

Executive Summary

1. The application site (the Site), which comprises 7 private lot, is on Lots Nos. 1170, 1171, 1175(Part), 1176, 1177, 1178 & 1179 in DD 121, Tong Yan San Tsuen, Yuen Long, New Territories.
2. The area of the Site is about 1,942.32m². No Government Land is involved.
3. The Site falls within an area zoned “Residential (Group D)” (“R (D)”) on the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14.
4. The applied use of the Site is ‘Proposed Temporary Shop and Services (Selling of Gardening, Gardening Tools and Construction Materials)’ for a period of 3 years. It is a Column 2 use within “R (D)” zone which requires planning permission from the Town Planning Board.
5. 5 single-storey temporary structures having a total gross floor area of about 516 m² with building height from about 3m to 6 m are proposed to be erected on the Site for selling of gardening, gardening tools and construction materials use.
6. The operation hours of the Site are from 8 a.m. to 7 p.m., daily, including public holidays.

行政摘要

1. 申請場地 涉及 7 幅私人地段，位於新界元朗唐人新村丈量約份第 121 約地段第 1170、1171、1175(部分)、1176、1177、1178 及 1179 號 (簡稱“該地盤”)。
2. 該地盤的面積約為 1,942.32 平方米，當中不涉及政府土地。
3. 該地盤位於唐人新村分區計劃大綱核准圖則編號 S/YL-TYST/14 上之地區，現時劃為「住宅(丁類)」地帶。
4. 該地盤之申請用途為「擬議臨時商店和服務（銷售園藝、園藝工具和建築材料）」(為期 3 年)，屬於上述分區大綱圖則上之「住宅(丁類)」地帶的第 2 欄用途範圍內，該用途須向城市規劃委員會申請，獲得規劃許可才可進行。
5. 申請場地擬建 5 棟單層臨時構築物，其總建築面積約 516 平方米，建築高度約為 3 米至 6 米。用於銷售園藝、園藝工具和建築材料等用途。
6. 申請場地的營業時間為每天上午 8 點至晚上 7 點，包括公眾假期。

JUSTIFICATIONS

1. Applied Use

The applied use is 'Proposed Temporary Shop and Services (Selling of Gardening, Gardening Tools and Construction Materials)' for a period of 3 years (the proposed development).

Location

2. The application site (the Site) is on Lots Nos. 1170, 1171, 1175(Part), 1176, 1177, 1178 & 1179 in DD 121, Tong Yan San Tsuen, Yuen Long, New Territories. It is accessible from Tong Yan San Tsuen Road via a local access (**Plans 1 and 2**).

Site Area

3. The site area is about 1,942.32 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned "Residential (Group D)" ("R (D)") on the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14.
5. According to the Notes of the OZP, 'shop and services' use is a Column 2 use within "R (D)" zone, which requires planning permission from the Town Planning Board (the Board).

Development Parameters

6. The following table explains the details of the proposed structures on the Site (**Plan 3**):

No.	Structures / Uses	Floor Area (about) (m ²)	Covered Area (about) (m ²)	Height (about) (m)	No. of Storey
S1	ELECTRIC ROOM	4	4	3	1
S2	TOILET	6	6	3	
S3	OPEN-SIDED WEATHER SHELTER	50	50	6	
S4	SHOP	228	228	6	
S5	SHOP	228	228	6	
	Total	516	516		

7. The Site is accessible from Tong Yan San Tsuen Road via a local access. An entrance of about 14m in width is provided for vehicular access at the north-eastern part of the Site. 2 nos. of parking spaces for private cars and 1 parking space for light goods vehicles (LGVs) are provided within the Site. Sufficient space is provided for vehicle maneuvering within, entering and leaving the Site (**Plan 3**).
8. Operation hours are from 8 a.m. to 7 p.m., daily, including public holidays.
9. To help protect the environment, customers are encouraged to get to the Site by public transport services as a green public light bus stop is available at a distance of about 170 m to the north-east of the Site. The estimated walking time is about 3 minutes. The 3 nos. of staff to be employed for the operation of the Site will also commute to the Site by the said green public light bus route. The trip generation and attraction rates are expected to be 5 trips per day respectively (i.e. 10 trips per day), mainly induced from customers who visit the Site by vehicles. (**Plan 4 and Table 1**).
10. In view of the low trip attraction and generation rates, adverse traffic impacts arising from the proposed development to the adjacent area and road network are not expected.
11. No medium/heavy goods vehicles or container trailers/tractors are allowed to access the Site.

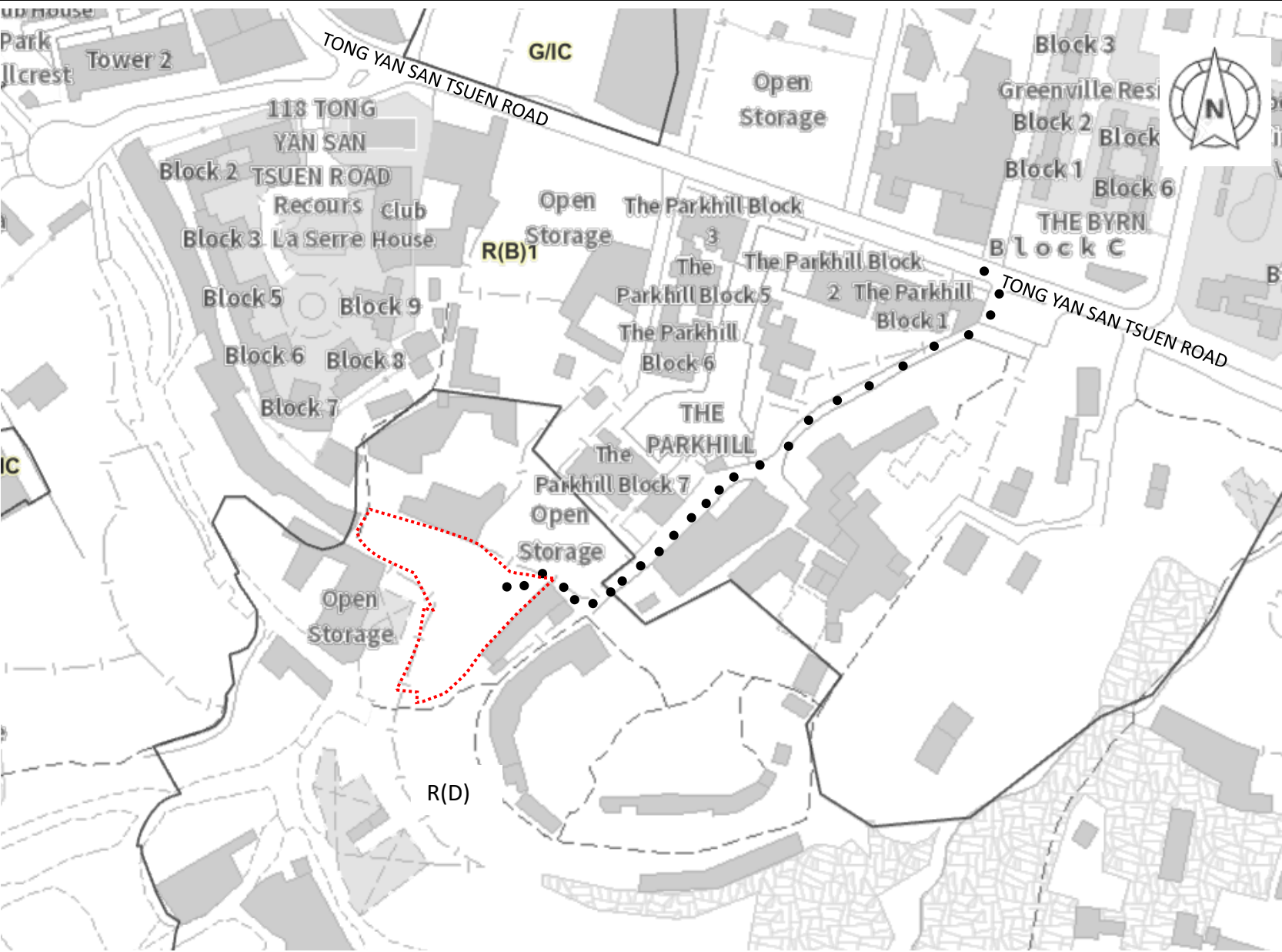
Justifications

12. At present, there is no proper shop for the sale of gardening and garden building materials in the vicinity to meet the heavy demands of those residents living in the nearby low-rise residential estates along Sha Tseng Road and Tong Yan San Tsuen Road. Residents have to travel to Yuen Long town for these products. The proposed development will help meet such local demands.
13. The Site, being in close proximity to all residential estates in the area, is accessible via a local access leading from Tong Yan San Tsuen Road. It is a 3-minute walk from the Green Public Light Bus stop at Tong Yan San Tsuen Road to the Site whereas residents from either The Eldorado (金碧花園) or the Park Villa (柏薊) afar will take about 10 minutes on foot to reach the Site. Residents can also travel to the Site by taking the Green Public Light Buses that serve the area. The vehicular traffic generated and attracted by the proposed development is minimal, thus, no adverse traffic impact on the surroundings is envisaged.
14. As a matter of fact, the Proposed Development is not incompatible with the surrounding area. It helps act as a buffer for mitigating those unpleasant impacts generated from the nearby warehouse and open storage of construction materials development on Lot No. 551 in DD 121, recently approved by the Board under case no. A/YL-TYST-1234.
15. At present, the applicant, who is also the land owner, has no intention to develop the Site for residential use in accordance with the OZP zoning since he intends to acquire more land for a sizable development. Pending the successful acquisition of additional land, the applicant would like to utilize the Site for the Proposed Development on a temporary basis. Hence, approval of this application will not jeopardize the long-term planning intention.
16. With reference to the Revised Recommended Outline Development Plan, the Site falls within the boundary of the proposed YLS Development – Stage 4, tentatively programmed to be implemented in 2038. Thus, approval of this application for short-term use in the interim will neither cause hindrance to any government projects nor frustrate the long-term development of the area.
17. The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and Professional Persons Environmental Consultative Committee Practice Notes' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.
18. Similar s.16 application for the same use (i.e. Shop & Services) in the same R(D) zone, namely, A/YL-TYST/1127 was approved by TPB. Therefore, approval of this application is actually in line with the Board's previous decision.

Conclusion

19. The proposed development will not create any significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures, where necessary, will be provided after the obtaining the planning approval from the Board.
20. In view of the above, the Board is hereby respectfully requested to approve the subject application for "Proposed Shop and Services (Sales of Gardening, Gardening tools and construction materials) use" on the Site for a period of 3 years.

- End -



PLAN 1

CONSULTANT
PINNACLE SURVEYORS LIMITED

ADDRESS
**SUITE 2311, 23/F, BEA TOWER
MILLENNIUM CITY 5, 418 KWUN
TONG ROAD, KWUN TONG, HK**
ADDRESS

PROJECT

**PROPOSED TEMPORARY SHOP
AND SERVICES USE**
(SELLING OF GARDENING, GARDENING
TOOLS AND CONSTRUCTION MATERIALS)
FOR A PERIOD OF 3 YEARS

SITE LOCATION

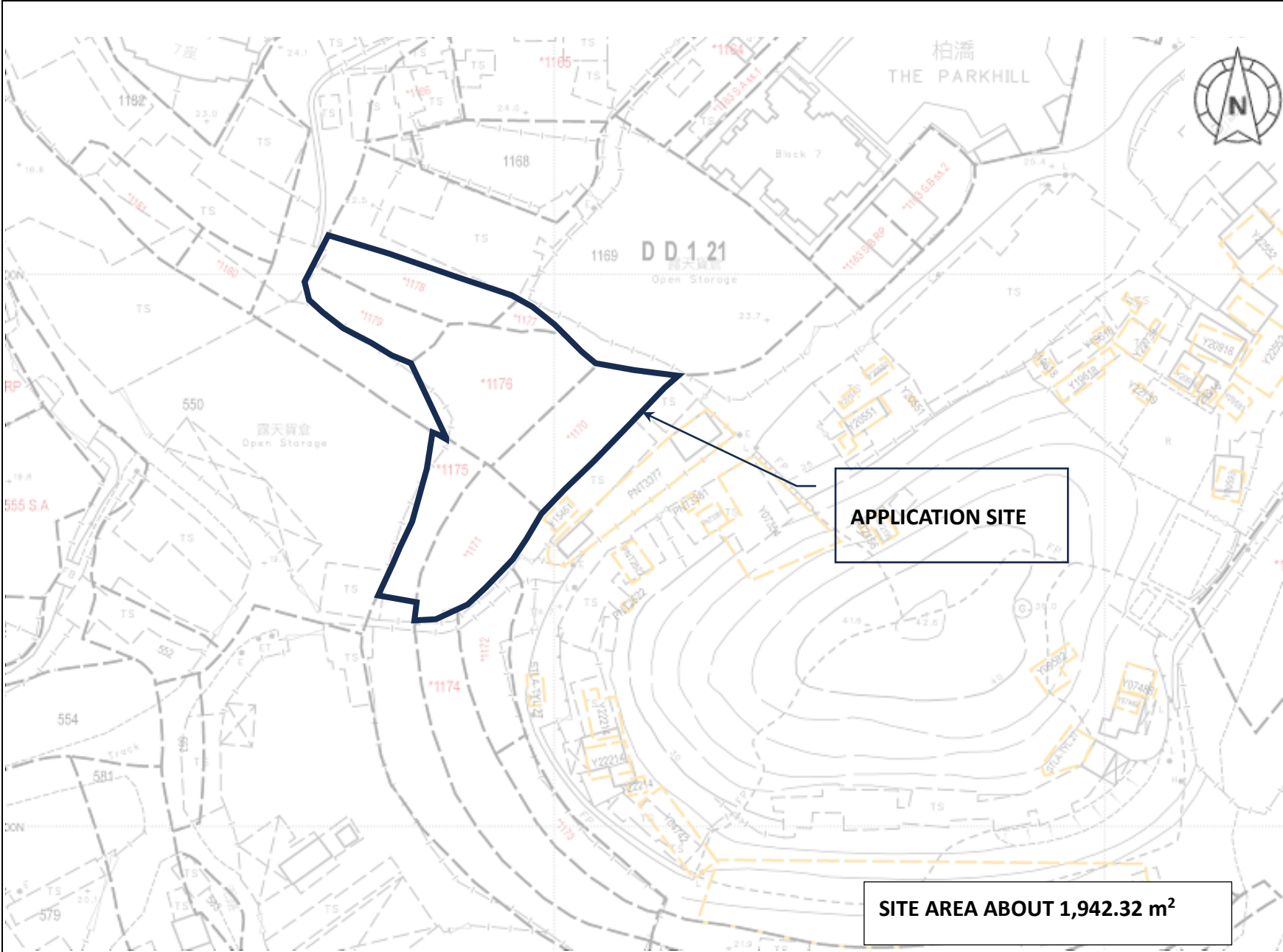
**LOTS NO. 1170, 1171, 1175(PART),
1176, 1177, 1178 & 1179 IN
DD 121, TONG YAN SAN TSUEN,
YUEN LONG, NEW TERRITORIES**

DRAWN BY SN	DATE 28 JAN 2025
CHECKED BY CS	DATE 28 JAN 2025

DWG TITLE
LOCATION PLAN

DWG NO. **P1**

LEGEND
 **APPLICATION SITE**
 **VEHICULAR ACCESS**



PLAN 2

CONSULTANT

PINNACLE SURVEYORS LIMITED

ADDRESS

SUITE 2311, 23/F, BEA TOWER

MILLENNIUM CITY 5, 418 KWUN

TONG ROAD, KWUN TONG, HK

ADDRESS

PROJECT

PROPOSED TEMPORARY SHOP

AND SERVICES USE

(SELLING OF GARDENING, GARDENING

TOOLS AND CONSTRUCTION MATERIALS)

FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS NO. 1170, 1171, 1175(PART),

1176, 1177, 1178 & 1179 IN

DD 121, TONG YAN SAN TSUEN,

YUEN LONG, NEW TERRITORIES

SCALE

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DRAWN BY

SN

DATE

28 JAN 2025

CHECKED BY

CS

DATE

28 JAN 2025

DWG TITLE

LOT INDEX PLAN

DWG NO. P2

LEGEND



APPLICATION SITE

PLAN 3

CONSULTANT

PINNACLE SURVEYORS LIMITED

ADDRESS
**SUITE 2311, 23/F, BEA TOWER
 MILLENNIUM CITY 5, 418 KWUN
 TONG ROAD, KWUN TONG, HK
 ADDRESS**

PROJECT

**PROPOSED TEMPORARY SHOP
 AND SERVICES USE
 (SELLING OF GARDENING, GARDENING
 TOOLS AND CONSTRUCTION MATERIALS)
 FOR A PERIOD OF 3 YEARS**

SITE LOCATION

**LOTS NO. 1170, 1171, 1175(PART),
 1176, 1177, 1178 & 1179 IN
 DD 121, TONG YAN SAN TSUEN,
 YUEN LONG, NEW TERRITORIES**

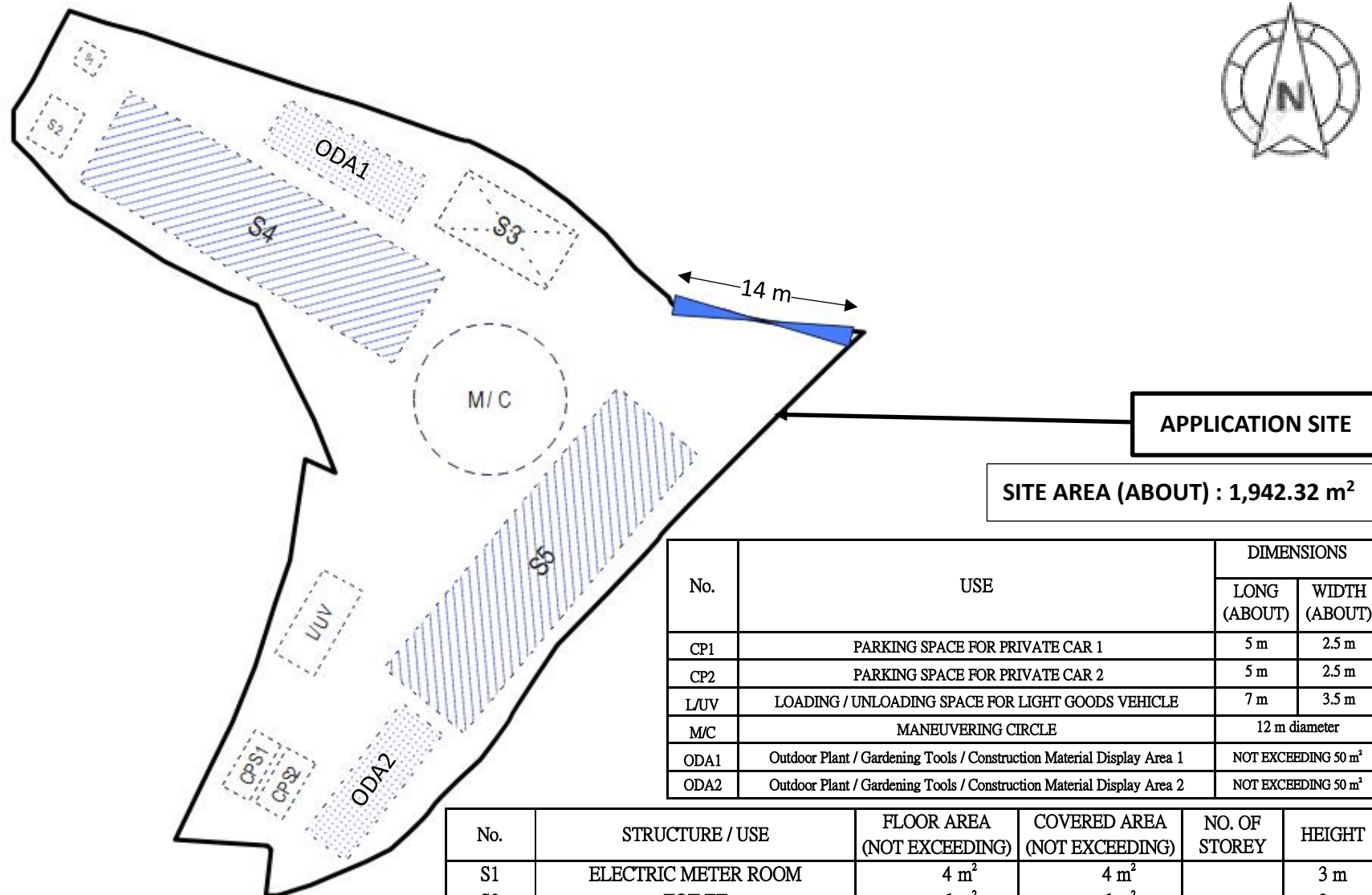
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DRAWN BY
SN DATE
28 JAN 2025

CHECKED BY
CS DATE
28 JAN 2025

DWG TITLE
SITE LAYOUT PLAN

DWG NO. **P3**



No.	USE	DIMENSIONS	
		LONG (ABOUT)	WIDTH (ABOUT)
CP1	PARKING SPACE FOR PRIVATE CAR 1	5 m	2.5 m
CP2	PARKING SPACE FOR PRIVATE CAR 2	5 m	2.5 m
L/UV	LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE	7 m	3.5 m
M/C	MANEUVERING CIRCLE	12 m diameter	
ODA1	Outdoor Plant / Gardening Tools / Construction Material Display Area 1	NOT EXCEEDING 50 m²	
ODA2	Outdoor Plant / Gardening Tools / Construction Material Display Area 2	NOT EXCEEDING 50 m²	

No.	STRUCTURE / USE	FLOOR AREA (NOT EXCEEDING)	COVERED AREA (NOT EXCEEDING)	NO. OF STOREY	HEIGHT
S1	ELECTRIC METER ROOM	4 m²	4 m²	1	3 m
S2	TOILET	6 m²	6 m²		3 m
S3	OPEN-SIDED WEATHER SHELTER	50 m²	50 m²		6 m
S4	SHOP	228 m²	228 m²		6 m
S5	SHOP	228 m²	228 m²		6 m
TOTAL AREA (NOT EXCEEDING)		516 m²	516 m²		

LEGEND



APPLICATION SITE



**PRIVATE CAR
 PARKING SPACE**



**LIGHT GOODS VEHICLE
 LOADING / UNLOADING SPACE**



MANOEUVRING CIRCLE



**VEHICULAR
 INGRESS / EGRESS**



PLAN 4

CONSULTANT

PINNACLE SURVEYORS LIMITED

ADDRESS

SUITE 2311, 23/F, BEA TOWER
MILLENNIUM CITY 5, 418 KWUN
TONG ROAD, KWUN TONG, HK
ADDRESS

PROJECT

**PROPOSED TEMPORARY SHOP
AND SERVICES USE**
(SELLING OF GARDENING, GARDENING
TOOLS AND CONSTRUCTION MATERIALS)
FOR A PERIOD OF 3 YEARS

SITE LOCATION

**LOTS NO. 1170, 1171, 1175(PART),
1176, 1177, 1178 & 1179 IN
DD 121, TONG YAN SAN TSUEN,
YUEN LONG, NEW TERRITORIES**

DRAWN BY
SN

DATE
28 JAN 2025

CHECKED BY
CS

DATE
28 JAN 2025

DWG TITLE
**PLAN SHOWING NEAREST
PUBLIC TRANSPORT SERVICES**

DWG NO. P4



LEGEND


APPLICATION SITE

 專線小巴
Green Light Bus Stop

 
Start / Destination Point


Walking Path

TABLE 1

ESTIMATION OF TRIP GENERATION AND ATTRACTION FROM THE PROPOSED DEVELOPMENT		FOR S.16 PLANNING APPLICATION OF PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN “RESIDENTIAL (GROUP D)” ZONE ON LOTS NOS. 1170, 1171, 1175 (PART), 1176, 1177, 1178 & 1179 IN DD 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES
CAR PARKING PROVISION ON SITE		
Type of Space	Car Parking Space	Loading / Unloading Space
Dimensions	5.0 M.(L) X 2.5 M. (W)	7.0 M.(L) X 3.5 M. (W)
User	Private Car For Visitors	Light Good Vehicle For Visitors / Goods Suppliers
No. of Space	2	1

TRIP GENERATION ESTIMATES					
Time Period	Mondays to Sundays, including Public Holidays.				
	Private Car		Light Goods Vehicle		No. of Vehicular IN / OUT Movements
	IN	OUT	IN	OUT	
08:00 – 09:00	0	0	0	0	0
09:00 – 10:00	1	0	0	0	1
10:00 – 11:00	0	1	0	0	1
11:00 – 12:00	0	0	1	0	1
12:00 – 13:00	0	0	0	1	1
13:00 – 14:00	0	0	1	0	1
14:00 – 15:00	1	0	0	0	1
15:00 – 16:00	1	1	0	0	2
16:00 – 17:00	0	1	0	0	1
17:00 – 18:00	0	0	0	1	1
18:00 – 19:00	0	0	0	0	0
Total no. of Trips	3	3	2	2	10
Average no. of Trips per hour	0.27	0.27	0.18	0.18	0.90

Conclusion:

- i) The application site accessible from Tong Yan San Tsuen Road and there is a Green Public Light Bus station close to the Site. Staff working there will commute by taking the Green Public Light Bus.
- ii) From the above estimation and analysis, the visitors of the site will only generate and attract minimal traffic users and trips to the Site.
- iii) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network would not be anticipated.