

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1297 S.B (Part) in D.D. 105, Mai Po, Yuen Long, New Territories (the Site)* for '**Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 Despite the fact that public transportation is available at the Castle Peak Road – Mai Po, residents still rely mostly on private car for daily commuting due to the limited destinations and infrequency of public transportation. Without legal parking space being provided at the nearby of Mai Po Tsuen, illegal on-street parking is also often observed at Mai Po Road. As the Site is also located at an area dominated by residential use with limited shops to support the daily lives of locals, therefore, the applicant would like to operate a shop and services (convenience store) and vehicle park to bring convenience to the nearby locals living in Mai Po Tsuen.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Village Type Development" ("V") on the Draft Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/7 (**Plan 2**). According to the Notes of the OZP, '*shop and services*' and '*public vehicle park (excluding container vehicle)*' are both column two uses within the "V" zone, which requires permission from the Board.
- 2.2 Since the Site is surrounded by residential use, the proposed development with three 1-storey structures is small in scale and is considered not incompatible with the surrounding area. The applicant is the sole land owner of the Site and he currently has no intention to develop the Site for long-term use, therefore, approval of the current application on a temporary basis of 5 years would better utilize deserted land. As the proposed development is intended to support the daily lives of nearby locals, it is also considered in line with the long-term planning intention of the "V" zone.
- 2.3 Furthermore, two similar S.16 planning applications (Nos. A/YL-MP/320 and 343) for '*shop and services*' use within the same "V" zone were approved by the Board in 2021 and 2023 respectively. As the current application is in similar nature, approval of the current

application is in line with the Board’s previous decision and would not set undesirable precedent within the “V” zone.

### 3) Development Proposal

3.1 The Site occupies an area of 781 m<sup>2</sup> (about) (**Plan 4**). Three 1-storey structures are proposed at the Site for shop and services, covered parking space and store room with total gross floor area (GFA) of 79 m<sup>2</sup> (**Plan 4**). It is estimated that the ‘shop and services (convenience store)’ would be able to attract 15 visitors per day, while 1 staff will work at the Site. The operation hours of the ‘shop and services’ are 09:00 to 20:00 daily, including public holiday, while the ‘public vehicle park’ will operate 24-hour daily, including public holiday. Details of development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	781 m <sup>2</sup> (about)
<b>Covered Area</b>	79 m <sup>2</sup> (about)
<b>Uncovered Area</b>	702 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.1 (about)
<b>Site Coverage</b>	
	10 % (about)
<b>Number of Structure</b>	
	3
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	79 m <sup>2</sup> (about)
<b>Building Height</b>	
	2.5 m – 3.5 m (about)
<b>No. of Storey</b>	
	1

3.2 The Site has already been filled with gravel of not more than 0.1 m in depth for parking spaces and circulation purposes (**Plan 5**). The filling of land area is required to meet the operational need and the extent of filling has been kept to minimal. No further filling of land will be carried out at Site by the applicant during the planning approval period.

3.3 The Site is accessible from Mai Po Road via a local access (**Plan 1**). Details of parking spaces are shown at **Table 2** below:

**Table 2 – Parking Provisions**

Type of Space	No. of Space
Private Car Parking Space for Staff of the Shop and Services - 2.5 m (W) x 5 m (L)	1
Private Car Parking Space for Nearby Residents - 2.5 m (W) x 5 m (L)	17

- 3.4 As goods to be sold at the convenience store are small in size, they are transported to the Site by private car. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plan 6**). A notice will also be posted at a prominent location of the Site to indicate that no light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exist the Site at all times during the planning approval period.
- 3.5 Furthermore, no vehicles without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period. As trip generation and attraction of the proposed development is insignificant (as shown at **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

**Table 3 – Estimated Trip Generation and Attraction**

Time Period	Trip Generation and Attraction				
	PC (Staff)		PC (Residents)		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (07:30 – 08:30)	0	0	1	7	8
Trips at <u>PM peak</u> per hour (17:30 – 18:30)	0	0	6	3	9
Traffic trip per hour (average)	0.5	0.5	2	2	5

- 3.6 The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area.

**4) Conclusion**

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of fire service installations and drainage proposals to mitigate any adverse impact arising from the proposed development after planning approval have been obtained from the Board.

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling of Land**'.

**R-riches Property Consultants Limited**

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## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Filling of Land of the Application Site
<b>Plan 6</b>	Swept Path Analysis – Private Car