

Our Ref. : DD101 Lot 28 RP  
Your Ref. : TPB/A/YL-MP/389

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong

**By Email**

29 April 2025

Dear Sir,

**1<sup>st</sup> Supplementary Information**

**Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land  
for a Period of 5 Years in "Open Space" Zone,  
Lot 28 RP in D.D. 101, Mai Po, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-MP/389)**

We are writing to submit a revised supplementary statement; and withdraw the appendices submitted for the subject application. The revised supplementary statement is at **Appendix I**.

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Danny NG**  
Town Planner

cc DPO/FSYLE, PlanD

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### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 28 RP in D.D. 101, Mai Po, Yuen Long, New Territories* (the Site) for '**Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**' (the development) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site to operate the applied use (i.e. retail store (selling of household products such as cleaning and cooking utensils, and storage boxes etc.)) serving the nearby residents and coping with such demand in the area.

#### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Open Space" ("O") on the Approved Mai Po Outline Zoning Plan (OZP) No.: S/YL-MP/8. According to the Notes of the OZP, the applied use is a Column 2 use within the "O" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the "O" zone, as there is no known long-term programme to develop the Site for open space use, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "O" zone and would better utilise deserted land in the New Territories.
- 2.3 The Site is the subject of two previous S.16 planning applications submitted by the same applicant (Nos. A/YL-MP/280 and 321) for '*temporary shop and services with ancillary office*' use, which were approved by the Board in 2019 and 2021 respectively. Comparing with the previous application (No. A/YL-MP/321), the current submission is submitted by a different applicant. The current applicant adopted different development parameters (including but not limited to site area, layout, structures, etc.) comparing with the previous application.
- 2.4 Similar applications (Nos. A/YL-MP/306 and 329) for '*Shop and Services*' use have been approved by the Board within the same "O" zone on the same OZP. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "O" zone. Besides, the Site is surrounded by temporary

structures for storage use, parking of vehicles and vacant land. The applied use is considered not incompatible with surrounding land uses.

### 3) Development Proposal

3.1 The site occupies an area of 291 m<sup>2</sup> (about) (**Plan 3**). Three structures are provided at the Site for shop and services, washroom, office and canopy for staircase uses with total GFA of 122 m<sup>2</sup> (about) (**Plan 4**). No domestic structure is proposed at the Site. Ancillary Facilities, including washroom, office and canopy for staircase are intended to provide conveniences, operational needs and indoor workspaces for administrative staff to support the daily operation of the Site. The operation hours of the Site are Mondays to Sundays from 09:00 to 19:00 daily, including public holidays. The number of staff working at the Site is 5. It is anticipated that the Site would be able to attract about 8 visitors per day. Details of development parameters are shown at **Table 2** below:

**Table 2 – Major Development Parameters**

<b>Application Site Area</b>	291 m <sup>2</sup> (about)
<b>Covered Area</b>	68 m <sup>2</sup> (about)
<b>Uncovered Area</b>	223 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.42 (about)
<b>Site Coverage</b>	23 % (about)
<b>Number of Structure</b>	3
<b>Total GFA</b>	122 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	122 m <sup>2</sup> (about)
<b>Building Height</b>	3 m - 7 m (about)
<b>No. of Storey</b>	1 - 2

3.2 The Site has already been filled wholly with concrete (of not more than 0.2 m in depth) for site formation of structures, parking, loading/unloading (L/UL) spaces and circulation area (**Plan 5**). The current application serves to regularise the existing filling of land at the Site. Such land filling is considered necessary and that has been kept to minimal to meet the operational needs of the development. No further filling of land will be carried out during the planning approval period.

- 3.3 The Site is accessible from Mai Po South Road via a local access (**Plan 1**). A total of 1 parking space for private cars (PC) and 1 loading/unloading (L/UL) space for light goods vehicles (LGV) are provided at the Site for customer/staff and transportation of goods use. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Details of parking and L/UL spaces provision are shown at **Table 3** below:

**Table 3 – Parking and L/UL Provisions**

Type of Space(s)	No. of Space(s)
Parking space for PC - 2.5 m (W) x 5 m (L)	1
L/UL space for LGV - 3.5 m (W) x 7 m (L)	1

- 3.4 Only PCs and LGVs are allowed to enter/exit the Site at any time during the planning approval period. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers are allowed to enter/exit the Site. The applicant will ensure no queuing and/or waiting of motor vehicles from the Site onto Mai Po South Road and no motor vehicles will be permitted to reverse into and out of the Site onto Mai Po South Road. The applicant aware that the local access connecting the application site to Mai Po South Road falls wholly on Government land (**Plan 1**). The applicant will liaise with respective Government Bureaux/Departments and land owners on the right of using the vehicular access after planning approval has been obtained from the Board, if necessary. The trip generation and attraction rates are as shown at **Table 4** below.

**Table 4 – Trip Generation and Attraction of the Development**

Time Period	LGV		PC		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	1	0	1	0	2
Trips at <u>PM peak</u> per hour (17:00 - 18:00)	0	1	0	1	2
Traffic trip per hour (10:00 - 17:00)	1	1	0.5	0.5	3

3.5 The applicant confirms there will be no manufacturing and workshop activities allowed within the Site. Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

#### **4) Conclusion**

- 4.1 The development has not been creating significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of previously approved submission and implementation of drainage proposal and previously approved FSIs proposal to mitigate any adverse impact arising from the development (**Appendices I to III**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

**R-riches Property Consultants Limited**

**February 2025**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Site
<b>Plan 3</b>	Plan Showing the Land Status of the Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Plan showing the filling of Land at the Site
<b>Plan 6</b>	Swept Path Analysis