

Supplementary Statement

1) Background

- 1.1 The applicant seeks permission for renewal of planning approval from the Town Planning Board (the Board) for **'Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 5 Years'** (the development) on *Lot 20 RP in D.D. 101, Mai Po, Yuen Long, New Territories* (the Site) (**Plan 1**).
- 1.2 The applicant intends to continue to operate the metal hardware and household item retail shop, which has been operating thereon since 2015 under previous planning permissions.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Open Space" ("O") on the Draft Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/9 (**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 predominantly rural in character comprising low-rise residential development, domestic dwellings, shop and services, restaurant, open storage/storage yards and vacant land. 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 intended for the provision of outdoor open-air space for active and/or passive recreational uses, there is no implementation programme for the planned open space at present. As such, the temporary basis of the development shall 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 3 previously approved applications (Nos. A/YL-MP/244, 269 and 306) for the same applied use submitted by the same applicant, which were all approved by the Board on a temporary basis in 2015, 2018 and 2021 respectively. All planning conditions imposed under the last approved application No. A/YL-MP/306 have been considered complied with. The planning permission will lapse after 09.07.2026. As compared to the last approved application, all development parameters, including the applied use, site area and boundary, layout, gross floor area (GFA), and nos. of structure, remain unchanged.

- 2.4 Apart from the previously approved applications, several similar applications (Nos. A/YL-MP/319, 321, 325, 329, 348, 351, 364, 382, 385, 386, 389 and 391) for 'Shop and Services' were approved by the Board in the past 5 years within the "O" zone on the OZP. Therefore, approval of the current application for renewal of planning permission is in line with previous decisions of the Board and would not set an undesirable precedent within the "O" zone.
- 2.5 In support of the current application, the applicant has also submitted the accepted fire service installations (FSIs) proposals, as well as the accepted Fire Service (Installations and Equipment) Certificates (F.S. 251) and a set of recent drainage condition records taken on 20.3.2026 (**Appendices I to III**). The applicant will submit updated F.S. 251 upon obtaining the planning permission.

3) Development Proposal

- 3.1 The Site occupies an area of 726.1 m² (about) (**Plan 3**). There is a 2-storey temporary structure for shop and services and ancillary office with total GFA of 303.92 m² (about) (**Plan 4**). The operation hours are 09:00 to 18:00 from Mondays to Saturdays, and no operation on Sunday and public holidays. The Site can accommodate 6 nos. of staff and it shall attract a maximum of 10 visitors daily. Detailed development parameters are shown at **Table 1** below.

Table 1 – Major development parameters

| | |
|-------------------------|-------------------------------|
| Site Area | 726.1 m ² (about) |
| Covered Area | 151.96 m ² (about) |
| Uncovered Area | 574.14 m ² (about) |
| Plot Ratio | 0.4 (about) |
| Site Coverage | 21% (about) |
| No. of Structure | 1 |
| GFA | 303.92 m ² (about) |
| - Domestic GFA | Not applicable |
| - Non-Domestic GFA | 303.92 m ² (about) |
| Building Height | 6.5 m (about) |
| No. of Storey | 2 |

- 3.2 The Site is accessible from Mai Po South Road via a local access (**Plan 1**). A total of 4 parking and loading/unloading spaces are provided at the site. Details of the provision of parking and L/UL spaces are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

| Type of space | No. of space |
|---|--------------|
| Parking space for private car (PC) - 2.5 m (W) x 5 m (L) | 3 |
| L/UL Space for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L) | 1 |

3.3 LGV has been deployed for the transportation of materials into/out of 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 5**). Staff will be deployed to station at the vehicular ingress/egresses of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety and road safety. The same traffic arrangement has been practiced since the last approved application and it has been proven to be workable. In view of the infrequent traffic trip, the adverse traffic impact arising from the proposed development is therefore not envisaged. Details of the trip generation/attraction are shown at **Table 3** below.

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 | 1 | 4 |
| Trips at <u>PM peak</u> per hour (17:00 – 18:00) | 0 | 2 | 0 | 0 | 2 |
| Average trip per hour (10:00 – 17:00) | 1 | 1 | 0 | 0 | 2 |

3.4 No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* will be allowed to be parked/stored at the Site at any time during the approval period of the planning permission.

3.5 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous and dusty goods will be allowed at the Site at any time during the approval period of the planning permission.

3.6 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 approval period of the planning permission. The

applicant will also continue to follow relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" 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 development is not anticipated to create significant nuisance to the surrounding areas. Adequate mitigation measures, including the provision of effective drainage facilities and FSIs have been provided by the applicant to mitigate the potential adverse impacts arising from the development (**Appendices I to III**). The applicant will submit updated F.S. 251 upon obtaining planning permission.
- 4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for renewal of planning approval for '**Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 5 Years**'.

R-riches Planning Limited

March 2026

LIST OF PLANS

| | |
|---------------|---------------------|
| Plan 1 | Location plan |
| Plan 2 | Zoning plan |
| Plan 3 | Land status plan |
| Plan 4 | Layout plan |
| Plan 5 | Swept Path Analysis |

LIST OF APPENDICES

| | |
|---------------------|---|
| Appendix I | FSIs proposal accepted under the previous application |
| Appendix II | F.S. 251 accepted under the previous application |
| Appendix III | Recent drainage condition records |