

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 15 (Part) and 16 in D.D. 101, Mai Po, Yuen Long, New Territories (the Site) for **'Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 5 Years'** (the proposed development) (**Plan 1**).
- 1.2 The Site is in close proximity to nearby residential development and villages with strong local demand for retail and commercial services. In view of this, the applicant would like to operate the applied use to introduce new varieties of shop and services, in order to meet local demand for daily necessities.

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, the applied use is a Column 2 use within the "O" zone, which require planning permission from the Board.
- 2.2 Although the Site falls within the "O" zone, there is no known long-term programme to develop the Site for open space use. Hence, approval of the current application on a temporary basis of 5 years would not frustrate the long-term planning intention of the "O" zone and would better utilise deserted land in the New Territories. The Site is also surrounded by residential development and low-rise structures for shop and services use; the proposed development is considered not incompatible with the surrounding areas.
- 2.3 Furthermore, similar S.16 planning applications for 'shop and services' use have been approved by the Board within the same "O" zone on the OZP, which the latest application (No. A/YL-MP/411) was approved by the Board with conditions on a temporary basis on 5/6/2026. Therefore, approval of the current application would not set undesirable precedent within the "O" zone and is considered in line with the Board's previous decision.

3) Development Proposal

- 3.1 The Site occupies an area of 633 m² (about) (**Plan 3**). Two structures are proposed at the Site for shop and services, office and washroom with total gross floor area (GFA) of 406 m² (about) (**Plan 4**). The operation hours of the proposed development will be from 09:00 to 19:00 daily (including Sundays and public holidays). The estimated number of staff working at the Site is 8. It is anticipated that the Site would be able to attract about 15 visitors per day. Details of the development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Site Area	633 m ² (about)
Covered Area	208 m ² (about)
Uncovered Area	425 m ² (about)
Plot Ratio	0.64 (about)
Site Coverage	33% (about)
No. of Structure	2
Total GFA	406 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	406 m ² (about)
Building Height	7 m (about)
No. of Storey	2

- 3.2 Historical aerial photo revealed that a portion of the Site comprised a pond during the early 1990s (**Plan 5**). The applicant intends to apply for pond filling to regularise the already filled pond (i.e. not more than 0.5 m in depth). Subsequently, the entire Site has already been hard-paved with concrete of not more than 0.2 m in depth. The current application serves to regularise the existing hard-paving of concrete, where the existing level is +5.0 mPD (about) (**Plan 5**). The filling of land is to facilitate a flat surface for site formation of structures, circulation space and vehicle parking and loading/unloading (L/UL) spaces uses. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the site during the planning approval period.
- 3.3 The Site is accessible from Castle Peak Road – Mai Po via a local access (**Plan 1**). A 6 m-wide vehicular ingress/egress is proposed at the eastern boundary of the Site. A total of 5 parking and L/UL spaces are proposed at the Site (**Plan 4**). Details of the parking and L/UL provisions

are shown at **Table 2** below.

Table 2 – Parking and L/UL Provisions

Types of Space	Nos. of Space
Parking space for private cars - 2.5 m (W) x 5 m (L)	4
L/UL Space for light goods vehicles (LGV) - 3.5 m (W) x 7 m (L)	1

- 3.4 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the traffic generated/attracted by the proposed development is estimated to be minimal, adverse traffic impacts arising from the proposed development should not be anticipated. Details of the estimated trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	Private Car		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	1	1	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	1	2	0	1	4
Average trip per hour (Beyond AM & PM Peaks)	1	1	0.5	0.5	3

- 3.5 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 proposed development is not anticipated to create significant nuisance to the surrounding area. Upon obtaining planning permission from the Board, the applicant will provide adequate mitigation measures, i.e. *the submission of fire service installations and drainage proposals* to

alleviate any potential adverse impact arising from the proposed development.

- 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

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LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Layout plan
Plan 5	Plan showing the filling of land at the Site
Plan 6	Swept path analysis