

### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 343 in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories* (the Site) for **‘Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years’** (the development) (**Plans 1 to 3**).
- 1.2 The applicant would like to continue to use the Site to operate the applied use (i.e. convenience store selling food, drinks, personal care products etc.) serving the nearby residents and coping with such demand in the area.

#### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as “Recreation” (“REC”) on the Approved Ngau Tam Mei Outline Zoning Plan (OZP) No.: S/YL-NTM/14. According to the Notes of the OZP, the applied use is a Column 2 use within the “REC” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the “REC” zone, as there is no known long-term programme to develop the Site for recreational use, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “REC” zone and would better utilise deserted land in the New Territories.
- 2.3 Similar applications for ‘*Shop and Services*’ use have been approved by the Board within the same “REC” zone on the same OZP; of which the latest approved application (No. A/YL-NTM/456) was approved by the Board in 2023. Therefore, approval of the current application is in line with the Board’s previous decisions and would not set an undesirable precedent within the same “REC” zone. Besides, the Site is surrounded by structures for residential use, temporary structures for warehouses and shrubland. The applied use is considered not incompatible with surrounding land uses.
- 2.4 The Site is the subject of a previous S.16 planning application submitted by the same applicant (No. A/YL-NTM/417) for ‘*proposed temporary shop and services*’ use, which was approved by the Board in 2021. Comparing with the previous application (No. A/YL-NTM/417), the site area, plot ratio (PR) and layout was amended by the applicant in order to meet the applicant’s

current business operation. The applicant has made effort to comply with approval conditions of the previous application which, 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-NTM/417		Date of Compliance
(c)	The submission of a drainage proposal	15.11.2021
(d)	The implementation of the drainage proposal	Not complied with
(f)	The submission of a fire service installations (FSIs) proposal	09.04.2024
(g)	The implementation of the FSIs proposal	08.08.2024

2.5 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. All fire service-related conditions have been complied with by the applicant. The applicant made multiple submissions of photographic records of the implemented drainage system within the Site for compliance with condition (d) on 07.10.2022, 15.01.2024, 27.05.2024, 10.09.2024 and 20.11.2024; whilst all submissions were considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 10.01.2024, 13.05.2024, 09.07.2024, 09.10.2024 and 20.12.2024. The applicant did not have sufficient time to rectify the drainage system within the Site according to the comments from CE/MN, DSD within the planning approval period, which led to the revocation of the application on 17.03.2025.

2.6 The applicant wishes to continue to implement the rectification work of the drainage system within the Site during the planning approval period of the current application. In support of the application, the applicant has submitted a drainage proposal and the accepted FSIs proposal under the previous application to minimise potential impact(s) to the surrounding areas (**Appendices I and II**).

### 3) Development Proposal

3.1 The site occupies an area of 256 m<sup>2</sup> (about) (**Plan 3**). One structure is provided at the Site for shop and services and ancillary office uses with total GFA of 126 m<sup>2</sup> (about) (**Plan 4**). No domestic structure is proposed at the Site. Ancillary facilities (i.e. Office) is intended to provide indoor workspaces for administrative staff to support the daily operation of the Site. The operation hours of the Site are Mondays to Sundays from 09:00 to 19:00 daily, including

public holidays. The number of staff working at the Site is 2. It is anticipated that the Site would be able to attract about 10 visitors per day. Details of development parameters are shown at **Table 2** below:

**Table 2 - Major Development Parameters**

<b>Application Site Area</b>	256 m <sup>2</sup> (about)
<b>Covered Area</b>	126 m <sup>2</sup> (about)
<b>Uncovered Area</b>	130 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.49 (about)
<b>Site Coverage</b>	49 % (about)
<b>Number of Structure</b>	1
<b>Total GFA</b>	126 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	126 m <sup>2</sup> (about)
<b>Building Height</b>	4 m (about)
<b>No. of Storey</b>	1

3.2 The Site is accessible from Ngau Tam Mei Road via a local access (**Plan 1**). 1 loading/unloading (L/UL) space for light goods vehicles (LGV) is provided at the Site for transportation of goods use. As the proposed development is intended to serve nearby locals, no parking space is provided for customers. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from 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**). Details of parking and L/UL spaces provision are shown at **Table 3** below:

**Table 3 - L/UL Provisions**

<b>Type of Space(s)</b>	<b>No. of Space(s)</b>
L/UL space for LGV - 3.5 m (W) x 7 m (L)	1

3.3 Only LGVs are allowed to enter/exit the Site at any time during the planning approval period. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers are allowed to enter/exit the Site. The applicant will ensure no queuing and/or waiting of motor vehicles from the Site onto Ngau Tam Mei Road and no motor vehicles will be permitted

to reverse into and out of the Site onto Ngau Tam Mei Road. The trip generation and attraction rates are as shown at **Table 4** below.

**Table 4 - Trip Generation and Attraction of the Development**

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

- 3.4 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 development has not been creating significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of drainage and FSIs proposal to mitigate any adverse impact arising from the 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 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>	Swept Path Analysis

## **APPENDICES**

<b>Appendix I</b>	Drainage Proposal
<b>Appendix II</b>	Fire Service Installations Proposal