

PLANNING STATEMENT

Summary of Application

Applicant: Concut Engineering Limited

Applied Use: Proposed temporary shop and services (Pet food retail shop) for a period of 3 years

Existing Use: Temporary vacated structures
(previously for storage of construction equipments,
note: the storage of construction equipment is being vacated
for termination of operation to comply with the enforcement
notices issued by Lands Department and Planning
Department)

Location: Lot 936 in D.D.118, No. 66 Nam Hang Tsuen, Yuen Long, N.T.

Site Area: 265.2 m² (about)

Lease: Block Government Lease (demised for agriculture use)

Statutory Plan: Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20

Zoning: Village Type Development (V)
(Restricted to a maximum building height of 3 storeys (8.23 m))

1. Background information

- 1.1 On 3.11.2022, the applicant, Concut Engineering Limited represented by Conrad Tang & Associates Limited sought planning permission for temporary warehouse for storage of construction equipments for a period of 3 years. The application site falls within "Village Type Development" ("V") on the draft Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/19.
- 1.2 On 23.12.2022, the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board ("the Board") decided to reject the application (Application No. A/YL-TT/578) on the grounds : a) the applied use was not in line with the planning intention of "V" zone for Small Houses development by indigenous villagers; and b). the applied use was not compatible with the surrounding residential character.
- 1.3 On 2.2.2023, the applicant applied, under a Section 17(1) of the Ordinance for a review of RNTPC's decision of rejection by submission of further information, justifications and responses to departmental comments in support of the review application.
- 1.4 On 15.9.2023, the "Board" decided to reject the application for review on the grounds that no major change in the planning circumstances since the decision by RNTPC on 23.12.2022 and the reasons of rejection by RNTPC should be maintained.

2. Introduction of application for change of the temporary use

- 2.1 This planning statement is prepared by Ching Yeung (HK) Development Consultant Limited on behalf of Concut Engineering Limited (the "Applicant"). The applicant is the registered landowner of Lot No. 936 in D.D. 118 to seek planning approval from the Town Planning Board (the TPB) for the temporary use of Lot 936 in D.D.118 (the "Application Site") for a Pet Food retail shop. **Annex 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lot is shown at **Annex 2**.
- 2.2 The Application Site, with an area of about 265.2 sq.m, falls within an area zoned "Village Type Development" ("V") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20. According to the Notes of the OZP, temporary use of "Shop and Services" in "V" zone is within the uses of Column 2, requires planning permission from the Town Planning Board (the "Board").
- 2.3 The Application Site is a plot of private land of 265.2 sq. m. (about) for agriculture purpose in the Block Government Lease.

In order to facilitate the Board's consideration of this application, the following sections describe the Application Site and its surroundings, providing details of the proposed use and justifications to support the application.

3 SITE CONTEXT

The application site and its existing surrounding developments

- 3.1 The Application Site is situated at 66 Nam Hang Tsuen, Yuen Long, and the site is accessible from Tai Shu Ha Road West to its east via a local village track. **Annex 1** (Copy of Plan 1 of Job No. YL/CT/153 by Conrad Tang & Associates LTD.) shows the Application Site in its regional context.
- 3.2 The surrounding land uses & developments of the application site. **Annex 2** (Copy of Plan 2 of Job No. YL/CT/153 by Conrad Tang & Associates Ltd.) refers.
- 3.3 The surrounding areas are predominantly village houses and residential structures with scattered parking of vehicles, open storage/storage yard and unused vacant land and structures.

4. LAND STATUS

- 4.1 The area and registered owner of the subject lot is at Table 1 below:

Table 1: The Registered Owner of the Subject Lot

Lot No.	Lot Area (about)	Registered Owner
Lot 936 in DD 118	265.2 sq. m.	Concut Engineering Limited

- 4.2 The subject lot is held under Block Government Lease for agriculture use.

5. PLANNING CONTEXT

Statutory Plan

- 5.1 According to the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 gazetted on 5 December 2023, the Application Site falls within an area zoned "Village Type Development" ("V"). The planning intention of the "V" zone is primarily for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. (Extract of the OZP No. S/YL-TT/20 at **Annex 3** refers.)

6. DEVELOPMENT PROPOSAL

Proposed Use

- 6.1 The Applicant seeks the Board's permission for the temporary use of the Application Site for shop and services (pet food retail shop).

7. Site Layout and Design

- 7.1. The Layout Plan in **Annex 4** illustrates the proposed site configuration.

The development parameters of the Application are summarized as follows:
Storage of pet food pouches, ancillary offices and toilets are beneath canopies

Site Area	265.2 sq. m. (about)
Total Floor Area	189.1 sq. m. (about)
No. of Storeys	1 storey
Building Height	ranged from 2.9- 4.03 m (1 stores)
Site coverage	71.3%
No. of parking space	1 (for private car) 5m x 2.5 m
No. of loading/unloading space	1 (for light van/goods vehicle) 5m x 2.5m Frequency: once/twice weekly in operation hrs.
Operation hours	9:00 a.m. to 7:00 p.m. daily (no operations on Public holidays)

8. Landscape Proposal

While the application site is fully hard paved with 4 fruit trees to be retained at its four corners (Drawing 1 at **Annex 5** refers) and for temporary use, significant visual impact arising from the proposed temporary development/use is not envisaged.

9. Drainage Proposal

A new drainage system in competency with the adjoining drainage will be constructed to collect surface runoff from the Application Site including periphery U-channels and catch pits, which will then be diverted to the existing drains. The drainage facilities will be designed and implemented in accordance with criteria set out by the Drainage Services Department as an approval condition if the application is approved by the Board.

10. Environmental Consideration

In view there are no government sewerage systems in the close vicinity of the application site, drainage connection would not be feasible in terms of the topographical features & the land ownership adjoining the application site. However, the application site is free from mandatory clearance of any river, stream course, or catchment area and water gathering ground (WGG), a septic tank and soakaway system of an acceptable means for collection, treatment and disposal of the sewerage would be provided in accordance with the requirements of the Practice Note (ProPECC) PN 5/93.

Provision of on-site for recycle pouches drop-off point for waste disposal of used pet food pouches to minimise any possible impact on the surrounding environment arising from the proposed temporary development/use.

11. Geotechnical Consideration

The application site does not involve slope work for geotechnical assessment report.

12. JUSTIFICATIONS

These justifications are structured to address the planning principles and potential concerns of the RNTPC of the Town Planning Board.

- a) Alignment with the spirit of the "V" zone and local needs
Supporting the existing community:
The primary intention of the "V" zone is to provide land for development of Small Houses for indigenous villagers and to preserve the existing rural character. A pet food retail service directly supports the modern lifestyle of the villagers/residents living nearby the application site in the village where many households keep dogs for security, as companions, or have cats.
- b) Meeting an unmet local demand in rural villages :
It is in lack of convenient, local retail options for pet food supplies. Residents currently might have to travel long distances to Tuen Mun, Yuen Long town centre, or even order on line, which is inconvenient and does not support the local economy. The proposed temporary pet food shop fills a clear "retail gap" in the immediate vicinity.
- c) The proposed temporary pet food shop is a low-impact, clean retail service. It does not involve: onsite grooming or veterinary services; the boarding of animals; and any form of manufacturing or processing.
- d). No permanent alteration to the existing structures or environment.
- e). Economic and Social Benefits
Enhancing village convenience and vitality:
The proposed shop will serve as a convenient amenity, enhancing the quality of life for villagers and making the area self-contained and attractive place to live.

f). Mitigation of Potential Planning Concerns by Proactive Measures:

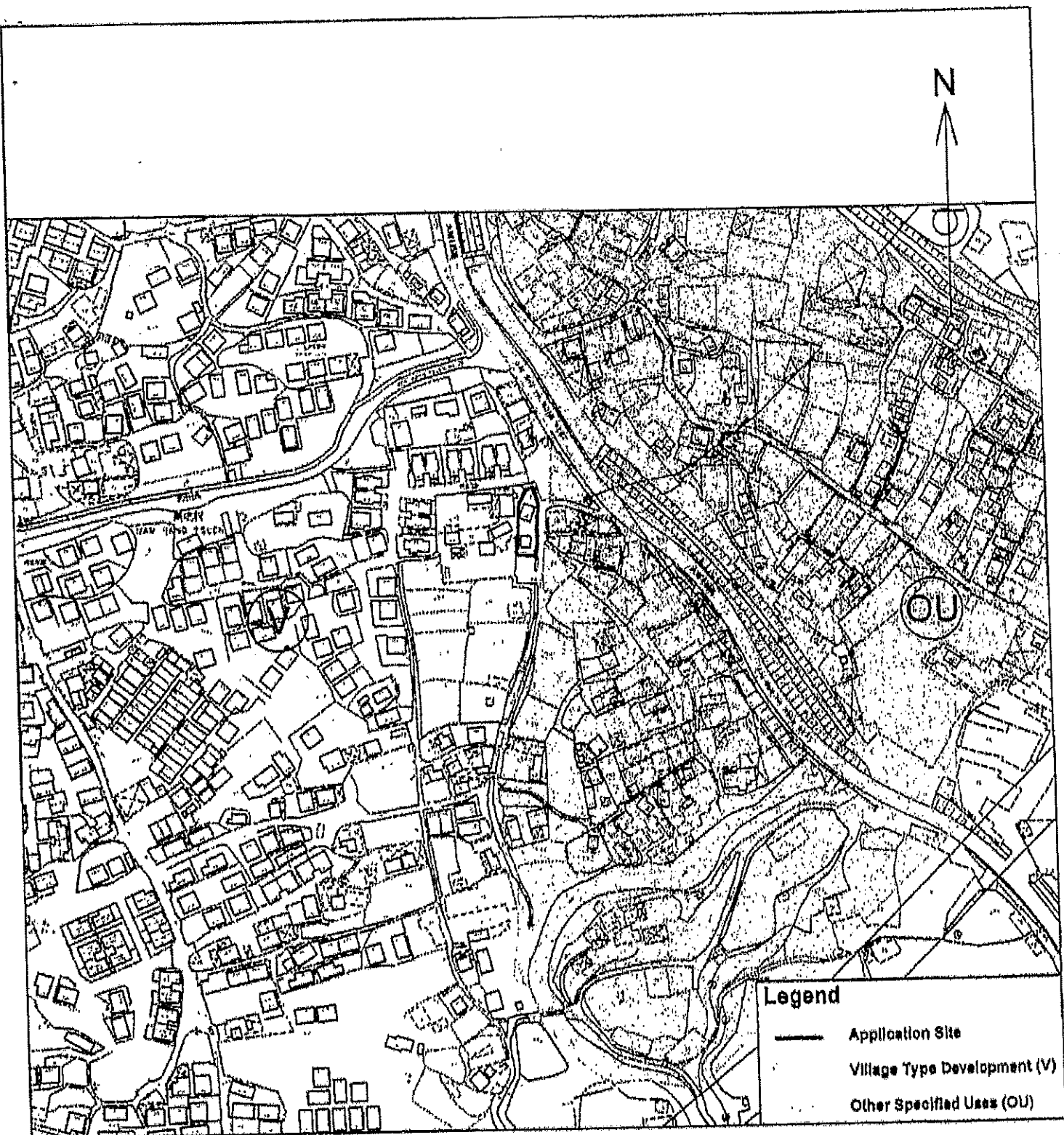
Traffic and parking: the operation of business will not generate significant additional traffic. Customers are expected to be local residents arriving on foot or by bicycle. Deliveries will be scheduled for off-peak hours by small to medium sized vehicles that can easily manoeuvre village roads.

Hours of operation: limited and community-friendly operating hours 9:00 a.m. to 7:00 p.m. to avoid late night disturbance.

Hygiene and

Waste Management: All pet food will be stored in sealed containers or original packaging within the shop. Waste will be securely bagged and disposed via regular licensed waste collection service to prevent odours or pests. No commercial waste will be left outside the shop premises.

g). The shop business only involves sale and packaged goods. There will be no noise from animals, machinery, or crowds.



Location Plan

Job No.: YL/CT/153

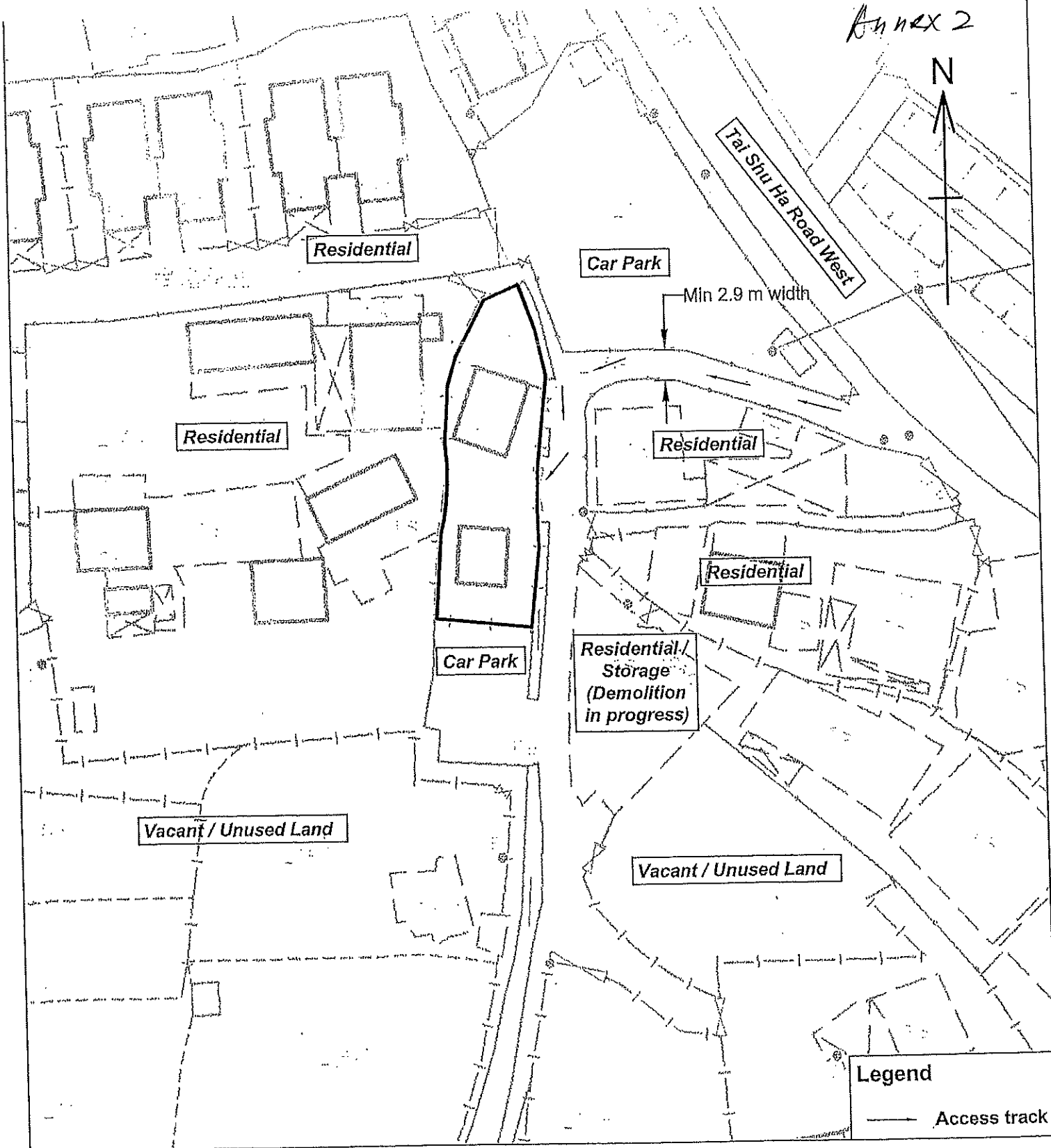
Reference No.: S/YL-TT/18

Survey Sheet Nos.: T6-NW-20C & T6-NW-20D revised on 03 August 2022

Scale: 1:2500



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Surrounding Land Use of the application site

Job No.: YL/CT/153

Reference Plan No. : IB1000 Nos. T6-NW-20C & T6-NW-20D revised on 03 August 2022

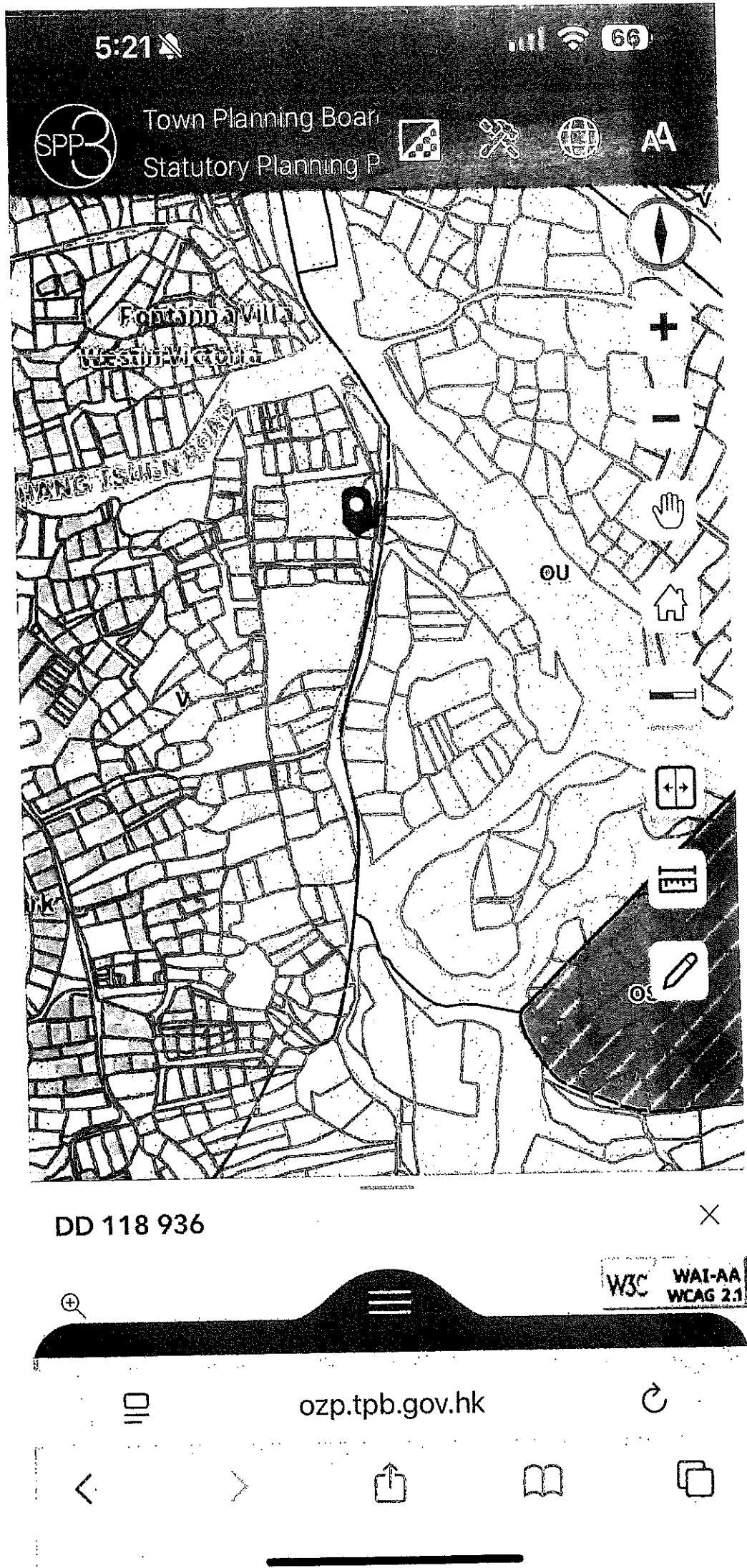
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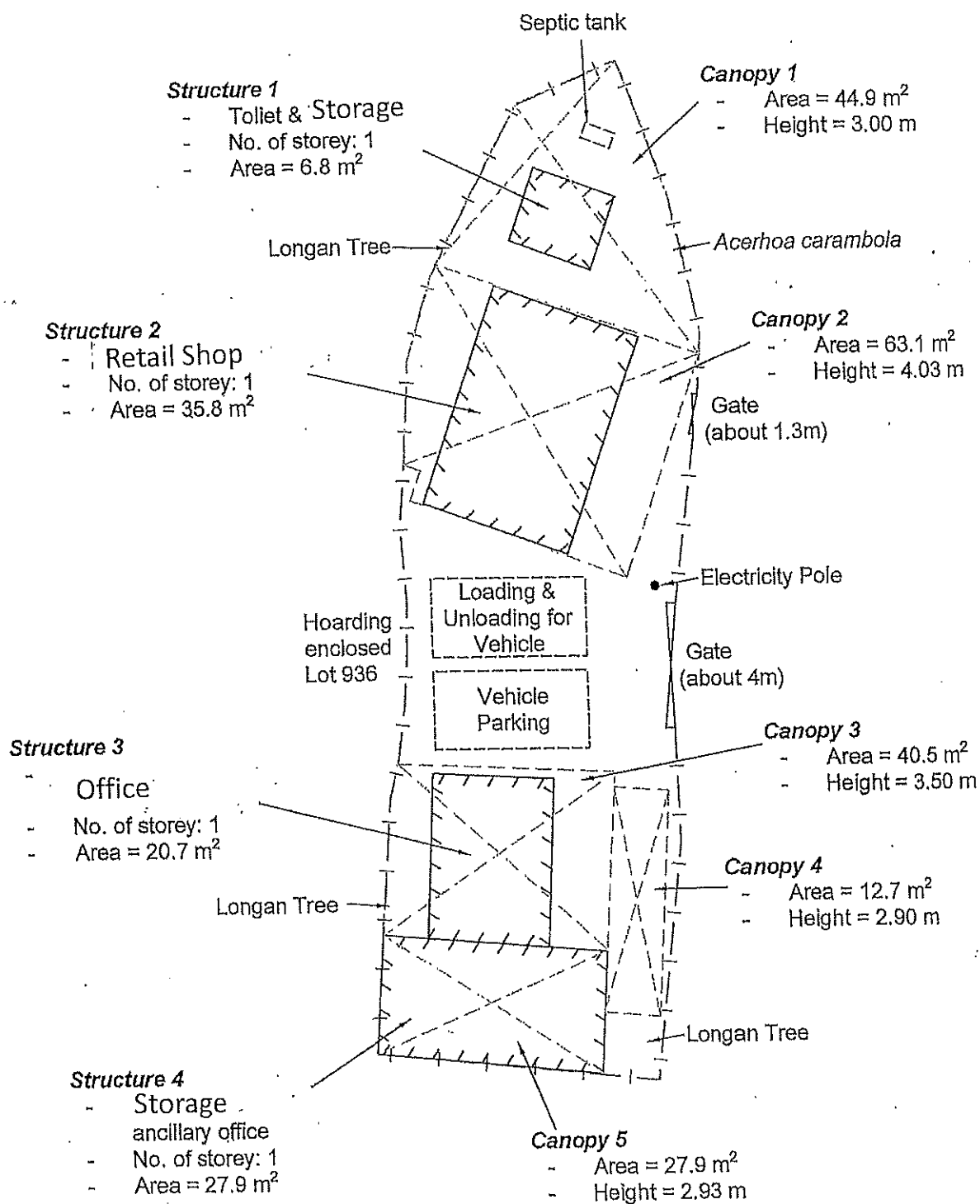
Remarks: Site inspection conducted on 15 September 2022



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Plan 2





Layout Plan

Job No.: YL/CT/153

Reference No. : -

Scale: -



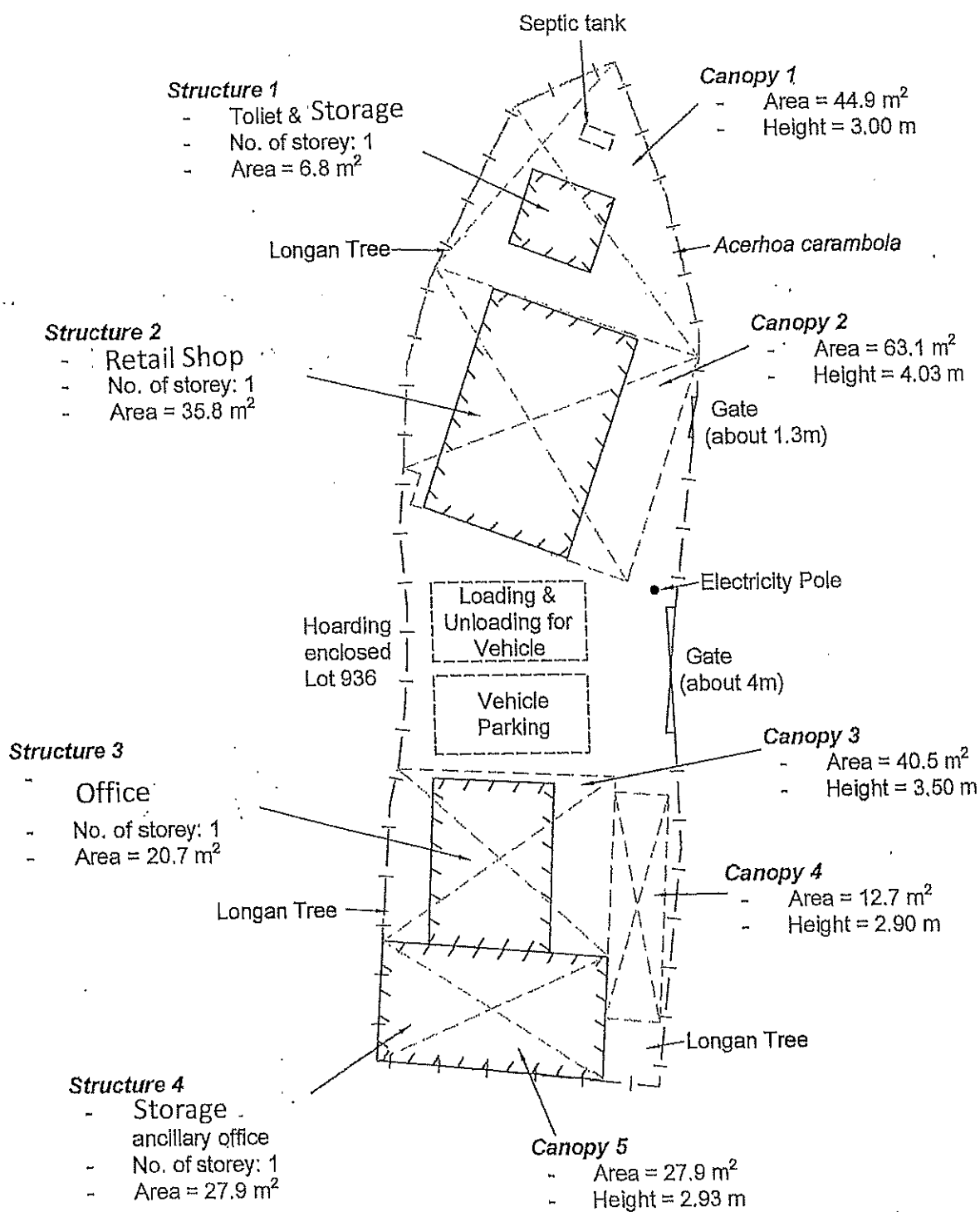
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Drawing 1

申請編號 Application No. : A / YL - TT / 578

此頁摘自申請人提交的文件。

Annex 5



Layout Plan

Job No.: YL/CT/153

Reference No. : -

Scale: -



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Drawing 1

申請編號 Application No. : A / YL - TT / 578

此頁摘自申請人提交的文件。