

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 921 RP, 922 RP, 923, 924, 925 and 926 RP in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years**’ (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for shop and services use (i.e. shop for construction tools including metal racks, metal scaffolding platforms etc.) serving the nearby locals and businesses for coping with such demand in the area. Products are displayed within the Site for potential customers, whilst purchased goods are available immediately for customers’ pickup or deliveries made by the applicant.

### **2) Planning Context**

- 2.1 The Site currently falls within areas zoned as “Residential (Group D)” (“R(D)”) and “Village Type Development” (“V”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No.: S/YL-TYST/14. According to the Notes of the OZP, ‘*Shop and Services*’ is a Column 2 use within both the “R(D)” and “V” zones, which requires planning permission from the Board (**Plan 2**).
- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses and open storage yards, as well as domestic structures for residential use. Although the Site falls within both “R(D)” and “V” zones, as there is no known long-term programme to develop the Site for residential use, approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intentions of both “R(D)” and “V” zones and would better utilise deserted land in the New Territories.
- 2.3 Furthermore, various similar S.16 planning applications for ‘*shop and services*’ use were also approved by the Board within the same “V” zone, which the latest application (No. A/YL-TYST/1251) was approved by the Board on a temporary basis for 3 years in 2024. Therefore, approval of the current application would not set an undesirable precedent within the same “V” zone.

### 3) Development Proposal

- 3.1 The site occupies an area of 3,440 m<sup>2</sup> (about) (**Plan 3**). Two structures are provided at the Site for shop and services and product showroom, site office and washroom uses with total gross floor area (GFA) of 270 m<sup>2</sup> (about) (**Plan 4**). No domestic structure is proposed at the Site. Ancillary facilities, including site office and washroom are intended to support the daily operation of the Site. The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. The number of staff working at the Site is 4. It is anticipated that the Site would be able to attract about 15 visitors per day. Details of development parameters are shown at **Table 1** below:

**Table 1** - Major Development Parameters

<b>Application Site Area</b>	3,440 m <sup>2</sup> (about)
<b>Covered Area</b>	270 m <sup>2</sup> (about)
<b>Uncovered Area</b>	3,170 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.08 (about)
<b>Site Coverage</b>	8 % (about)
<b>Number of Structures</b>	2
<b>Total GFA</b>	270 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	270 m <sup>2</sup> (about)
<b>Building Height</b>	3 m - 4 m (about)
<b>No. of Storey</b>	1

- 3.2 The Site is accessible from Lam Tai West Road via a local access (**Plan 1**). A total of 6 parking spaces for private cars (PC) and light goods vehicles (LGV), as well as 1 loading/unloading (L/UL) space for LGV are provided at the Site for customer/staff and transportation of goods use. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). Details of parking and L/UL spaces provision are shown at **Table 2** below:

**Table 2 - Parking and L/UL Provisions**

Type of Space(s)	No. of Space(s)
Parking spaces for PC - 2.5 m (W) x 5 m (L)	5
Parking space for LGV - 3.5 m (W) x 7 m (L)	1
L/UL space for LGV - 3.5 m (W) x 7 m (L)	1

- 3.4 Only PCs and LGVs are allowed to enter/exit the Site during the planning approval period. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers are allowed to be parked/stored within the Site or enter/exit the Site at any time. The applicant will ensure no queuing and/or waiting of motor vehicles from the Site onto Lam Tai West Road via the local access and no motor vehicles will be permitted to reverse into and out of the Site onto Lam Tai West Road via the local access. The trip generation and attraction rates are as shown at **Table 3** below:

**Table 3 - Trip Generation and Attraction of the Development**

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	3	0	0	1	4
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	3	1	0	4
Traffic trip per hour (10:00 - 18:00)	1	1	1	1	4

- 3.5 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest ‘*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*’ issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

#### **4) Conclusion**

- 4.1 The proposed development will not create nuisance to the surrounding areas. Adequate mitigation measures (i.e. the submission of drainage and fire service installations proposals) will be provided by the applicant after the planning application is approved by the Board to mitigate any adverse impact arising from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years**’.

**R-riches Planning Limited**

**August 2025**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Zoning Plan
<b>Plan 3</b>	Land Status Plan
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis