

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 234 RP in D.D. 115, Tung Tau Tsuen, Yuen Long New Territories* (the Site) for '**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 6 Years**' (**Plans 1 to 3**).
- 1.2 The Site falls within an area predominated by various villages and residential development (i.e. Tung Tau Tsuen and the Yoho Hub, etc.). With the increase in local residents and workers in the Yuen Long area, the proposed development intends to bring convenience to the surrounding locals. The applicant is the operator of the Site, and all the shops proposed at the Site will be rented out for '*shop and services*' use only.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Village Type Development" ("V") on the Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27 (**Plan 2**). According to the Notes of the OZP, standalone '*shop and services*' is a column 2 use within the "V" zone, which requires permission from the Board. For temporary uses of any land or building expected to be over 5 years, the use must conform to the zoned use or these Notes. As such, the applied use for a period of 6 years requires planning permission from the Board.
- 2.2 Although the Site falls within "V" zone, no Small House application is being processed within the Site by the Lands Department. As the proposed development is intended to serve the nearby locals in the vicinity, approval of the current application is considered in line with planning intention of the "V" zone and would better utilize precious land resources. The building height and form of structures are lower to its surrounding area within the "V" zone (i.e. maximum building of 3 storeys (8.23m)), therefore, it is considered not incompatible with the surrounding environment.
- 2.3 The application site of a similar S.16 application (No. A/YL/301) for '*shop and services*' use is located approximately 150m west of the Site and it was approved by the Board on a temporary basis of 6 years in June 2023. As the proposed development is in similar nature, approval of the current application would not set an undesirable precedent within the "V" zone and is considered in line with the Board's previous decision.

3) Development Proposal

- 3.1 The Site occupies an area of 404m² (about) (**Plan 3**). 2 two-storey structures are proposed at the site for shop and services, office and washrooms with total GFA of 360 m² (about) (**Plan 4**). The operation hours of the proposed development are 08:00 - 22:00 daily, including public holiday. The estimated number of staff working at the Site are 10. It is estimated that the Site would be able to attract not more than 30 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	404 m ² (about)
Covered Area	192 m ² (about)
Uncovered Area	212 m ² (about)
Plot Ratio	
	0.89 (about)
Site Coverage	
	48% (about)
Number of Structure	
	2
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	360 m ² (about)
Building Height	
	7m (about)
No. of Storey	
	2

- 3.2 The Site is accessible from Long Yat Road via a local access (**Plan 1**). As the Site is in close vicinity to the public transport service (i.e. approximately 30m north of the Yuen Long MTR Station), no parking space is provided at the Site. Staff and visitors are required to access the Site by using public transportation, then walk to the Site. For the logistic arrangement, light goods vehicle will be deployed for delivery of larger items at non-peak hours of the day for approximately 10 mins at the local access on the basis that it will not affect traffic flow. Smaller goods/tools to support the daily operation of the Site will either be transported by trolleys or hand-carried by staff.
- 3.3 The applicant will also follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the EPD and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and

nuisance to the surrounding area. The applicant will implement good practices under ProPECC PN 1/23 for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage and fire services installations proposals will be provided to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 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 6 Years**'.

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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