

Justifications

1. The Applied Use

The applied use is “Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities” for a Period of 5 Years.

2. Location

The application site is on Lots 694 RP and 695 RP in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories. The site is accessible from a local track connecting to Kam Shui Road.

3. Site Area

The site area is about 3,327 m² which includes 681m² of Private Land and 2,646m² of Government Land.

4. Town Planning Zoning

The application site falls within the “Residential (Group D)” (“R(D)”) zone under the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.

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.

“Shop and Services” is a Column 2 use under the OZP which requires permission from the Town Planning Board.

5. Development Parameters

5 Nos. of structures are proposed on site. Please refer to the Layout Plan (Plan 3) and the following table for details:

No.	Structure / Use	Covered Area (about)	Floor Area (about)	No. of Storeys	Height (about)
1	Shop (Hardware Groceries and Construction Materials)	225m ²	225 m ²	1	9m
2	Reception and Ancillary Office	225m ²	225 m ²	1	9m
3	Storage of Hardware Groceries and Construction Materials	225m ²	225 m ²	1	9m
4	Shop (Hardware Groceries and Construction Materials)	225m ²	225 m ²	1	9m
5	Shop (Hardware Groceries and Construction Materials)	225m ²	225 m ²	1	9m
	Total:	<u>1,125m²</u>	<u>1,125m²</u>		

The operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).

The site is for retail use only. No workshop activity (including cutting of metal) will be carried out on site.

1 parking space for medium goods vehicles (length below 7m), 2 parking spaces for light goods vehicles and 2 parking spaces for private cars are provided on site for delivery of goods and customers.

The site is accessible from Kam Shui Road. The road is well paved. About total of 20 trip rates of vehicles are generated throughout the day. The increase of traffic load to Kam Shui Road will not be significant.

The estimated trip attraction and trip generation rates are as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
08:30-10:00	0	0	0	0
10:00-11:00	0	0	1	1
11:00-12:00	1	1	0	1
12:00-13:00	0	1	1	1
13:00-14:00	1	1	0	1
14:00-15:00	0	1	1	1

Periods	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
15:00-16:00	1	1	0	0
16:00-17:00	1	1	1	1
17:00-18:30	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total:	<u>4</u>	<u>6</u>	<u>4</u>	<u>6</u>

Medium goods vehicles will deliver goods to the site once a week to support the operation of the proposed shop. The traffic generated by medium goods vehicles will not be significant.

The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department.

6. Planning Gain

The proposed use satisfies the needs of local residents and construction works in vicinity for hardware groceries and construction materials. Nearby residents and workers do not have to travel to Yuen Long town to obtain such goods. The residents could save time and cost for travelling.

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