

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long, New Territories (the Site)* for '**Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 Although the Site is currently surrounded by residential and commercial uses, there is a lack of local amenities to support the daily lives of nearby locals, i.e. residents of Royal Camellia, Greenery Gardens, and Kamease Garden, etc. In light of this, the applicant intends to use the Site for the applied use to alleviate the pressing demand for shops and services in the area. The structures proposed at the Site will be subdivided and rented out for various types of shop and services (including but not limited to real estate agency, service trade, retail shop, etc), bringing convenience to nearby residents and creating additional employment opportunities.

2) Planning Context

- 2.1 The Site falls within area zoned as "Commercial/Residential" ("C/R") zone on the Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/8 and area zoned as "Other Specified Uses" Annotated "Comprehensive Development to Include Wetland Restoration Area" ("OU(CDWRA)") on the Approved Nam Sang Wai OZP No. S/YL-NSW/10 (**Plan 2**). According to the Notes of the aforesaid OZPs, 'shop and services' is a column 1 use within the "C/R" zone, however, 'shop and services' is a column 2 use within the "OU(CDWRA)" zone, hence, requires permission from the Board.
- 2.2 Since the Site is surrounded by residential and commercial uses, the applied use is considered not incompatible with the surrounding land uses and would benefit nearby residents and workers. As the applied use intends to bring convenience to the nearby locals, approval of the current application on a temporary basis would not jeopardize the long term planning intention of the "OU(CDWRA)" zone and would better utilize precious land resources.
- 2.3 Furthermore, the application site of the similar application (No. A/YL-NSW/308) for 'shop and services' use is located at approximately 180m west of the Site and within the same "OU(CDWRA)" zone on the Nam Sang Wai OZP, which was approved by the Board with conditions on a temporary basis of 3 years in 2023. Therefore, approval of the current

application would not set an undesirable precedent within the "OU(CDWRA)" zone.

- 2.4 The Site is the subject of one previous S.16 planning application (No. A/YL-MP/358) for the same use submitted by the same applicant as the current application, which was approved by the Board with condition on a temporary basis of 5 years on 19/05/2023. When comparing with the previous application, all major development parameters and operation remain unchanged, therefore, approval of the current application is in line with the Board's previous decision. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below.

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-MP/358		Date of Compliance
(c)	The submission of a drainage proposal	Not complied with
(d)	The implementation of the drainage proposal	Not complied with
(f)	The submission of a fire service installations proposal	8/7/2024
(g)	The implementation of the FSIs proposal	Not complied with

- 2.5 For condition (c), the applicant made submission of a drainage proposal on 07.06.2024, 03.01.2025 and 21.03.2025 respectively for compliance with this approval condition while those submissions were considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department on 19.07.2024, 18.02.2025 and 02.04.2025. There is insufficient time for the applicant to address the departmental comments within the specified period of time, which led to the revocation of the application on 13.04.2025.
- 2.6 For conditions (d) and (g), in order to better manage the construction progress and to reduce the cost of labour and maintenance of the drainage and FSIs facilities, the applicant intends to commence the construction of the proposed structures, drainage facilities and FSIs at the same time. However, prior approval of Short Term Waiver (STW) is required for the erection of structure, within which the proposed FSI will be installed. As such, the applicant submitted a STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) on 03/01/2024, which is currently being processed by DLO/YL, LandsD. Therefore, the applicant failed to comply with all approval conditions within the specified period.
- 2.7 In support of the current application, the accepted FSIs proposals of the previous application (No. A/YL-MP/358) and drainage proposal are submitted by the applicant to mitigate the

potential impacts generated from the proposed development (**Appendices I to II**).

3) Development Proposal

- 3.1 The Site occupied an area of 743 m² (about) (**Plan 3**). A total of 3 structures are provided at the Site for shop and services with offices and rain shelter for parking spaces with total gross floor area (GFA) of 524 m² (about)(**Plan 4**). The operation hours of the proposed development are 07:00 to 22:00 daily, including public holidays. The estimated number of staff working at the Site are 10. It is estimated that the Site would be able to attract 30 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	743 m ² (about)
Covered Area	396 m ² (about)
Uncovered Area	347 m ² (about)
Plot Ratio	0.7 (about)
Site Coverage	53% (about)
Number of Structure	3
Total GFA	524 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	524 m ² (about)
Building Height	7 m (about)
No. of Storey	1 - 2

- 3.2 The Site is accessible from Fairview Park Boulevard via a local access (**Plan 1**). A total of 5 parking spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking Provisions

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
Private Car Parking Space for Visitor - 2.5 m (W) x 5 m (L)	3

- 3.3 No light, medium or heavy vehicles including container vehicles, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval. Sufficient space is provided for vehicles to smoothly manoeuvre to/from

and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan 5**). Since the proposed small-scale shop and services would mainly serve the nearby neighborhood, it is anticipated that minimal trips will be generated and attracted from the proposed development (as shown at **Table 3** below), hence, adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC (Staff)		PC (Visitor)		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	2	2	6
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	2	2	6
Traffic trip per hour (average)	1	1	2	2	6

- 3.4 No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. Furthermore, the applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will also strictly follow the Professional Persons Environment Consultative Committee Practice Notes (ProPECCPN 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 have been provided by the applicant, i.e. the submission of the drainage and the accepted FSIs proposals of the previous application to mitigate any adverse impact arising from the proposed development (**Appendices I to II**).
- 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 for a Period of 3 Years**'.

R-riches Planning Limited

May 2025

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
Plan 5	Swept Path Analysis

APPENDICES

Appendix I	Accepted Fire Service Installations Proposal of Previous Application No. A/YL-MP/358
Appendix II	Drainage Proposal