

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 2882 S.B RP in D.D. 104, Mai Po, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years'** (the proposed development) (**Plan 1**).
- 1.2 The Site is within walking distance from nearby village and residential developments, where the demand for shop and service (interior design service) is high. In view of that, the applicant intends to operate an interior design company to bring convenience to nearby residents and business operators.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Open Space" ("O") on the Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No.: S/YL-MP/8 (**Plan 2**). According to the Notes of the OZP, 'Shop and Services' is a Column 2 use within the "O" zone, which requires planning permission from the Board.
- 2.2 The vicinity of the Site is predominated by residential and industrial uses. The applied use is considered not incompatible with surrounding land uses and would benefit nearby residents and business operators. Whilst the Site falls within the "O" zone which is to provide outdoor open-air space for recreational uses, there is no known programme to develop the Site and its vicinity into an open space. As such, the temporary basis of the proposed development would not frustrate the long-term planning intention of the "O" zone and can better utilise precious land resources in the New Territories.
- 2.3 The Site is subject of a previously approved application (No. A/YL-MP/311) for the same applied use, which was approved by the Board on a temporary basis for a period of 5 years in 2021. Except for an additional loading/unloading (L/UL) space for light goods vehicle (LGV), all other development parameters, including the applied use, the site area and boundary, the gross floor area (GFA), the nos. of structure, and the nos. of parking space remain unchanged when comparing with the previous application.

- 2.4 The **previous** applicant has made effort to comply with planning conditions of the previous application. Details are shown at **Table 1** below.

**Table 1** – Details of compliance with planning conditions of the previous application

Planning conditions of application No. A/YL-MP/311		Date of compliance
(b)	The submission of a fire service installations (FSI) proposal	23.06.2022
(c)	The implementation of the FSI proposal	Not complied with
(d)	The submission of a drainage proposal	Not complied with
(e)	The implementation of the drainage proposal	Not complied with

- 2.5 The **previous** applicant made submission of a FSI proposal on 7.6.2022 to comply with planning condition (b), which was accepted by the Director of Fire Services (D of FS) on 23.6.2022. However, prior approval of Short Term Waiver (STW) is required for the erection of structures on Old Schedule Lots under Block Government Lease, on which the proposed FSI will be installed. A STW application was previously submitted to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) in October 2021. The **previous** applicant **has been** waiting for DLO/YL, LandsD to advise the current situation of the STW application **during the approval period**. As such, the applicant has not been able to commence the implementation for FSI as required by D of FS to fulfill the compliance requirement of planning condition (c) before the revocation of the previous application in February 2024.
- 2.6 The **previous** applicant made multiple submissions of drainage proposal to comply with planning condition (d) between 2022 and 2023, which were all considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD). There was insufficient time for the **previous** applicant to rectify the drainage proposal before the revocation of the previous application in February 2024.
- 2.7 Apart from the previous application, similar applications (Nos. A/YL-MP/300, 302, 319, 348, 351, 364 and 385) for 'Shop and Services' were approved by the Board in the past 5 years within the "O" zone on the same OZP. Therefore, approval of the current application is in line with previous decisions of the Board and would not set an undesirable precedent within the "O" zone.
- 2.8 In support of the current application, the applicant has submitted the drainage and FSI proposals (**Appendices I to II**) for the consideration of CE/MN, DSD and D of FS.

### 3) Development Proposal

3.1 The Site occupies an area of 380 m<sup>2</sup> (about) (**Plan 3**). A 2-storey temporary structure is proposed at the Site for shop and services and ancillary office with total GFA of 176 m<sup>2</sup> (about) (**Plan 4**). The operation hours are from 09:00 to 19:00 daily, including public holidays. The ancillary office is to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that 5 staff members will station at the Site and it will attract about 10 visitors on a daily basis. Detailed development parameters are shown at **Table 1** below.

**Table 1** – Major development parameters

<b>Site Area</b>	380 m <sup>2</sup> (about)
<b>Covered Area</b>	88 m <sup>2</sup> (about)
<b>Uncovered Area</b>	292 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.46 (about)
<b>Site Coverage</b>	23% (about)
<b>No. of Structure</b>	1
<b>GFA</b>	176 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	176 m <sup>2</sup> (about)
<b>Building Height</b>	7 m (about)
<b>No. of Storey</b>	2

3.2 The Site has been entirely hard-paved with concrete of not more than 0.2 m in depth for the erection of structures and the provision of vehicle parking, L/UL and circulation area (**Plan 5**). The current application intends to regularise the existing filling of land. The current site level with existing hard-paving is at +3.7 mPD. The extent of filling has been kept to minimal and no further filling will be carried out beyond the current scheme. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

3.3 The Site is accessible from Castle Peak Road – Mai Po via a local access (**Plan 1**). A total of 4 parking and L/UL spaces are provided at the Site. Advanced booking for the parking space is required for visitors visiting with private cars, which could help regulate and prevent excessive nos. of vehicle accessing the Site. Visitors are encouraged to access the Site via public transport or on foot from neighbouring villages. Details of the parking and L/UL space provisions are shown at **Table 2** below.

**Table 2 – Parking and L/UL provisions**

Type of Space	No. of Space
Parking spaces for PC - 2.5 m (W) x 5 m (L)	3
Parking spaces for LGV - 3.5 m (W) x 5 m (L)	1

- 3.4 Sufficient space is provided for vehicles to smoothly manoeuvre to/from/within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan 6**). Staff will be deployed at the ingress/egress to direct incoming/outgoing vehicles to ensure pedestrian safety. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period. As the estimated trip generation/attraction of the proposed development as shown in **Table 3** is expected to be minimal, the adverse traffic impact to the surrounding road network should not be anticipated.

**Table 3 – Estimated trip generation/attraction**

Time Period	Estimated Trip Generation/Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	0	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	1	3
Average trip per hour (10:00 – 18:00)	0	0	1	1	2

- 3.5 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. 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 (CoP)" and "Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN)" issued by the Environmental Protection Department to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

**4) Conclusion**

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

**R-riches Planning Limited**

**July 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

### **LIST OF APPENDICES**

<b>Appendix I</b>	Drainage proposal
<b>Appendix II</b>	Fire service installation proposal