

Executive Summary

1. The application site (the Site) is on Lot No. 74 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories.
2. The site area is about 4,010 m². No Government Land is involved.
3. The Site falls within an area zoned “Recreation” (“REC”) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20.
4. The applied use is ‘Proposed Temporary Shop and Services (Fresh Provision Shop and Retail Shop for Gardening, Hardware Groceries and Construction Materials)’ for a period of 5 years and associated Filling of Land. According to the Notes of the OZP, the applied use is a Column 2 use within the “REC” zone on the OZP requiring planning permission from the Town Planning Board, which may be permitted with or without conditions.
5. A total of 8 nos. of single-storey temporary structures with building height of about 9 m are proposed for fresh provision shop, retail shop for gardening materials, hardware groceries and construction materials and office uses. The gross floor area is about 1,777 m².
6. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗屏山丈量約份第 126 約地段第 74 號（部份）。
2. 申請地點的面積約 4,010 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《屏山分區計劃大綱核准圖編號 S/YL-PS/20》上劃為「康樂」地帶。
4. 申請用途為「擬議臨時商店及服務行業（新鮮糧食店以及園藝、五金雜貨及建築材料零售店）（為期 5 年）」，並進行相關填土工程。根據有關分區計劃大綱圖的《注釋》，申請用途在大綱圖上的「康樂」地帶內屬於第二欄用途，須向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准。
5. 申請地點擬議提供 8 個高度約 9 米的單層臨時構築物作新鮮糧食店、園藝材料銷售、五金雜貨及建築材料銷售以及辦公室用途，總樓面面積約 1,777 平方米。
6. 營運時間為每日上午 9 時至下午 7 時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TANG Chi Hok (“the Applicant”) in support of the planning application for ‘Proposed Temporary Shop and Services (Fresh Provision Shop and Retail Shop for Gardening, Hardware Groceries and Construction Materials) for a period of 5 years and associated Filling of Land’ (“the Proposed Development”) at Lot No. 74 (Part) in D.D. 126, Ping Shan, 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 No. 74 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories. The Site is accessible from Tin Wah Road via a local track leading to the ingress to its east.
3. The site area is about 4,010 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Recreation” (“REC”) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20.
5. The planning intention of the “REC” zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.
6. The applied use is a Column 2 use within the “REC” zone on the OZP which may be permitted with or without conditions by the Board. Any filling of land within the “REC” zone shall not be undertaken without the 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 “REC” 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	Fresh Provision Shop	256	256	9	1
2	Retail Shop for hardware groceries, gardening and construction materials	225	225		
3		225	225		
4		225	225		
5		225	225		
6		225	225		
7		225	225		
8	Retail Shop for hardware groceries and construction materials with Ancillary Office	171	171		
Total		<u>1,777</u>	<u>1,777</u>		
		Plot Ratio	Site Coverage		
		0.44	44%		

9. The Proposed Development serves to meet the demand of local residents and operators in the vicinity for fresh food, hardware groceries, gardening and construction materials. They could save time and cost of travelling for obtaining such goods all at once.
10. The temporary structures have a building height of about 9 m in order to stock taller and larger goods.
11. Structure 1 is an existing temporary structure on site to support the existing barbecue site adjacent to the Site. The Site is hard-paved with concrete of about 0.2 m in depth. The current application serves to regularise the erection of existing temporary structure and the filling of land for providing a solid ground for the erection of temporary structures and site maintenance (**Plan 5**).
12. The Site is accessible from Tin Wah Road via a local access. An entrance of about 10 m in width is provided for vehicular access at the eastern part of the Site. 2 nos. of parking space for private cars are proposed within the Site for customers and 1 no. of parking space for light goods vehicle (LGV) and 1 no. of parking space for medium goods vehicle (MGV) are proposed within the Site for the daily operation of the Proposed 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. Parking spaces will be reserved for customers who have given prior notification.
13. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays).

Similar Applications

14. There are 3 similar applications for shop and services use approved by the Rural and New Town Planning Committee (“the Committee”) within the “REC” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-PS/614	Proposed Temporary Shop and Services (Convenience Store and Retail Shop) with Ancillary Office and Toilet for a Period of 3 Years	9.10.2020
A/YL-PS/675	Proposed Temporary Shop and Services (Selling of Gardening and Construction Materials) for a Period of 5 Years and Associated Filling of Land	31.3.2023
A/YL-PS/699	Proposed Temporary Shop and Services (Selling of Gardening and Construction Materials) for a Period of 5 Years and Associated Filling of Land	24.11.2023

15. The similar applications were approved by the Committee between 2020 and 2023 on considerations that temporary approval would not frustrate the long-term planning intention of the “REC” zone; not incompatible with surrounding land uses; and no adverse departmental comments or their technical concerns could be addressed by appropriate 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 application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

17. The Proposed Development only involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with vehicle parks, open storage of construction materials, barbecue site, pond and grassland.
18. No vegetation clearance and tree felling would be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

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

Trip Time	Weekday		Weekend	
	Attractions	Generations	Attractions	Generations
09:00 – 10:00	1	0	0	0
10:00 – 11:00	0	0	1	0
11:00 – 12:00	0	1	0	0
12:00 – 13:00	0	0	0	1
13:00 – 14:00	0	0	0	0

14:00 – 15:00	1	0	0	0
15:00 – 16:00	0	1	1	0
16:00 – 17:00	1	0	1	0
17:00 – 18:00	0	0	0	1
18:00 – 19:00	0	1	0	1
Total Trips	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>

20. 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.
21. The Site is accessible from Tin Wah Road via a local access. An entrance of about 10 m in width is provided for vehicular access at the eastern part of the Site. 2 nos. of parking space for private cars, 1 no. of parking space for LGV and 1 no. of parking space for MGW are proposed within the Site. 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. Parking spaces will be reserved for customers who have given prior notification.
22. Customers are encouraged to get access to the Site by public transport services, which are available at a distance of about 650-700 m to the west of the Site. The estimated walking time is about 10 minutes (**Plan 6**).

Environment

23. 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.
24. 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.

Drainage

25. 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

26. 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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