

# PLANNING STATEMENT

*PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT" ZONE AT THE REMAINING PORTION OF LOT 3578 IN D.D. 116, TONG TAU PO, YUEN LONG, NEW TERRITORIES*

1.	Background	1.1	The applicant seeks the Town Planning Board's (the Board) permission for the use the application site (the Site) for 'shop and services' uses comprising: a) a showroom for sale of decoration construction materials; b) a shop for the sale (retail) of metalware / construction materials; c) a shop for Interior Design and Decoration; d) a shop for interior Design and Decoration with reception counter and e) an electrical meter room for supply of electricity to serve the nearby locals, i.e. residents of Tong Tau Po Tsuen and nearby villages. (Please refer to the Site Layout Plan at Appendix 1).
		1.2	The Site has been used for open storage purposes before the publication of the Tai Tong IDPA Plan No. IDPA/YL-TT/1, hence, is an existing use.
		1.3	<b><u>Previous Application</u></b> The application site was involved in a previous s.16 application which was approved by the Rural and New Town Planning Committee held on 11.9.2023 on a temporary basis for a period of 3 years until 11.9.2026 subject to conditions (Appendix 9). The said planning approval ceased to have effect due to oversight to comply with those time-limited approval conditions regarding the submission of the Drainage and Fire Service Installations (FSIs) proposals; and to submit application for Extension of Time for Compliance with Planning Conditions for Temporary Use or Development on time.
		1.4	The applicant has now submitted the Drainage Proposal (Appendix 10) and/FSIs proposal (Appendix 11) to support the current application and request that sympathetic consideration be given to the current application.
		1.5	There are no material changes in planning circumstances such as planning policy and land use zoning in the area since the previous permission was granted.

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2.	Planning Context	2.1	The Site falls within an area zoned as "Village Type Development" ("V") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (Please refer to the extract of the OZP at Appendix 2). According to the Notes of the OZP, 'Shop and Services' is a column two use within the "V" zone, which requires permission from the Board.
		2.2	There are at present no similar shops in the area. The applied use intends to support the daily lives and urgent needs of nearby residents as well as provide one-stop services to those building contractors. As the application is only on a temporary basis, it will not frustrate the long-term planning intention of the "V" zone. Furthermore, there is at present no small house application found within the Site. The building height of the proposed structures are also similar to the nearby New Territories Exempted Houses; hence, it is considered not incompatible with the surrounding environment.
		2.3	The application for the proposed uses, if approved, will help eradicate the unplanned open storage activities on the Site.
3.	Development Proposal	3.1	The Site occupies an area of 1,710.1 sq. m. (about) of private land. 5 structures are proposed to be erected on the Site for 'shop and services use' with a showroom for sale of decoration construction materials, a shop for retailing of metalware construction materials, a shop for Interior Design and Decoration, a shop for Interior Design and Decoration with reception counter and an electrical meter room, occupying a total GFA of 839.8 sq. m. (about). (Please refer to the Site Development Schedule at Appendix 3). The operation hours of the Site are from 08:00 hours to 20:00 hours daily from Monday to Saturday (excluding Sunday and public holiday(s)). The estimated number of visitors per day are 10. The number of staff working at the Site are 4. Operation Mode of the Proposed Development are provided at Appendix 4.

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3.	Development Proposal	3.2	The Site is accessible from Tai Shu Ha Road East and there is a Green Public Light Bus station close to the Site (Please refer to the Transport Plan at Appendix 5). Staff working there will commute by taking the Green Public Light Bus. 3 private car parking spaces are provided for visitors to commute to the Site. 1 loading/unloading space for light goods vehicle is provided for transportation of goods to support the daily operation of the Site. (Please refer to the Site Layout Plan at Appendix 1).
		3.3	Sufficient space is provided for vehicles to smoothly maneuver within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road. (Please refer to the Swept Path Analysis Diagrams at Appendix 6.)  No medium or heavy goods vehicles, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period. As trips generated and attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network would not be anticipated (Please refer to the Trips Generation and Attraction Analysis Table at Appendix 7.)
		3.4	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.
4.	Conclusion	4.1	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 planning approval has been granted from the Board.
		4.2	In view of the above, the Board is hereby respectfully requested to approve this application.