

Planning Statement

1. Background

The applicant seeks planning permission from the Town Planning Board (the Board) under Section 16 of the Town Planning Ordinance to use Lots 1324 RP (Part), 1325 (Part) and 1349 (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories (the application site) for ‘Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 5 Years’ (the proposed development) (Appendix 1).

The Site currently vacant and partly covered in small rocks and partly covered in concrete.

2. Planning Context

The Site currently falls within an area zoned as “Village Type Development” (“V”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11. 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..

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.

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.

3. Development Proposal

The site occupies an area of 3,127 m² (about) (Appendix 2). Two structures are provided at the Application Site for Shop and Services with total GFA of 405 m² (about). Both Structures are intended to support the operation of the motor-vehicle showroom. The operation hours of the Site are Mondays to Sundays from 09:00 to 19:00 daily, including public holidays. Details of development parameters are shown at Table 1 below:

Table 1 – Major Development Parameters

Application Site Area	3,127 m ² (About)
Covered Area	405 m ² (About)
Uncovered Area	2,722 m ² (About)
Plot Ratio	0.13 (About)
Site Coverage	13% (About)

Proposed Temporary Shop and Services (Motor-Vehicle Showroom) with Ancillary Facilities for a Period of 5 Years in "Village Type Development" Zone, Lots 1324 RP (Part), 1325 (Part) and 1349 (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories

Number of Structure	2
Total GFA	405 m ² (About)
Building Height	Not Exceeding 4m
No. of Storey	1

The Application Site is partly covered with small rocks and partly covered with concrete. The current application serves to apply the hard-paving with concrete, the proposed levels is +7.4 - +8.7 mPD, which is about 3,127 m². The filling of land is to facilitate a flat surface for site formation of structures, circulation space and vehicle parking spaces uses. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme during the planning approval period.

The Application Site is accessible from Kong Tai Road and a local track. Staff will be deployed by the applicant to direct vehicles entering/exiting the Application Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly maneuver within the Application Site to ensure that no vehicle will turn back onto the local access (Appendix 3). Details of parking provision are shown at Table 2 below:

Table 2 – Parking Provision

Type of Space(s)	No. of Space(s)
Parking space for Light goods Vehicle (LGV) - 3.5m (W) x 7 m (L)	2
Parking space for Private Car (PC) - 2.5m (W) x 5 m (L)	7
Displaying Car space for Light goods Vehicle (LGV) - 3.5m (W) x 7 m (L)	11
Displaying Car space for Private Car (PC) - 2.5m (W) x 5 m (L)	34

Sufficient space is also provided for vehicles to smoothly maneuver within the Application Site to ensure that no vehicle will turn back onto the local access (Appendix 4.1 and 4.2). As the Application Site will be used for 'Shop and Services' use only, infrequent trips will be anticipated, hence, traffic generated and attracted by the proposed development is minimal. The trip generation and attraction rates are as shown at Table 3 below.

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at AM peak (09:00-10:00) per hour	2	0	2	0	4
Trips at PM peak (17:00-18:00) per hour	0	2	0	2	4
Traffic Trips per hour (10:00-17:00)	2	2	0.5	0.5	5

Relevant environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. will be strictly complied with during the planning approval period.

4. Conclusion

The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. the submission of FSIs proposal and the drainage proposal for the Planning Application to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Shop and Services with Ancillary Facilities for a Period of 5 Years'.

LIST OF APPENDIXES

Appendix 1	-	Application Site Location
Appendix 2	-	Proposed Layout Plan
Appendix 3	-	Existing Vehicular Access
Appendix 4.1	-	Swept Path Analysis (LGV)
Appendix 4.2	-	Swept Path Analysis (PC)