

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TSOI Tak Lee (“the Applicant”) in support of the planning application for ‘Proposed Temporary Shop and Services (Vehicle Showroom) for a period of 5 years’ (“the Proposed Development”) at Lot Nos. 201 (Part) and 202 (Part) in D.D. 110, 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. 201 (Part) and 202 (Part) in D.D. 110, Yuen Long, New Territories. The Site is accessible from Kong Po Road via a local track leading to the ingress to its west.
3. The site area is about 2,119 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
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. Other commercial, community and recreational uses may be permitted on application to the Board.
6. According to the Notes of the OZP, ‘Shop and Services’ use is a Column 2 use within the “V” zone on the OZP requiring planning permission from the Board.
7. Provided that the structure of the Proposed Development is 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 structure on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Shop and Services	15	15	2.5	1
	Total	<u>15</u>	<u>15</u>		
		Plot Ratio	Site Coverage		
		0.007	0.7%		

9. The proposed vehicle showroom provides a venue for the display of new and/or second-hand private cars for sale. Vehicles will be placed in the outdoor vehicle showroom area.
10. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays). Customers are required to make prior reservation before visiting the Site.
11. The Site is accessible by vehicles from Kong Po Road via a local track. 3 nos. of parking space for private cars and 1 no. of parking space for light goods vehicle (LGV) are proposed at the Site for the daily operation of the Proposed Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).

Similar Applications

12. There are 9 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “V” zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-KTN/883	Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years	3.3.2023
A/YL-KTN/878	Temporary Shop and Services (Shop for Selling Vehicle Accessories, Building Materials and Convenience Store) for a Period of 5 Years	5.5.2023
A/YL-KTN/935	Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years	11.8.2023
A/YL-KTN/1034	Proposed Temporary Shop and Services (Vehicle Sales and Showroom) for a Period of 3 Years	20.9.2024
A/YL-KTN/1046	Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years	25.10.2024
A/YL-KTN/1057	Proposed Temporary Shop and Services for a Period of 5 Years	6.12.2024
A/YL-KTN/1065	Proposed Temporary Shop and Services for a Period of 5 Years	6.12.2024
A/YL-KTN/1048	Proposed Temporary Shop and Services for a Period of 5 Years	10.1.2025
A/YL-KTN/1086	Temporary Shop and Services (Wheelchair Accessible Vehicles Showroom) for a Period of 5 Years	28.2.2025

13. The similar applications were approved by the Committee between 2023 and 2025 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.

14. 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

15. The Proposed Development involves the erection of single-storey temporary structure. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses, open storage, grassland and residential structures. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

Drainage

16. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development after the planning approval has been granted from the Board. The Applicant will proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

17. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the 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.

Traffic

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

	Attractions	Generations
09:00 – 10:00	0	0
10:00 – 11:00	1	0
11:00 – 12:00	1	1
12:00 – 13:00	0	1
13:00 – 14:00	1	0
14:00 – 15:00	1	2
15:00 – 16:00	2	0
16:00 – 17:00	0	1
17:00 – 18:00	0	1
Total Trips	<u>6</u>	<u>6</u>

19. Given the Proposed Development is a showroom in nature, the operation of the business will not involve frequent loading/unloading activities. No significant increase in traffic flow will be induced. 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. 3 nos. of parking space for private cars and 1 no. of parking space for LGV are proposed at the Site for the daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).

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. The Proposed Development is intended for displaying vehicles for sale only. Given that no active movement of vehicles within the Site is expected. Besides, 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.

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