

## Supplementary Statement

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1038 S.B (Part) in D.D. 130, Fuk Hang Tsuen, Tuen Mun, New Territories* (the Site) for **‘Temporary Shop and Services with Ancillary Office for a Period of 3 Years’** (the development) **(Plans 1 to 3)**.
- 1.2 The applicant would like to continue to use the Site to operate a retail shop of metalware to support the needs of nearby locals.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No.: S/TM-LTY/12. According to the Notes of the OZP, ‘Shop and Services’ is a column 2 use within the “R(D)” zone, which requires planning permission from the Board **(Plan 2)**.
- 2.2 Although the Site falls within the “R(D)” zone, there is no known programme for long-term residential development at the Site. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “R(D)” zone and would better utilize deserted land in the New Territories.
- 2.3 Similar applications for ‘Shop and Services’ use (Nos. A/TM-LTY/396, 416, 424, 454 & 461) have been approved by the Board within the “R(D)” zone. As such, approval of the current application would not set an undesirable precedent within the “R(D)” zone.
- 2.4 The Site is subject of 2 previous applications (Nos. A/TM-LTY/395 & 430) for the same applied use submitted by the same applicant, which were approved by the Board for a period of 3 years between 2020 and 2022, hence, approval of the current application is in line with the Board’s previous decision. Compared with the previous application, the applied use remains unchanged, whilst the site area and gross floor area (GFA) are slightly reduced (-34% and -18% respectively). The no. of structure is reduced from 2 to 1.

2.7 In support of the application, the applicant has submitted a FSIs proposal and the accepted drainage proposal under previous application No. A/TM-LTY/395 to support the current application for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I and II**).

### 3) Development Proposal

3.1 The site area is 581 m<sup>2</sup> (about) (**Plan 3**). A 2-storey structure is provided at the Site for shop and services, ancillary office, storeroom, storage of goods and loading/unloading (L/UL) area uses with total GFA of 660 m<sup>2</sup> (about) (**Plan 4**). The operation hours of the Site are Monday to Saturday from 09:00 to 18:00, no operation on Sunday and public holidays. The office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. The number of staff working at the Site is 8. 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>	581 m <sup>2</sup> (about)
<b>Covered Area</b>	581 m <sup>2</sup> (about)
<b>Uncovered Area</b>	N/A
<b>Plot Ratio</b>	
	1.1 (about)
<b>Site Coverage</b>	
	100% (about)
<b>Number of Structure</b>	
	1
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	660 m <sup>2</sup> (about)
<b>Building Height</b>	
	11 m (about)
<b>No. of Storey</b>	
	2

3.4 The Site is accessible from Fuk Hang Tsuen Road via a local access (**Plan 1**). A total of 2 L/UL spaces for light goods vehicles (LGV) are proposed, whilst no parking space is provided at the Site. 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 L/UL space provision are shown at **Table 2** below:

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

Type of Space	No. of Space
L/UL space for LGV - 3.5 m (W) x 7 m (L)	2

- 3.5 Staff are expected to access the Site by public transport services, which are available in the vicinity of the Site. The nearest Light Rail stop (i.e. Lam Tei Stop) and bus stop (i.e. Light Rail Lam Tei Stop) are reachable within 10 to 15 minutes on foot. As such, no parking space is proposed at the Site. The above arrangement has been adopted since the approval of previous application No. A/TM-LTY/395 in 2020, and it has been proven to be workable. As such, the adverse traffic impact arising from the development is not anticipated.
- 3.6 Only LGVs are allowed to enter/exit the Site at any time during the planning approval period. No medium or heavy goods vehicles, including container tractor/trailer is allowed. Delivery activities are arranged during non-peak hours (i.e. outside 09:00 to 10:00 and 17:00 to 18:00). Hence, no L/UL activity is expected during peak hours. The trip generation/ attraction rates were accepted by the Commissioner for Transport in previous approval Nos. A/TM-LTY/395 & 430 in 2020 and 2022 respectively (as shown at **Table 3** below).

**Table 3 – Estimated Trip Generation and Attraction of the Development**

Time Period	LGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	0	0	0
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	0	0
Traffic trip per hour (10:00 – 17:00)	2	2	4

- 3.6 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 minimize adverse environmental impacts and nuisance to the surrounding area.

**4) Conclusion**

- 4.1 The development has not been creating significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of a FSIs proposal and an approved drainage proposal to mitigate any adverse impact arising from the development (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Temporary Shop and Services with Ancillary Office for a Period of 3 Years**’.

**R-riches Property Consultants Limited**

**September 2024**

### **LIST OF PLANS**

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

### **APPENDICES**

<b>Appendix I</b>	Fire Service Installations Proposal
<b>Appendix II</b>	Accepted Drainage Proposal under Application No. A/TM-LTYT/395