Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board ("the Board") on behalf of Mr. TING Wai Keung ("the Applicant") in support of the planning application for a 'Proposed Temporary Shop and Services with Ancillary Parking Spaces and Charging Facilities for a Period of 5 Years' ("the Proposed Development") at Lot Nos. 1497 S.A (Part), 1497 S.B (Part) and 1497 S.C in D.D. 119, Muk Kiu Tau Tsuen, Kiu Hing Road, Shap Pat Heung, 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. 1497 S.A (Part), 1497 S.B (Part) and 1497 S.C in D.D. 119, Muk Kiu Tau Tsuen, Kiu Hing Road, Shap Pat Heung, Yuen Long, New Territories. It is accessible from Kiu Hing Road via a local track leading to the ingress to its north.

3. The site area is about 1,482 m^2. No Government Land is involved.

4. The current application is intended to facilitate the relocation of the affected business premises on Lot No. 1631 S.B RP in D.D. 119, Shap Pat Heung, 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 "Village Type Development" ("V") on the Approved Tai Tong Outline Zoning Plan (the "OZP") No. S/YL-TT/20.

6. 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.

7. According to the Notes of the OZP, the applied use is a Column 2 use within the "V" 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 "V" zone.

Development Parameters

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

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No.	Uses	Floor Area (ab.) (m^2)	Covered Area (ab.) (m^2)	Height (ab.) (m)	No. of Storey
1	Shop and Services	255	255	5	1
2	Shop and Services	225	225	5	1
3	Shop and Services	204	204	5	1
4	Open Shed	51	51	3.5	1
5	Meter room	under structure 4	under structure 4	3.5	1
Total		**705**	**705**		
		Plot Ratio	**Site Coverage**		
		0.48	47.6%		

10. The Proposed Development provides a wide range of retail shops and service trades such as convenience store, hardware store, 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.

11. Operation hours are 24-hours daily (including Sundays and public holidays).

12. The Site is accessible by vehicles from Kiu Hing Road via a local track. 8 nos. of parking space for private cars and 1 no. of parking space for light goods vehicle (LGV), including 2 nos. of private car parking spaces with Electric Vehicle (EV) charging facilities are proposed 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.

13. The Site will be equipped with a 7kW EV charging pole with dual connectors. It allows up to two cars to charge simultaneously.

Similar Applications

14. There are 19 similar applications for shop and services use 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/YL-TT/609	Proposed Temporary Shop and Services for a Period of 3 Years	13.10.2023
A/YL-TT/591	Temporary Shop and Services for a Period of 3 Years	27.10.2023
A/YL-TT/632	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	1.3.2024
A/YL-TT/662	Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years	20.9.2024

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Application No.	Applied Use	Date of Approval
A/YL-TT/682	Proposed Temporary Shop and Services for a Period of 5 Years	10.1.2025
A/YL-TT/679	Proposed Temporary Shop and Services for a Period of 3 Years	24.1.2025
A/YL-TT/693	Proposed Temporary Shop and Services for a Period of 3 Years	28.2.2025
A/YL-TT/657	Proposed Temporary Shop and Services and Public Vehicle Park for a Period of 3 Years	14.3.2025
A/YL-TT/690	Proposed Temporary Shop and Services for a Period of 3 Years	11.4.2025
A/YL-TT/704	Proposed Temporary Shop and Services for a Period of 3 Years	2.5.2025
A/YL-TT/697	Proposed Temporary Private Vehicle Park and Shop and Services for a Period of 3 Years	6.6.2025
A/YL-TT/709	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	18.7.2025
A/YL-TT/711	Proposed Temporary Shop and Services for a Period of 3 Years	1.8.2025
A/YL-TT/723	Proposed Temporary Shop and Services (Local Provision Store) for a Period of 3 Years	5.12.2025
A/YL-TT/760	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	27.2.2026
A/YL-TT/762	Proposed Temporary Shop and Services for a Period of 3 Years	27.2.2026
A/YL-TT/750	Proposed Temporary Shop and Services (Retail Shop for Pet Food) for a Period of 3 Years	27.3.2026
A/YL-TT/789	Temporary Shop and Services (Retail Shop for Hardware Accessories) for a Period of 3 Years	24.7.2026
A/YL-TT/791	Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 3 Years	24.7.2026

15. The similar applications were approved by the Committee between 2023 and 2026 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.

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.

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No Adverse Impacts to the Surroundings

Visual

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

Traffic

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

	Trip Attractions	**Trip Generations**
08:00 – 09:00	0	0
09:00 – 10:00	1	0
10:00 – 11:00	3	1
11:00 – 12:00	2	1
12:00 – 13:00	0	1
13:00 – 14:00	0	0
14:00 – 15:00	1	2
15:00 – 16:00	1	1
16:00 – 17:00	1	1
17:00 – 18:00	0	0
18:00 – 19:00	1	0
19:00 – 20:00	0	2
20:00 – 08:00	0	1
Total Trips	**10**	**10**

19. 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.

20. The Site is accessible by vehicles from Kiu Hing Road via a local track. 8 nos. of parking space for private cars and 1 no. of parking space for LGV, including 2 nos. of private car parking spaces with EV charging facilities are proposed 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.

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.

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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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