in “V” and “R(B)” zones, Various Lots in D.D. 103 and Adjoining GL, Kam Tin Yuen Long, New Territories

Supplementary Statement

- 1) The applicant, i.e. *Tomorrow View (Investment) Limited*, seeks planning permission from the Town Planning Board (the Board) to use various lots in D.D. 103 and adjoining Government Land (GL) (the Site) for '**Temporary Shop and Services and Eating Place (Outside Seating Accommodation of Restaurant) with Ancillary Parking Spaces for a Period of 3 Years**' (**Plan P01**). The Site is currently surrounded by various residential development and village houses, the proposed 'shop and services' and 'eating place' are intended to bring convenience to the nearby locals and workers.
 - 2) The Site currently falls within an area zoned "Village Type Development" ("V") and "Residential (Group B)" ("R(B)") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (**Plan P02**). According to the Notes of the OZP, the applied uses are a column two use within the "V" and "R(B)" zones, hence, require planning permission from the Board.
 - 3) The Site is the subject of various previous planning S.16 planning applications. The latest application (No. A/YL-KTN/736) for the same use was submitted by the same applicant was approved by the Board on a temporary basis of 3 years on 18/12/2020. When compared with the previous application, all the development parameters and operation details remain unchanged for the current application, hence, approval of the current application is considered in line with the Board's previous decisions.
 - 4) The application is in line with the Town Planning Board Guidelines for Application for Eating Place within "Village Type Development" Zone in Rural Areas in that the applied use is located at the fringe of residential clusters of Ko Po Tsuen and is readily accessible from Ying Ho Road/Kam Tin Road and would unlikely cause inconvenience to the residents nearby.
 - 5) The development is considered not incompatible with the surrounding land uses which are rural in character predominated by residential development, village houses, site with works in progress, restaurants/eating places mainly at the ground floor of village houses, shop and services, workshops, open storage yards, parking of vehicles and a sitting-out area.
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- 6) The Site occupies an area of 1,650 m² (about), including 741 m² (about) of GL (**Plan P03**). A total of six 1-storey structures are proposed at the Site for shop and services, rain shelter, eating place (outside seating accommodation) with total gross floor area of 607 m² (about). 17 no. private car parking spaces and 1 loading/unloading space for light goods vehicle are provided at the Site for staff and visitor (**Plan P04**). The applicant also proposed to install concrete barrier to prohibit vehicular access from Kam Tin Road to the local track in order to enhance pedestrian and road safety (**Plan P04**).
- 7) The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals etc. in order to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 8) In view of the above, the Board is hereby respectfully requested to approve the subject application for **'Temporary Shop and Services and Eating Place (Outside Seating Accommodation of Restaurant) with Ancillary Parking Spaces for a Period of 3 Years'**.
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