

Executive Summary

1. The application site is on Lot Nos. 670 (Part), 671 (Part), 673 (Part), 674, 675, 676, 677 (Part), 679 (Part) and 680 (Part) in D.D. 106 and adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 6,147 m², including about 845 m² of Government Land.
3. The application site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15.
4. The applied use is ‘Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities’ for a period of 5 years. According to the Notes of the OZP, ‘Shop and Services’ use is a Column 2 use within the “R(D)” zone on the OZP requiring planning permission from the Town Planning Board, which may be permitted with or without conditions.
5. A total of 6 temporary structures are provided for shop, reception and ancillary office use. The gross floor area is about 1,350 m².
6. Operation hours are from 8:30 a.m. to 6:30 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗丈量約份第 106 約地段第 670 號 (部分)、第 671 號 (部分)、第 673 號 (部分)、第 674 號、第 675 號、第 676 號、第 677 號 (部分)、第 679 號 (部分)及第 680 號 (部分)和毗連政府土地。
2. 申請地點的面積約 6,147 平方米，包括約 845 平方米的政府土地。
3. 申請地點在《錦田南分區計劃大綱核准圖編號 S/YL-KTS/15》上劃為「住宅(丁類)」地帶。
4. 申請用途為「臨時商店及服務行業（五金雜貨及建築材料零售店）連附屬設施」（為期 5 年）。根據有關分區計劃大綱圖的《注釋》，「商店及服務行業」用途在大綱圖上的「住宅(丁類)」地帶內屬於第二欄用途，須向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准。
5. 申請地點提供 6 個臨時構築物作商店、接待處及附屬辦公室用途，總樓面面積約 1,350 平方米。
6. 營運時間為每日上午 8 時半至下午 6 時半（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Alpha Bless Limited (“the Applicant”) in support of the planning application for a ‘Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a period of 5 years’ (“the Development”) at Lot Nos. 670 (Part), 671 (Part), 673 (Part), 674, 675, 676, 677 (Part), 679 (Part) and 680 (Part) in D.D. 106 and adjoining Government Land, 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. 670 (Part), 671 (Part), 673 (Part), 674, 675, 676, 677 (Part), 679 (Part) and 680 (Part) in D.D. 106 and adjoining Government Land, Yuen Long, New Territories. It is accessible from Kam Sheung Road via a local track leading to the ingress to its north.
3. The site area is about 6,147 m², including about 845 m² of Government Land.

Planning Context

4. The Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Kam Tin South Outline Zoning Plan (the “OZP”) No. S/YL-KTS/15.
5. The planning intention of the “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.
6. According to the Notes of the OZP, ‘Shop and Services’ use is a Column 2 use within the “R(D)” zone on the OZP requiring planning permission from the Board.
7. Provided that the structures of the Development are 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 “R(D)” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m²)	Covered Area (ab.) (m²)	Height (ab.) (m)	No. of Storey
1	Shop (Hardware Groceries and Construction Materials)	225	225	5	1
2	Shop (Hardware Groceries and Construction Materials) with Reception and Ancillary Office	225	225		
3	Shop (Hardware Groceries and Construction Materials)	225	225		
4	Shop (Hardware Groceries and Construction Materials)	225	225		
5	Shop (Hardware Groceries and Construction Materials)	225	225		
6	Shop (Hardware Groceries and Construction Materials)	225	225		
Total		<u>1,350</u>	<u>1,350</u>		
		Plot Ratio	Site Coverage		
		0.22	22.0%		

9. The Development serves to meet the demand of local residents and operators in the vicinity for hardware groceries and construction materials, including fasteners, electrical supplies, keys, locks, tools, construction materials etc.
10. Operation hours are from 8:30 a.m. to 6:30 p.m. daily (including Sundays and Public Holidays).
11. The Site is accessible by vehicles from Kam Sheung Road via a local track. 3 nos. of parking space for private cars, 2 nos. of parking space for light goods vehicle (LGV) and 2 nos. of parking space for medium goods vehicle (MGV) are provided at the Site for daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. No heavy goods or container vehicles are involved at the Site. Parking spaces will be reserved for customers who have given prior notification.
12. The Site is for retail purpose only. No car beauty, washing, repairing, dismantling or other workshop activities or open storage activities will be carried out at the Site.

Similar Applications

13. There are 4 similar applications for shop and services use approved by the Rural and New Town Planning Committee (“the Committee”) within the “R(D)” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTS/864	Proposed Temporary Shop and Services for a Period of 3 Years	26.3.2021

Application No.	Applied Use	Date of Approval
A/YL-KTS/954	Proposed Temporary Shop and Services and Vehicle Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years	31.3.2023
A/YL-KTS/1042	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years	28.3.2025
A/YL-KTS/1044	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years	2.5.2025

14. The similar applications were approved by the Committee between 2021 and 2025 on considerations that temporary approval would not frustrate the long-term planning intention of the “R(D)” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
15. 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

16. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with shop and services and residential structures.
17. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas are not anticipated.

Traffic

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

	Daily Trip Attractions	Daily Trip Generations
08:30 – 10:00	1	0
10:00 – 11:00	2	0
11:00 – 12:00	1	3
12:00 – 13:00	2	1
13:00 – 14:00	1	2
14:00 – 15:00	2	1
15:00 – 16:00	0	1
16:00 – 17:00	1	1
17:00 – 18:30	0	1

Total Trips	<u>10</u>	<u>10</u>
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19. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
20. The Site is accessible by vehicles from Kam Sheung Road via a local track. 3 nos. of parking space for private cars, 2 nos. of parking space for LGV and 2 nos. of parking space for MGV are provided at the Site for daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. No heavy goods or container vehicles are involved at the Site. Parking spaces will be reserved for customers who have given prior notification.

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. 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.

Drainage

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

Fire Safety

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

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