

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 2661 in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years**' (proposed development) (**Plan 1**).
- 1.2 Due to the rapid expansion of online shopping in recent years, there has been a consistent and high demand for pick-up counters for courier services. Since the Site is situated within an existing residential area, the applicant would like to use the Site to operate a shop and services (courier services counter) to serve and bring convenience to the surrounding local residents.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Residential (Group B)1" ("R(B)1") on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No.: S/YL-TYST/14 (**Plan 2**). According to the Notes of the OZP, 'Shop and Services' use is a column two use within the "R(B)1" zone, which requires planning permission from the Board. As the proposed use intends to serve the nearby locals and the application is only on a temporary basis, it will not frustrate the long term planning intention of the "R(B)1" zone.
- 2.2 The Site is surrounded by a medium-density fenced residential development. The proposed development with two 1-storey structures for shop and services, guardroom and site office purpose are considered not incompatible with the surrounding low-rising buildings and would not create a visual impact to the surrounding areas.
- 2.3 Several similar S.16 planning applications for 'shop and service' use were previously approved by the Board within the same "R(B)1" zone, which the latest application (No. A/YL-TYST/1195) for the same use was approved by the Board on a temporary basis of 3 years on 3/2/2023. Therefore, approval of the current application is in line with the Board's previous decision and would not set undesirable precedent within the "R(B)1" zone.

3) Development Proposal

3.1 The Site occupies an area of 1,231 m² (about) (**Plan 4**). Two 1-storey structures are proposed at the Site for shop and services, guardroom and site office with total gross floor area (GFA) of 195 m² (**Plan 4**). It is estimated that the Site would be able to accommodate 4 staff and the Site would attract not more than 15 visitors per day. The operation hours of the Site are 09:00 to 21:00 daily, including public holiday. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	1,231 m ² (about)
Covered Area	195 m ² (about)
Uncovered Area	1,036 m ² (about)
Plot Ratio	0.16 (about)
Site Coverage	16% (about)
Number of Structure	2
Total GFA	195 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	195 m ² (about)
Building Height	3 m (about)
No. of Storey	1

3.2 The Site is accessible from Tan Kwai Tsuen Road via a local access (**Plan 1**). A total of 6 parking and loading/unloading (L/UL) spaces are provided within the Site. Details of parking spaces are shown at **Table 2** below:

Table 2 – Parking Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
PC Parking Space for Visitor - 2.5 m (W) x 5 m (L)	2
Light Goods Vehicle (LGV) Parking Space for Staff - 3.5 m (W) x 7 m (L)	1
L/UL Space for LGV - 3.5 m (W) x 7 m (L)	1

3.3 PC Parking space is provided for staff and visitor to commute to the Site. LGV (of 5.5 tonnes max.) would be deployed for transportation of goods to/out of the Site, hence, LGV parking and L/UL spaces are provided to support the operation. Medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are prohibited to be parked/stored on or enter/exit the Site at any times during the planning approval period. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plan 5**). As trip generation and attraction of the proposed development is insignificant (as shown at **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction				2-Way Total
	PC		LGV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	1	1	1	5
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	1	2	0	1	5
Traffic trip per hour (average)	1	1	1	1	4

3.4 The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the ‘Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs 1/23) when designing the on-site sewage system within the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

3.5 Two existing trees are located at the north-west and north-east portion of the Site respectively. Both existing trees will be preserved and well maintained by the applicant. Kerbs will be placed in front of the existing trees to prevent them being damaged by the movement of vehicles (**Plans 4 and 5**). No tree is proposed to be felled by the applicant during the planning approval period.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals after planning permission has been granted from 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 5 Years’**.

R-riches Property Consultants Limited

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LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Swept Path Analysis