

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. LAM Kuen (“the Applicant”) in support of the planning application for a ‘Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities and associated Filling of Land for a period of 3 years’ (“the Development”) at Lot Nos. 1677 RP, 1678 (Part), 1679 (Part) and 1692 in D.D. 119, 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 Nos. 1677 RP, 1678 (Part), 1679 (Part) and 1692 in D.D. 119, Yuen Long, New Territories. It is accessible from Kiu Hing Road via a local track leading to the ingress to its south.
3. The site area is about 3,058 m². No Government Land is involved.
4. The current application is intended to facilitate the relocation of the affected business premises on Lot Nos. 1655 S.C, 1655 S.D, 1655 S.E, 1655 RP and 1677 (Part) in D.D. 119, 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 “Agriculture” (“AGR”) on the Approved Tai Tong Outline Zoning Plan (the “OZP”) No. S/YL-TT/20.
6. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
7. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board
8. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” 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 (Hardware Groceries and Construction Materials)	255	255	9	1
2	Meter room	86	86	6	1
3	Reception with Ancillary Office	225	225	6	1
4	Container-converted Shop (Hardware Groceries and Construction Materials)	150	75	6	2
5	12 (6x2) Nos. of 20 ft. Container Storage	180	90	6	2
6	34 (17x2) Nos. of 20 ft. Container Storage	510	255	6	2
Total		<u>1,406</u>	<u>986</u>		
		Plot Ratio	Site Coverage		
		0.46	32.2%		

10. The Development serves to meet the demand of local residents and operators in the vicinity for hardware groceries and construction materials, including fasteners, electrical supplies, keys, locks, tools, construction materials such as bricks, blocks, wood/timber, steel, pipe etc. The container storage is for storing goods for the shop. Large amount of storage space is needed as different goods will be stocked and sold in the Development.
11. Operation hours are from 8:30 a.m. to 6:30 p.m. daily (including 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 Kiu Hing Road via a local track. 3 nos. of parking space for private cars, 2 nos. of parking space for light goods vehicle (LGV) and 2 nos. of parking space for heavy goods vehicle (HGV) are provided at the Site for daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. Parking spaces will be reserved for customers who have given prior notification.
13. About 1,627 m² of the Site has been filled with concrete of about 0.2 m in depth. The remaining area of the Site (i.e. 1,431 m²) is proposed to be filled with concrete of about 0.2 m in depth for the provision of solid ground for erection of structures and vehicle manoeuvring (**Plan 5**).

Similar Applications

14. There are 3 similar applications for shop and services use approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-TT/522	Proposed Temporary Shop and Services with Plant Nursery for a Period of 3 Years	13.8.2021
A/YL-TT/643	Proposed Temporary Place for Recreation, Sports or Culture (Hobby Farm), Barbecue Site, Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	4.10.2024
A/YL-TT/678	Proposed Temporary Shop and Services for a Period of 3 Years and Associated Filling of Land	8.11.2024

15. The similar applications were approved by the Committee between 2021 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
16. 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

17. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with agricultural land, shop and services and residential structures. As such, adverse visual and landscape impacts to the surrounding areas are not anticipated.

Traffic

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

	Attractions	Generations
08:30 – 10:00	1	0
10:00 – 11:00	3	1
11:00 – 12:00	0	2
12:00 – 13:00	2	1
13:00 – 14:00	1	3
14:00 – 15:00	4	0
15:00 – 16:00	0	3
16:00 – 17:00	3	3
17:00 – 18:30	0	1
Total Trips	<u>14</u>	<u>14</u>

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 by vehicles from Kiu Hing Road via a local track. 3 nos. of parking space for private cars, 2 nos. of parking space for LGV and 2 nos. of parking space for HGV are provided at the Site for daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). 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

21. 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.
22. 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

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

Fire Safety

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

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