

## Supplementary Statement

### 1) Background

- 1.1 The applicant seeks permission from the Town Planning Board (the Board) to use *Lot 820 RP in D.D. 132, Tuen Mun, New Territories* (the Site) for '**Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 6 Years**' (Plan 1).
- 1.2 To actively echo with the "Night Vibes Hong Kong" campaign, the applicant would like to operate a new shop and services (fast food booth) and eating place (restaurant) at the Site to provide a nighttime dining venue to serve nearby villages and workers. As the Site is located in an area dominated by various villages and residential development, the applied use is intended to alleviate the pressing demand for shop and services and eating place.

### 2) Planning Context

- 2.1 The Site falls within an area zoned as "Village Type Development" ("V") on the Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/38 (Plan 2). According to the Notes of the OZP, standalone 'shop and services' and 'eating place' are column 2 uses 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 'temporary shop and services and eating place with ancillary facilities' 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 villages and meet the local demand for eating place in the vicinity, approval of the current application on a temporary basis would not jeopardize the long-term 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 Although there is no previous approved S.16 planning application for 'shop and services' and 'eating place' uses within the same "V" zone, the proposed development provides a convenient dining option for the nearby villagers and residents who might have limited access to food in

the surrounding areas. In addition, since "Night Vibes Hong Kong" has been promoted by the Government in Sep 2023, the proposed development could therefore echo the nighttime vibes by providing a casual and relaxed environment for people to meet, socialize and enjoy a meal or snack during nighttime outings.

### 3) Development Proposal

3.1 The Site occupies an area of 691m<sup>2</sup> (about) (**Plan 3**). 12 single-storey structures are proposed at the site for shop and services (fast food booth), eating place (restaurant), storage of goods, meter room and washrooms with total GFA of 241 m<sup>2</sup> (about) (**Plan 4**). The operation hours of the proposed development are 12:00 - 02:00 (the next day) daily, including public holiday. The estimated number of staff working at the Site are 15. It is estimated that the Site would be able to attract not more than 60 visitors per day. Details of development parameters are shown at **Table 1** below:

**Table 1** - Major Development Parameters

<b>Application Site Area</b>	691 m <sup>2</sup> (about)
<b>Covered Area</b>	241 m <sup>2</sup> (about)
<b>Uncovered Area</b>	450 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.35 (about)
<b>Site Coverage</b>	
	35% (about)
<b>Number of Structure</b>	
	12
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	241 m <sup>2</sup> (about)
<b>Building Height</b>	
	3 m (about)
<b>No. of Storey</b>	
	1

3.2 The Site is accessible from Yan Po Road via Tong Hang Road (**Plan 1**). As the proposed development is intended to serve nearby locals, hence, parking space is not provided for visitor. 1 loading/unloading (L/UL) space is provided at the Site, details are shown at **Table 2** below:

**Table 2** - Parking and L/UL Provisions

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle	1
- 3.5 m (W) x 7 m (L)	

- 3.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). As the Site is easily accessible by public transport services, staff and visitors are required to access the Site by using public transport and then walk to the Site. 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 traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

**Table 3** - Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (12:00 – 13:00)	1	1	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	1	1	2
Traffic trip per hour (average)	0.5	0.5	1

- 3.4 The applicant will follow 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' issued by the Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the eating place for the site operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the outdoor environment, in order to fulfil the requirements of the Air Pollution Control Ordinance.
- 3.5 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 a drainage proposal and a fire services

installations proposal (FSIs) 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 and Eating Place with Ancillary Facilities for a Period of 6 Years**'.

**R-riches Property Consultants Limited**

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