

Planning Statement

The Proposal

I. The applicant seeks planning permission to continue to use the application site for "Temporary use for car Trade" for a period of three years. The area of the site is 420 sq.m , And the total floor area is 36 sq.m the parking spaces provided on site are 7 . The same use was approved by the Town Planning Board on 23rd December 2022 (A/YL-MP/334) for three years (see APPENDIX I : approval letter from the Town Planning Board). All the planning conditions were complied. A sketch showing the layout of the development with an auxiliary office of total area of about 36m² and the height is not exceeding 3.1m.

II .The use under the application is neither column 1 nor column 2 uses under the "R (D)" and "C/R" Zones. However, under The Notes of the OZP, temporary use not exceeding a period of three years requires permission of Town Planning Board.

III .The Operation time on above Trading Area :

Office hour : 09:00 ~ 19:00 (Monday ~ Saturday)

10:00 ~ 17:00 (Sunday)

Closed on Public Holiday

IV. In support of the application, the applicant has submitted the following documents:

- a) Application form with plans
- b) Previous Planning approved letter from Town Planning Board dated 23rd Dec 2022 (Appendix I)

Justifications in support of the application :

- I The same use was approved by Town Planning Board since on 14th Dec 2001 for 8 times.
- II The applicant intends to continue the use for car trade so as to serve over 5000 households of Fairview Park . There is strong demand for such service as great majority of the residents of Fairview Park and some other small estates nearby use cars for their daily life and commuting. Car trade is a necessary service for the residents in this area.
- III. The traffic generated by the use is very minimal, only 3 private cars are being showed and traded at the site at one time and there are only about 4 to 5 customers from Fairview Park daily. The customers will park their private car in the visitor car park and will not cause any problem to the traffic of the Fairview Park Boulevard.
- IV. In the current planning application approved by the Board on 23rd Dec 2022., there were no objection from Environment Protection Department, Transport Department, Lands Department, Leisure and Cultural Service Department, Commission of Police, Highway Department, Food and Environmental Hygiene Department, Agriculture and Fishers Department, Drainage Services department, Fire Services department.
- V. The planning intention of the "R(D) "Zone at the site cannot be realized as the nullah / drainage built by the Government at the north-east boundary of the site has separated the site from the other "R(D)" area on the north-eastern part of the OZP . In long term, it is suggested that a review on the zoning of the site should be done, and "C/R" Zoning seems more appropriate. The interim use of the application site should be the temporary use such as the use mentioned in the application. (The adjacent areas on the southeast and western sides of the application site are "C/R" zone, the site is a residual portion of the whole "R(D)" area on the OZP after the completion of the drainage work in recent year).
- VI. The application site had been paved since 80's.
- VII. The application site is being used as car trading use for over twenty-four years.

VIII. There are several sites used as "Car Trade" in the C/R zone along the Fairview Park Boulevard.

IX. This is a clean use and there is better improvement in environment on the site since the application was approved twenty-one years ago.

X. The application is considered generally in line with TPB PG-No. 13F in that there have been 8 previous approvals for temporary car trading since 2001, the applicant had complied with all the approval planning conditions under current and previously approved applications. In addition, government departments concerned have no objection or adverse comments on the application before.

XI. Approval of the current application is in line with the previous decisions of the Board.