

**(7) Justification for Proposed Temporary Shops & Services with Ancillary Office Development for 3 Years**

**Executive Summary**

**1. Site Location**

The application site is located on Lot Nos. 795SCss3, 795SD, 795SCss4, and 795SCRp in D.D.130, Tuen Mun, New Territories.

**2. Site Area**

The total area of the site is approximately 801m<sup>2</sup>. There is no Government Land involved in this application.

**3. Zoning Information**

The site falls within an area zoned "Comprehensive Development Area" (CDA) on the Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYT/12.

**4. Proposed Use**

The application seeks planning permission for 'Proposed Shops and Services with Ancillary Office' for a period of 3 years. As per the Notes of the OZP, temporary use or development not exceeding 3 years requires planning permission from the Board, regardless of whether the use is specified in the OZP.

**5. Development Details**

Proposed are Shops and Services with Ancillary Office with a gross floor area (GFA) of approximately 377.2 m<sup>2</sup>. There are 4 existing temporary structures on site, 3 of which are single-storey, except Structure 4, which is a 2-storey temporary structure for storage.

**6. Operational Hours**

The proposed operation hours are from 8:00 a.m. to 22:00 p.m.daily, including Sundays and public holidays.

**7. Impact Assessment**

Potential adverse impacts on drainage, traffic, fire safety, and the environment in the surrounding area due to the proposed uses are not anticipated.

# **Planning Statement**

## **1. Introduction**

The applicants seek planning permission from the Town Planning Board (the Board) to use Lots Nos. 795SCss3, 795SD, 795SCss4 & 795SCRP in D.D.130, Tuen Mun, New Territories (the Premises) for '**Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years**' (the proposed development) (Plan 1).

## **2. Application Site (Plan No. 1)**

- **Location:** The site comprises Lot Nos. 795SCss3, 795SD, 795SCss4 & 795SCRP, accessible from Fuk Hang Tsuen Road via a local track.
- **Area:** Approximately 801 m<sup>2</sup>. No Government Land is involved.

## **3. Planning Context**

- **Zoning:** The site falls within an area zoned "Comprehensive Development Area" (CDA) on the Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTTY/12.
- **Intent:** The CDA zone is primarily for residential and/or commercial uses with open space and supporting facilities. It facilitates appropriate planning control over development mix, scale, design, and layout.
- **Regulations:** "Shops & Services Uses" is a Column 2 use within the CDA zone, requiring planning permission from the Board.
- **Precedents:** s.16 application for 'Shop and Services' within CDA within DPO/TM & YLW recently approved by the Board are listed below:

A/TM-LTTY/469	19.4.2024
A/YL-PS/731	4.10.2024
A/YL/325	28.3.2025

#### 4. Development Proposal

- **Site Structures:** On site are 4 existing temporary structures for Shops & Services, Toilets, Pick Up Points and Storage, totaling a gross floor area (GFA) of 377.2 m<sup>2</sup>. The highest structure is 5.73 m tall. Structures S1-S3 are single storey whereas structure No.4 is a 2-storey structure as shown on the attached plan, with no dwellings. Details of each structure is at Annex I.
- **Community Focus:** The project aims to meet local community needs by providing convenient services, reducing the need for residents to travel far for necessities.
- **Site Conditions:** The site is hard-paved; no land filling or excavation will occur. Access is from Fuk Hang Tsuen Road, and only three parking spaces for 2 private car and a Light Goods vehicle will be provided for loading/unloading. Traffic impact is expected to be minimal (see Table 1).

**Table 1 - Trip Generation and Attraction**

Time Period	In	Out	2-Way Total
AM peak (08:00-10:00)	1	1	2
PM peak (17:00-18:00)	1	1	2
Average (08:00-22:00)	0.14	0.14	0.28

- **Environmental Compliance:** The applicants will adhere to all Environmental Protection Ordinances, including the Water Pollution Control Ordinance and Air Pollution Ordinance. The design will focus on functionality and aesthetics to create a welcoming environment for residents, with ongoing community engagement for feedback.



## **5. Nature of the Proposed Development**

The proposed Development is temporary in nature and would not jeopardize the long-term planning intention of the 'CDA' zone of the Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTTY/12. The applicants will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Use and Open Storage Sites' and 'Professional Persons Environmental Consultative Committee Practice Notes' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

## **6. Conclusion**

The proposed development will not cause significant nuisance to surrounding areas. This initiative represents a positive step toward enhancing community services while complying with regulatory standards. These shops will benefit the neighborhood by providing essential evening snack options.

In light of the above, the Board is respectfully recommended to approve the application for 'Proposed Shops & Services with Ancillary Office for a Period of 3 Years'.