

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 630 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories* (the Site) for ‘**Temporary Shop and Services for a Period of 5 Years**’ (the proposed development) (**Plan 1**).

- 1.2 The applicant would like to continue using the Site to operate the applied use (i.e. convenience store), in order to serve the nearby business operators in Ngau Tam Mei areas.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Other Specified Uses” annotated “University Town” (“OUUT”) and area shown as ‘Road’ on the Draft Ngau Tam Mei Outline Zoning Plan (OZP) No.: S/YL-NTM/15 (**Plan 2**). According to the Notes of the OZP, the applied use is a column 1 use within the “OUUT” zone while any development in area shown as ‘Road’ requires permission from the Board.

- 2.2 The applied use with low-rise structures is considered not incompatible with the surrounding area which is dominated by open storage yards, warehouses, low-rise residential development and public vehicle parks. As the applied use is intended to serve the nearby locals, approval of the application on a temporary basis would not frustrate the long-term planning intention of the “OUUT” zone and would better utilise precious land resources in the New Territories.

- 2.3 The Site is the subject of one previous S.16 planning application (No. A/YL-NTM/456) for the same use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis of 5 years in 2023. Therefore, approval of the current application is in line with the Board’s previous decision. Comparing the previous application (No. A/YL-NTM/456), all the major development parameters remain unchanged. The applicant has made effort to comply with approval conditions of the previous application, 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/456		Date of Compliance
(a)	The submission of a drainage proposal	29.07.2024
(b)	The implementation of the drainage proposal	Not complied with
(d)	The submission of fire service installations (FSIs) proposal	02.01.2024
(e)	The implementation of the FSIs proposal	Not complied with

2.4 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage aspect. The applicant submitted a drainage proposal on 21.06.2024 for compliance with approval condition (a) and the submission was considered acceptable by the Chief Engineer, Mainland North/Drainage Services Department (CE/MN, DSD) on 29.07.2024. The applicant later submitted a photographic record showing the existing drainage facilities on the Site on 27.02.2025 while the submission was considered not acceptable by CE/MN, DSD on 14.04.2025. There was insufficient time for the applicant to implement the accepted drainage proposal within the specified period of time.

2.5 For condition (e), the applicant could not implement the accepted FSIs proposal as erection of structure required prior approval from the Lands Department (LandsD). As of 17.12.2025, the Short Term Waiver (STW) application is under consideration by LandsD.

2.6 In support of the current application, the applicant submitted a FSIs proposal, an accepted drainage proposal under previous application (No. A/YL-NTM/456) and a drainage record on the Site for the Board's consideration (**Appendices I to III**).

3) Development Proposal

3.1 The Site occupies an area of 434 m² (about) (**Plan 3**). The operation hours of the Site are from 09:00 to 18:00 from Monday to Sunday, including public holidays. 2 structures are proposed at the Site for shop and service with total gross floor area (GFA) of 288 m² (about) (**Plan 4**). The estimated number of staff working at the Site is 4. It is estimated that the Site would be able to accommodate 10 visitors per day. Details of the development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Site Area	434 m ² (about)
Covered Area	144 m ² (about)
Uncovered Area	290 m ² (about)
Plot Ratio	0.66 (about)
Site Coverage	33% (about)
No. of Structure	2
Total GFA	288 m ² (about)
- <i>Domestic GFA</i>	<i>Not applicable</i>
- <i>Non-Domestic GFA</i>	288 m ² (about)
Building Height	7 m (about)
No. of Storey	2

3.2 The Site is accessible from Ngau Tam Mei Road via a local access (**Plan 1**). Light goods vehicle (LGV) is deployed for transportation of goods. Therefore, 1 loading/unloading (L/UL) space is provided at the Site (**Plan 4**). Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. A 6 m-wide vehicular ingress/egress is proposed at the north part of the Site. Details of the L/UL provision is shown at **Table 3** below.

Table 3 – L/UL Provision

Types of Space	Nos. of Space
L/UL Space for LGV - 3.5 m (W) x 7 m (L)	1

3.3 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 4**). 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, as defined in the *Road Traffic Ordinance*, are allowed to enter/exit the Site. As the estimated traffic generated/ attracted by the applied use is expected to be minimal, adverse traffic impacts arising from the applied use should not be anticipated. Details of the estimated trip generation/attraction are shown at **Table 4** below.

Table 4 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction		
	LGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	0	0	0
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	0	0
Average trip per hour (Beyond AM & PM Peaks)	1	1	2

3.4 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 the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department (EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

4.1 The applied use will not create significant nuisance to the surrounding areas. Adequate mitigation measures (i.e. the submission of the previously accepted drainage and an updated FSIs proposals and a drainage record) had been provided by the applicant to mitigate any potential adverse impact arising from the applied use after planning approval has been granted by the Board (**Appendices I to III**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Shop and Services 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** Swept path analysis

APPENDICES

- Appendix I** Fire Services Installations Proposal
- Appendix II** Accepted Drainage Proposal under Previous Application No. A/YL-NTM/456
- Appendix III** Drainage Record