

Justifications for Application:

The present application seeks for renewal of permission for temporary use of **Lot No. 667 (Part) in D.D 110 at Kam Tin Road in Yuen Long**. The reasons in support of the renewal are summarized as follows:

- The location is an area temporarily used as *open storage of vehicles (lorries, vans & private cars) for sale*. With long period of time serving to the community, it is a complement business together with lots of car yards and car dismantling business along the Kam Tin Road. Therefore, it utilizes the land in a more centralized and efficient way for those frequent visitors to the area;
- The site is about 595 m² in area and a total of 12 lorry parking spaces have been earmarked for the vehicles storage are. The vehicles will be transported to site or driven to the site during day time and they are likely to remain in the site for one or two weeks before successful sale of the vehicles. Therefore, the number of trips generated by the vehicles will be relatively small. Besides, an entrance gate of adequate size has been provided at southwest corner of the site (Please refer to the Master layout Plan as attached). The section of Kam Tin Road adjacent to the site is relatively straight and therefore the sightline distance from the entrance on both sides are more than 125 metres;
- The shed is located within the boundary of Lot 667 (Part) as shown on the master layout plan submitted. It is used for general shelter purpose. There is no water or electricity supply and parking within the shed.
- The parking spaces as shown on the master layout plain is for parking of lorries, vans and private cars for sales. No workshop would be provided within the application site.

- The land owner (applicant) has taken all the advice from your Department and adhered strictly to those recommendations/conditions in previous approved application. No modification to the existing permanent structures was made. Minimum environment, domestic, traffic and drainage impacts were generated in preceding years.

In view of the justifications presented above, honorable members of the Board are requested to approve the application for a period of 3 years.