Planning Statement

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR A PROPOSED TEMPORARY SHOP AND SERVICE (IRONMONGERY) AND ASSOCIATED EXCAVATION OF LAND FOR A PERIOD OF 3 YEARS LOT 1294 RP (PART) IN DD 105 AND ADJOINING GOVERNMENT LAND, YUEN LONG

1. Introduction and Background

1.1 This Planning Statement is submitted in support of a planning application to the Town Planning Board (the Board) under Section 16 of the Town Planning Ordinance (Cap. 131). The application seeks temporary planning permission for the use of the subject site (Lot 1294 RP (Part) in D.D. 105 and adjoining Government land) as a temporary shop and service (ironmongery) and associated excavation of land for a period of 3 years.

1.2 The application site falls within an area zoned “Village Type Development” on the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/10 (the OZP). The proposed use falls within the “Shop and Services” use, which is a Column 2 use in the Village Type Development. Accordingly, planning permission from the Board is required.

1.3 The application site has a total area of approximately 530.35 square metres, of which 9.72 square metres fall within Government land, and with a covered area of approximately 201.79 square metres for the ironmongery shop.

1.4 The application also covers excavation for drainage facilities within an area of approximately 50.72 square metres and to an approximate depth of 0.4 m to 1 m.

1.5 This statement assesses the proposal against relevant planning criteria and demonstrates that the temporary use would not result in adverse impacts on the surrounding environment, amenity, drainage, or traffic.

2. The Application Site and Its Context

2.1 The site was previously used as a restaurant, and existing building structures remain on site. It is proposed to demolish all or part of the existing structures to accommodate the proposed shop use.

2.2 The site is bounded by existing village houses, access roads, and other small-scale uses characteristic of a New Territories village. The surrounding area comprises low-rise village housing with no sensitive uses such as schools, hospitals, or community facilities in close proximity.

3. Need for the Proposed Use

3.1 There is a genuine and ongoing demand for ironmongery in the surrounding area, arising from two main sources:

- **Local village residents –** Residents of the surrounding village cluster require everyday hardware items for household repair, maintenance, and minor improvement works. At present, there is no conveniently located retail outlet for such items in the vicinity, and residents must travel considerable distances to obtain them.
- **Nearby construction projects –** There are numerous New Territories Exempted House (NTEH) and other construction sites in the nearby area. These projects generate demand for ironmongery such as fasteners, fixings, hinges, and general hardware.

3.2 Local residents and contractors currently face significant difficulty in sourcing these items from convenient locations. They are often required to travel long distances to obtain supplies, resulting in increased costs and inconvenience.

3.3 The subject site offers a unique opportunity to provide a local retail outlet for ironmongery to serve both the surrounding village community and nearby construction projects.

3.4 The proposed use will be operated for a strictly temporary period of 3 years, after which the site will revert to its former vacant state, subject to renewal.

4. The Proposed Development

4.1 Nature of Goods Sold

The shop will retail ironmongery. The goods to be sold are inert, non-dusty, and free from odours, dust, leachate, or other potential environmental nuisances. Goods will be displayed and stored in an organized manner within the shop. Handling will be undertaken manually or with electric pallet jacks.

4.2 Building and Structures

The proposed shop building will have a maximum building height of not more than 5 metres. The shop will be fully enclosed and residential accommodation is proposed. The building will be finished in a neutral colour to minimize visual impact.

4.3 Vehicular Access and Loading/Unloading Arrangement

Vehicular Access: Vehicular access to the site is via Mai Po Road, which is a short local distributor. Mai Po Road is a single-lane, two-way road; however, due to its very short length and the presence of a passing bay along its alignment, vehicles can pass each other without

difficulty. The applicant has assessed the traffic characteristics of Mai Po Road and considers that the road is capable of accommodating the low frequency of vehicle trips generated by the proposed shop. Given the very short length of Mai Po Road, the existence of a passing bay, and the low traffic volumes typically experienced on local distributor roads in this area, no adverse traffic impact is anticipated as a result of the proposed use.

Vehicle Size: Deliveries to the site will be restricted to 5.5-tonne light goods vehicles (LGVs) or smaller. Larger vehicles are not suitable given the site and road constraints and will be prohibited.

Loading/Unloading Bay and Customer Parking: A loading/unloading bay will be provided within the fenced site area. This bay will serve both delivery vehicles and customer pick-up. One customer parking space and one staff parking space will also be provided within the fenced site area.

Site Operating Hours: The site will be open for business from 9:00 am to 6:00 pm, Monday to Saturday, including public holidays. No operations or deliveries will take place outside these hours. The site will remain closed on Sundays and public holidays. The restricted operating hours will help minimize any potential disturbance to the surrounding village environment.

4.4 Site Enclosure, Screening, and Drainage

- The site will be enclosed by a chain-link fence with soundproof sheet or corrugated sheet metal fence.
- The site will be kept tidy and organized. The site surface will be compacted hardcore to provide a firm, level base and to prevent dust generation.
- A drainage proposal has been prepared for the site. Surface runoff collected within the site will be properly discharged to the existing drainage system, ensuring no ponding or uncontrolled discharge occurs.
- Excavation for drainage facilities will be carried out within an area of approximately 50.72 square metres, with an approximate depth of 0.4 m to 1 m.

5. Planning Assessment

5.1 Compatibility with the Village Type Development

The proposed use falls within the “Shop and Services” use, which is a Column 2 use in the Village Type Development of the OZP. This indicates that the OZP recognizes retail uses as potentially acceptable within village areas, subject to the Board's permission.

The proposed shop is small in scale and provides goods that serve both the local village community and nearby construction projects. The use is consistent with the character of the Village zone and will not change the nature of the area.

5.2 Environmental Impacts

- **Dust:** The goods sold are non-dusty. The compacted site surface prevents dust generation from vehicle movements.
- **Water Pollution:** No liquid discharges will occur. Goods are inert and will not generate leachate.
- **Drainage:** A drainage proposal has been prepared for the site. Surface runoff collected within the site will be properly discharged to the existing drainage system, ensuring no ponding or uncontrolled discharge occurs.
- **Visual Impact:** The chain-link fence with screening sheets or corrugated sheet metal fence provides a visual barrier. The shop building will have a maximum height of 5 metres and will be finished in a neutral colour.
- **Fire Safety:** The goods sold are predominantly non-combustible. A no-smoking policy will be enforced, and fire extinguishers will be available within the shop.

5.3 Traffic Impact

Vehicle trips generated by the proposed shop are expected to be low:

- **Deliveries:** An estimate of 2 LGV trips per day
- **Customers:** An estimate of 10 customer vehicle trips per day
- **Staff:** An estimate of 2 staff vehicle trips per day

Vehicular access via Mai Po Road, a short local distributor with a passing bay, will not result in adverse traffic impacts. The on-site loading/unloading bay and customer parking space ensure that vehicles do not queue or park on the public road.

5.4 Short-term Nature and Reversibility

The temporary 3-year permission ensures that the use is reversible and does not create a permanent precedent. The site will be cleared and reinstated to its former vacant condition upon expiry of the permission, subject to renewal.

6. Conclusion

6.1 This application seeks a temporary permission for a small-scale shop selling ironmongery on a site within a Village Type Development. The proposed use falls within the “Shop and Services” Column 2 use of the OZP.

6.2 The proposal responds to a genuine local need arising from both the surrounding village community and nearby NTEH and other construction sites. The site offers a conveniently located retail outlet for local residents and contractors.

6.3 The proposal has been carefully designed to address potential impacts:

- Vehicle trips are low and managed with an on-site loading/unloading bay and customer parking;
- Goods sold are inert and non-dusty;
- Operating hours are restricted to daytime, Monday to Saturday, including public holidays;
- The shop building is limited to a maximum height of 5 metres;
- Full visual screening is provided.

6.4 The temporary nature (3 years) and the passive, low-intensity operation ensure that the use will not adversely affect the amenity of the surrounding Village Type Development. The applicant respectfully requests the Board to grant a temporary planning permission for a period of 3 years.