

Planning Statement

For Proposed Temporary Shop and Services for a Period of 5 Years

Site Address: Lots 415, 416, 458(part), 460(part) in D.D.90 and Adjoining Government Land

Outline Zoning Plan (OZP): S/NE-MKT/7

Land Use: Village-type Development

Site Area: 2,155 sq.m (incl.333 sqm gov't land)

Floor Area (FA): 1,060.3 sq.m

Plot Ratio: 0.492

Building Height: 6m

Proposed Use: Temporary Shop and Services for 5 Years

Development Completion: January 2027

Access: Lin Ma Hang Road

1. EXECUTIVE SUMMARY

This Planning Statement supports the application for a 5-year temporary use of the site at Lots 415, 416, 458(part) and 460(part) in D.D.90 and the adjoining government land for Temporary Shop and Services. The proposal addresses an explicit local market demand for accessible retail and community services, while optimizes underutilized land resources. With a total site area of 2,155 sq.m and a proposed floor area of 1,060.3 sq.m (Plot Ratio: 0.492, Height: 6m), the development is designed to integrate seamlessly with the existing village-type context and Lin Ma Hang Road access. The applicant commits to full compliance with TPB requirements, including the provision of all necessary drainage and fire safety facilities. This proposed site will directly address to market demand by delivering tailored services and practical community amenity support. The project imposes no long-term constraints on land use.

2. SITE DESCRIPTION & CONTEXT

- **Location & Access:** The site is situated in a rural/village setting with direct access via Lin Ma Hang Road.
- **Zoning & Land Use:** The site is classified as Village Type Development Land.
- **Site Parameters:** Total site area: 2,155 sq.m (including ~333 sq.m of adjoining government land). Proposed floor area: 1,060.3 sq.m. Plot ratio: 0.492. Maximum height: 6m.

3. PROPOSED DEVELOPMENT & INTENSITY

- **Land Use:** Temporary commercial operation comprising shops, showrooms, and ancillary services. Primary operations include the sale of air conditioning units and related accessories, along with professional installation services. The outdoor showroom area will feature displays and sales of outdoor barbecue equipment and related supplies.
- **Proposed Floor Area Breakdown**
Total covered floor area: 1,060.3 sq.m, comprising 784.7 sq.m for shops and showrooms, and 275.6 sq.m for warehouse storage. An additional 714 sq.m of uncovered outdoor showroom space is also proposed.
- **Design & Materials:** Low-rise (6m) modular/temporary structures with permeable bases, retractable/steel-frame buildings, and non-permanent roofing. Designed to integrate with the site's existing conditions and support efficient temporary operations.
- **Timeline:** Subject to the Town Planning Board's approval, we anticipate commencing operations in January 2027.

4. PLANNING JUSTIFICATION & COMPATIBILITY

4.1 *Efficient Land Utilization & Temporary Rationale*

The site remains underutilized. The application for a 5-year temporary permission for shops and services effectively revitalize idle land resources, generating short-term economic benefits and community service space. The temporary permission mechanism ensures that long-term land use flexibility remains intact.

4.2 *Alignment with Market Demand & Community Amenity*

With gradually recovering foot traffic in the surrounding village and corridor areas, there remains a gap in accessible retail and daily services. This proposal directly responds to market demand, providing essential amenities tailored to villagers and passers-by. This proposed site will directly respond to market demand by delivering tailored services and practical community amenity support, helping to strengthen the local service network.

4.3 *Compatibility with OZP & Surrounding Context*

The proposed temporary commercial/community use does not conflict with the long-term planning direction of the existing Outline Zoning Plan (S/NE-MKT/7). The project does not alter the land's long-term zoning classification.

5. TECHNICAL COMMITMENTS & MITIGATION

5.1 *Drainage Installation*

Drainage Installation: Upon approval, a temporary drainage network will be installed on site in strict

compliance with TPB and relevant departmental requirements, ensuring no impact on existing drainage systems or surrounding water quality.

5.2 Fire Safety Installation

Full compliance with Fire Services Department and TPB technical guidelines will be maintained throughout the operational period. This includes installing fire extinguishers, emergency lighting, and clearly marked escape routes. Temporary fire hydrant connections or independent water storage will be provided as directed by the authorities to ensure fire safety meets statutory standards.

5.3 Traffic & Logistics Management

All vehicle access will be solely via Lin Ma Hang Road. Service and delivery vehicles will operate within designated time slots, avoiding peak hours, with a temporary unloading area established to minimize road impact. No public parking will be provided, and traffic impact on existing road capacity remains minimal.

5.4 Facility Maintenance & Departmental Follow-up

A dedicated team appointed by the applicant will conduct regular inspections of drainage and fire safety installations throughout the 5-year operational period to ensure proper functioning. Should the TPB or relevant departments impose additional technical conditions during the approval process, the applicant commits to promptly address, implement, and submit compliance documentation as required.

6. CONCLUSION & REQUEST

The applicant respectfully requests the Town Planning Board to grant Special Permission for a 5-year Temporary Shop and Services use at the site. The proposal efficiently utilizes underused land resources, responds directly to market demand, and incorporates technically sound drainage and fire safety provisions. The applicant undertakes to comply fully with all statutory requirements and TPB conditions. We kindly request the Board's favorable consideration to deliver practical community benefits.