

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long, New Territories* (the Site) for ‘**Proposed 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 a convenience store to serve the nearby locals. As the Site is next to several residential settlements (i.e. Scenic Heights, Maple Garden, etc.) and an existing transitional housing (i.e. The STEP), the development could provide essential services and bring convenience to nearby residents.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Government, Institution or Community” (“G/IC”) on the Approved San Tin Technopole Outline Zoning Plan (OZP) No.: S/STT/2. According to the Notes of the OZP, ‘Shop and Services’ is a column 2 use within the “G/IC” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the “G/IC” zone, there is no known long-term programme to develop the Site for the provision of G/IC facilities currently. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “G/IC” zone and would better utilise deserted land in the New Territories.
- 2.3 The Site is the subject of a previous S.16 planning application (No. A/YL-NTM/438) for ‘*shop and services*’ use (i.e. submitted by the same applicant with the same use as the current application), which was approved by the Board in 2022. Therefore, approval of the current application is in line with the Board’s previous decision. Comparing with the previous application (No. A/YL-NTM/438), all major development parameters (including but not limited to site area, gross floor area (GFA), layout, structures, etc.) remain the same. 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/438 | | Date of Compliance |
|---|--|--------------------|
| (b) | The submission of a drainage proposal | 09.11.2022 |
| (c) | The implementation of the drainage proposal | 09.02.2023 |
| (e) | The submission of a fire service installations (FSIs) proposal | 25.07.2022 |
| (f) | 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 regards to drainage and fire safety aspects. The applicant submitted a FSIs proposal for compliance with condition (e) on 07.07.2022 and was considered acceptable by the Director of Fire Services (D of FS) on 25.07.2022. Since prior approval of Short Term Waiver (STW) is required for erection of structure at the Site before implementing the FSIs proposal, the applicant submitted STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) in June 2022, which was received by LandsD within the same month. Whilst the applicant has successfully obtained STW in Q4 2024, all construction works related to structure erection were temporarily put on hold during the STW application period, which has led to revocation of the previously approved application.

2.5 The applicant wishes to continue the construction works during the planning approval period of the current application. In support of the application, the applicant has submitted the accepted submission and implementation of drainage proposal, as well as the accepted FSIs proposal from the previous application to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to III**).

3) Development Proposal

3.1 The site area is 413 m² (about) (**Plan 3**). One 2-storey structure is provided at the Site for shop and services, washroom, storage of goods and office uses with total gross floor area (GFA) of 162 m² (about) (**Plan 4**). The operation hours of the Site are Mondays to Sundays from 09:00 to 20:00 (including public holidays). The washroom, storage of goods and office uses are intended to provide conveniences, operation needs and indoor workspaces for administrative staff to support the daily operation of the Site. The number of staff working at the Site is 2. It is anticipated that the Site would be able to attract about 20 visitors per day. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

| | |
|------------------------------|----------------------------|
| Application Site Area | 413 m ² (about) |
| Covered Area | 108 m ² (about) |
| Uncovered Area | 305 m ² (about) |
| Plot Ratio | |
| | 0.4 (about) |
| Site Coverage | |
| | 26% (about) |
| Number of Structure | |
| | 1 |
| Total GFA | |
| - Domestic GFA | 162 m ² (about) |
| - Non-Domestic GFA | Not applicable |
| | 162 m ² (about) |
| Building Height | |
| | 7 m (about) |
| No. of Storey | |
| | 2 |

- 3.2 The Site is accessible from San Tam Road via a foot bridge (**Plan 1**). No parking and loading/unloading (L/UL) space will be provided within the Site. Staff are expected to access the Site by public transport services, which are available in the vicinity of the Site. Visitors are expected to access the Site by foot, or public transport services considering the prime location within nearby residential settlements. As such, adverse traffic impact arising from the development is not anticipated.
- 3.3 No vehicle is allowed to enter/exit the Site at any time during the planning approval period. L/UL activities are arranged with a 5.5 tonnes lorry for delivering goods once a day between 10:00am to 11:00am for approximately 10 minutes. No vehicle will enter the Site and L/UL activities will be carried out at San Tam Road on the basis that it will not affect traffic flow. Same arrangements have already been adopted by the previous approved S.16 planning application (No. A/YL-NTM/438) with no L/UL provision and is workable. The applicant will ensure no vehicle would be accessing the Site at any time during the planning approval period.
- 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 will not create nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of the previously approved drainage and FSIs proposals, as well as previously accepted implementation of the drainage proposal to mitigate any adverse impact arising from the development (**Appendices I to III**).

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 for a Period of 5 Years**'.

R-riches Property Consultants Limited

February 2025

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 |

APPENDICES

| | |
|---------------------|---|
| Appendix I | The Accepted Drainage Proposal under Application No. A/YL-NTM/438 |
| Appendix II | The Accepted Implementation of Drainage Proposal under Application No. A/YL-NTM/438 |
| Appendix III | The Accepted Fire Service Installations Proposal under Application No. A/YL-NTM/438 |