

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of WU Chi Man (“the Applicant”) in support of the planning application for a ‘Proposed Temporary Shop and Services for a period of 5 years’ (“the Proposed Development”) at Lot No. 271 S.A ss.1 (Part) in D.D. 385, Tuen Mun, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 271 S.A ss.1 (Part) in D.D. 385, Tuen Mun, New Territories. The Site is accessible from Tai Lam Chung Road via a local track leading to the ingress to its south.
3. The site area is about 116 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved So Kwun Wat Outline Zoning Plan (the “OZP”) No. S/TM-SKW/15.
5. 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.
6. According to the Notes of the OZP, ‘Shop and Services’ use is a Column 2 use within the “V” zone on the OZP requiring planning permission from the Board.
7. 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

8. 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 and Services	160	80	6.5	2
Total		<u>160</u>	<u>80</u>		
		Plot Ratio	Site Coverage		
		1.38	69%		

9. The Proposed Development serves to meet the demand of local residents in the vicinity for selling groceries and daily necessities.
10. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays).

Similar Applications

11. There are 3 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 5 years:

Application No.	Applied Use	Date of Approval
A/TM-SKW/108	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	1.9.2020
A/TM-SKW/119	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	19.5.2023
A/TM-SKW/124	Temporary Shop and Services for a Period of 3 Years	5.7.2024

12. The similar applications were approved by the Committee between 2020 and 2024 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.
13. 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

14. The Proposed Development involves the erection of temporary structure. The applied use is considered not incompatible with surrounding land uses intermixed with shop and services, parking of vehicles and residential dwellings.
15. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas are not anticipated.

Environment

16. 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.
17. 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.

Traffic

18. No vehicle parking spaces are proposed at the Site. The Proposed Development mainly serves customers living in the vicinity. It is within walking distance from adjacent villages.
19. Loading/unloading activities would be carried out on a lay-by at Tai Lam Chung Road, to the northern side of the Site (**Plan 4**). Goods will be transported to the shop by trolley every 1 to 2 weeks.
20. No adverse traffic impacts arising from the Proposed Development are anticipated in view of the low trip generation and attraction rates

Drainage

21. 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 Proposed 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

22. 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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