

### Executive Summary

1. The application site (the site) is on Lot 29 in D.D. 101, Mai Po, Yuen Long.
2. The applied use is “Renewal of Planning Approval for Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities” for a Period of 3 Years. The previous approved application no. is A/YL-MP/329.
3. The site area is about 574 m<sup>2</sup>. No government land is involved.
4. The site falls within the “Open Space ("O") zone under the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8 “Shop and Services” is a Column 2 use under the OZP which requires planning permission.
5. Two one to two-storey structures (not exceeding 8m) with a total floor area of about 264 m<sup>2</sup> is proposed on site for retail hardware grocery shop and ancillary uses.
6. Operation hours are 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
7. There are 20 similar applications of shop and services approved in the vicinity in the last decade.
8. The applied use satisfies local residents’ needs for hardware groceries.

### 行政摘要

1. 申請地點位於元朗米埔丈量約份第 101 約地段第 29 號。
2. 申請用途為「臨時商店及服務行業（五金雜貨零售店）連附屬設施的規劃許可續期」（為期 3 年）。前申請批准編號為 A/YL-MP/329。
3. 申請面積為大約 574 平方米，不牽涉政府土地。
4. 申請地點位於米埔及錦繡花園分區大綱核准圖編號 S/YL-MP/8 下的「休憩用地」用途地帶。「商店及服務行業」屬第二欄用途，需得規劃批准。
5. 申請地點擬議提供 2 個一至兩層（不多於 8 米）高的構築物，總樓面面積約 264 平方米作臨時五金雜貨零售店連附屬用途。
6. 營業時間為每天上午八時三十分至晚上六時三十分（星期日及公眾假期照常營業）。
7. 過去十年附近共有 20 個類似的商店及服務行業用途的規劃申請獲得批准。
8. 申請用途可以滿足當地居民對五金雜貨的需求。

## **Justifications**

### **1. The Applied Use**

- 1.1. The applied use is “Renewal of Planning Approval for Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities” for a Period of 3 Years. The previous approved application no. is A/YL-MP/329.

### **2. Location**

- 2.1. The application site is on Lot 29 in D.D. 101, Mai Po, Yuen Long. The site is accessible via a local track from Castle Peak Road - Mai Po.

### **3. Site Area**

- 3.1. The site area is about 574 m<sup>2</sup>. No government land is involved.

### **4. Town Planning Zoning**

- 4.1. The application site falls within the Open Space ("O") zone under the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8.
- 4.2. The “O” zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 4.3. “Shop and Services” is a Column 2 use under the OZP which requires permission from the Town Planning Board.

### **5. Similar Applications in the Vicinity**

- 5.1. There are over 20 similar planning applications in the vicinity in the last decade.

### **6. Development Parameters**

- 6.1. Two structures of one to two storeys are proposed on site. The structures are composed of two 20’ converted containers and four 40’ converted containers under open sheds. Please refer to the Layout Plan (Plan 3) and the following table for details:

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height (not exceeding)	No. of Storeys
1	G/F: Hardware Grocery Shop and ancillary Storage Area of Hardware Groceries	137m <sup>2</sup>	137m <sup>2</sup>	8m	2
	U/F: Ancillary Storage / Open Platform		90m <sup>2</sup>		
2	Ancillary Storage Area of Hardware Groceries and Toilet	<u>37m<sup>2</sup></u>	<u>37m<sup>2</sup></u>	3.5m	1
	Total:	<u>174m<sup>2</sup></u>	<u>264m<sup>2</sup></u>		

- 6.2. The operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
- 6.3. The site is for retail use only. No workshop activity (including cutting of metal) will be carried out on site.
- 6.4. There is a parking space for light goods vehicles provided within the site for logistics of the proposed development. No heavy goods vehicle is used for the proposed use.
- 6.5. Surface runoff from the site is collected by existing U-channels and catch pits and discharged to the existing public channel at the east of the site. No drainage impact is expected. Please refer to the drainage proposal (Plan 4) for details.

## 7. Planning Gain

The proposed use satisfies the needs of local residents for hardware groceries. Nearby residents do not have to travel to Yuen Long town to obtain such goods. The residents could save time and cost for travelling.

-End-