

**Executive Summary**

1. The application site is on Lot No. 619 RP in D.D. 132, Tuen Mun, New Territories.
2. The site area is about 498 m<sup>2</sup>. No Government Land is involved.
3. The application site falls within an area zoned “Village Type Development” (“V”) on the Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/42.
4. The applied use is ‘Temporary Shop and Services’ for a period of 6 years. According to the Notes of the OZP, ‘Shop and Services’ use is a Column 2 use within the “V” 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 and services use. The gross floor area is about 440 m<sup>2</sup>.
6. Operation hours are 24-hours 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. 申請地點位於新界屯門丈量約份第 132 約地段第 619 號餘段。
2. 申請地點的面積約 498 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《屯門分區計劃大綱草圖編號 S/TM/42》上劃為「鄉村式發展」地帶。
4. 申請用途為「臨時商店及服務行業」，為期 6 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「鄉村式發展」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及服務行業用途，總樓面面積約 440 平方米。
6. 營運時間為每日 24 小時（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 Mr. TANG Lung Wai (“the Applicant”) in support of the planning application for ‘Temporary Shop and Services for a period of 6 years’ (“the Development”) at Lot No. 619 RP in D.D. 132, Tuen Mun, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### **Application Site (Plans 1 and 2)**

2. The Site comprises Lot No. 619 RP in D.D. 132, Tuen Mun, New Territories. The Site is accessible from Yan Po Road via a pedestrian walkway that connects to the southeastern pedestrian access, and it is accessible by vehicles from Tsz Tin Road via a local track leading to the ingress to its north.
3. The site area is about 498 m<sup>2</sup>. No Government Land is involved.

### **Planning Context**

4. The Site falls within an area zoned “Village Type Development” (“V”) on the Draft Tuen Mun Outline Zoning Plan (the “OZP”) No. S/TM/42.
5. 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.
6. According to the Notes of the OZP, ‘Shop and Services’ use is a Column 2 use within the “V” 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 6 years would not frustrate the long-term planning intention of the “V” zone.

### **Development Parameters**

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

| No.   | Use               | Floor Area<br>(ab.) (m²) | Covered Area<br>(ab.) (m²) | Height<br>(ab.) (m) | No. of<br>Storey |
|-------|-------------------|--------------------------|----------------------------|---------------------|------------------|
| 1     | Shop and Services | 89                       | 46                         | 7                   | 2                |
| 2     | Shop and Services | 89                       | 46                         | 7                   |                  |
| 3     | Shop and Services | 97                       | 50                         | 7                   |                  |
| 4     | Shop and Services | 75                       | 39                         | 7                   |                  |
| 5     | Shop and Services | 60                       | 31                         | 7                   |                  |
| 6     | Shop and Services | 30                       | 15                         | 7                   |                  |
| Total |                   | <u>440</u>               | <u>227</u>                 |                     |                  |
|       |                   | Plot Ratio               | Site Coverage              |                     |                  |
|       |                   | 0.88                     | 45.6%                      |                     |                  |

9. The Development provides a wide range of retail shops and service trades such as convenience store, hardware store, barber shop, real estate agency, retail shop etc. to meet the demand of local residents in the vicinity and could bring convenience to the neighbourhoods and surrounding operators.
10. Operation hours are 24-hours daily (including Sundays and public holidays).
11. The Site is accessible from Yan Po Road via a pedestrian walkway that connects to the southeastern pedestrian access, and it is accessible by vehicles from Tsz Tin Road via a local track leading to the ingress to its north. 1 no. of parking space for light goods vehicle (LGV) is provided at the Site for the daily operation of the Development. Sufficient space is allowed for vehicle entering and leaving the Site (**Plan 4**).

### Similar Applications

12. There are 2 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “V” zone on the OZP in the past 3 years:

| Application No. | Applied Use                                                                                          | Date of Approval |
|-----------------|------------------------------------------------------------------------------------------------------|------------------|
| A/TM/590        | Proposed Temporary Shop and Services and Eating Place for a Period of 6 Years                        | 16.8.2024        |
| A/TM/599        | Proposed Temporary Shop and Services (Retail Shop) with Ancillary Facilities for a Period of 6 Years | 4.7.2025         |

13. The similar applications were approved by the Committee between 2024 and 2025 on considerations that temporary approval would not frustrate the long-term planning intention of the “V” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
14. 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

15. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with shop and services, parking of vehicles and residential structures. Adverse visual impacts to the surrounding areas are not anticipated.

### Drainage

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

### Fire Safety

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

### Traffic

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

|                    | <b>Trip Attractions</b> | <b>Trip Generations</b> |
|--------------------|-------------------------|-------------------------|
| 08:00 – 09:00      | 0                       | 0                       |
| 09:00 – 10:00      | 0                       | 0                       |
| 10:00 – 11:00      | 1                       | 0                       |
| 11:00 – 12:00      | 0                       | 0                       |
| 12:00 – 13:00      | 0                       | 1                       |
| 13:00 – 14:00      | 0                       | 0                       |
| 14:00 – 15:00      | 1                       | 0                       |
| 15:00 – 16:00      | 0                       | 0                       |
| 16:00 – 17:00      | 0                       | 1                       |
| 17:00 – 18:00      | 0                       | 0                       |
| 18:00 – 19:00      | 0                       | 0                       |
| 19:00 – 20:00      | 0                       | 0                       |
| 20:00 – 08:00      | 0                       | 0                       |
| <b>Total Trips</b> | <b><u>2</u></b>         | <b><u>2</u></b>         |

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 from Yan Po Road via a pedestrian walkway that connects to the southeastern pedestrian access, and it is accessible by vehicles from Tsz Tin Road via a local track leading to the

ingress to its north. 1 no. of parking space for LGV is provided at the Site for the daily operation of the Development. Sufficient space is allowed for vehicle entering and leaving the Site (**Plan 4**).

21. The staff working at the Site and customers would mainly arrive on foot or by public transport.

Environment

22. 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.
23. The Development is intended for shop and services only. Given that no active movement of vehicles within the Site is expected. Besides, 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.

- End -