

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TANG Wai Tat (“the Applicant”) in support of the planning application for a ‘Proposed Temporary Shop and Services with Ancillary Office for a period of 5 years’ (“the Proposed Development”) at Lot No. 1213 S.B ss.1 in D.D. 118, 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 No. 1213 S.B ss.1 in D.D. 118, Yuen Long, New Territories. It is accessible from Tai Shu Ha Road West via a local track leading to the ingress to its east.
3. The site area is about 676 m². No Government Land is involved.
4. The current application is intended to facilitate the relocation of the affected business premises on Lot Nos. 726, 738 S.B, 738 S.C and 738 RP in D.D. 117, Yuen Long, New Territories due to land resumption for the Second Phase Development of the Yuen Long South Development project.

Planning Context

5. The Site falls within an area zoned “Other Specified Uses (Rural Use)” (“OU(RU)”) on the Approved Tai Tong Outline Zoning Plan (the “OZP”) No. S/YL-TT/20.
6. The planning intention of the “OU(RU)” zone is primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view to upgrading or improving the area or providing support to the local communities.
7. According to the Notes of the OZP, ‘Shop and Services’ use is a Column 2 use within the “OU(RU)” zone on the OZP requiring planning permission from the Board.
8. Provided that the structures of the Proposed 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 “OU(RU)” zone.

Development Parameters

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

No.	Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Shop/ Showroom	132	132	7.5	1
2	G/F: Ancillary Storage	46.5	46.5	7.5	2
	U/F: Office	46.5			
3	Electrical Room	41	41	4	1
Total		<u>266</u>	<u>219.5</u>		
		Plot Ratio	Site Coverage		
		0.39	32.5%		

10. The Proposed Development provides a venue for the display of different types of ceramic ware for sale. Customers could purchase small amount of ceramic ware on site or they could order large amount for bulk purchase.
11. Operation hours are from 10 a.m. to 6 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays. It will be operated by 2 to 3 nos. of staff stationed at the Site.
12. The Site is accessible by vehicles from Tai Shu Ha Road West via a local track. 2 nos. of parking space for private cars and 1 no. of parking space for light goods vehicle (LGV) are proposed at the Site for daily operation of the Proposed Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 5**). No parking, reversing or turning of vehicles on public road is expected. Parking spaces will be reserved for customers who have given prior notification.

Previous Application

13. The Site is the subject of a previous application no. A/YL-TT/561 approved by the Rural and New Town Planning Committee (“the Committee”) in 2022 for ‘Proposed Temporary Shop and Services for a Period of 3 Years’ submitted by the same applicant.
14. The previous application was approved mainly on considerations that the proposed development would not frustrate the long-term planning intention of the “OU” zone; not incompatible with the surrounding land uses; and no adverse comments from relevant departments.

Approval condition – Fire service installation (FSI)

15. The Applicant has complied with an approval condition in relation to the submission of a FSI proposal (1 out of 3 approval conditions). As relevant Short-Term Waiver (STW) has not been granted from Lands Department within 18 months since the planning application has approved, the Applicant could not arrange to comply with the approval condition regarding the implementation works. The application was therefore revoked.

Approval condition – Drainage

16. A drainage proposal was accepted by CE/MN, DSD during the application period of the previous application. However, after the planning approval has been granted from the Board, the drainage proposal has been amended and resubmitted for CE/MN, DSD’s consideration and it was accepted

on 22.11.2024 (**Annex I**). The Applicant did not have enough time to comply with the approval condition regarding the implementation works. The application was therefore revoked.

17. The Applicant would like to submit a fresh s.16 application to continue the use. Compared with the previous application, the layout of the current application has been slightly changed.
18. 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 previous application.

Similar Applications

19. There are 3 similar applications for shop and services use approved by the Committee within the “OU” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-TT/495	Proposed Temporary Shop and Services for a Period of 3 Years	15.5.2020
A/YL-TT/494	Renewal of Planning Approval for Temporary Shop and Services (Retail Shop for Pet Food) for a Period of 3 Years	12.6.2020
A/YL-TT/571	Proposed Temporary Shop and Services for a Period of 3 Years	28.10.2022

20. The similar applications were approved by the Committee between 2020 and 2022 on considerations that temporary approval would not frustrate the long-term planning intention of the “OU” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
21. 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

22. The Proposed Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses, open storage yards, shop and services and residential structures.
23. 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

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

	Mondays to Saturdays	
	Attractions	Generations
09:00 – 10:00	0	0
10:00 – 11:00	1	0
11:00 – 12:00	0	1
12:00 – 13:00	1	0
13:00 – 14:00	0	1
14:00 – 15:00	1	0
15:00 – 16:00	1	1
16:00 – 17:00	0	0
17:00 – 18:00	0	1
Total Trips	<u>4</u>	<u>4</u>

25. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
26. The Site is accessible by vehicles from Tai Shu Ha Road West via a local track. 2 nos. of parking space for private cars and 1 no. of parking space for LGV are proposed at the Site for daily operation of the Proposed Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 5**). No parking, reversing or turning of vehicles on public road is expected. Parking spaces will be reserved for customers who have given prior notification.

Environment

27. 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.
28. 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

29. The drainage proposal was accepted by CE/MN, DSD on 22.11.2024 under the previously approved application no. A/YL-TT/561. Please refer to the Approved Drainage Proposal (**Plans 4.1 & 4.2**) and relevant compliance letter (**Annex I**) for details. The Applicant will proceed to implement the drainage facilities at the Site after the planning approval has been granted from the Board.

Fire Safety

30. The layout of the current application has been slightly changed compared with the previously approved application no. A/YL-TT/561. The Applicant has submitted an updated layout plan incorporated with proposed FSI (**Plan 6**). The Applicant will proceed to implement the FSI proposal at the Site once a STW is granted by Lands Department.

- End -