

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 2972 in D.D. 104, Yau Mei San Tsuen, Mai Po, Yuen Long, New Territories* (the Site) for **'Temporary Shop and Services for a Period of 5 Years and Associated Filling of Land' (Plan 1)**. The applicant would like to use the Site for a 'smart home system' and electrical appliance showroom to serve the nearby locals, i.e. residents of Royal Palms, Fairview Park, The Vineyard etc.
- 1.2 A large variety of smart electronic household goods, e.g. smart doorbell, smart switch, smart vacuum cleaner, smart air purifier etc., will be displayed at the Site. The showroom allows customers to get a feel of the products before online purchase. Orders can be placed but there will be no physical products for direct purchase at the Site. Customers will have to collect their purchases at other locations or opt for delivery service.

2) Planning Context

- 2.1 The Site falls within an area zoned "Recreation" ("REC") 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' is a Column 2 use within the "REC" zone, which requires permission from the Board.
- 2.2 The Site is subject of 3 previously approved S.16 planning application nos. A/YL-MP/279, 290 & 347 for the same applied use submitted by the same applicant, among which, the latest application no. A/YL-MP/347 was approved with conditions on a temporary basis for a period of 5 years in 2023. As previous applications for the same use have been approved by the Board, the approval of the current application would not set an undesirable precedent within the "REC" zone. Compared with the latest application, the gross floor area (GFA) has slightly increased to meet the applicant's operational needs, whilst the operation mode remains unchanged.
- 2.5 In support of the application, the applicant has submitted the accepted drainage proposal of previous application no. A/YL-MP/290 and a FSIs proposal and to mitigate the adverse impacts arising from the development (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupied an area of 223 m² (about) of private land (**Plan 3**). A 2-storey structure is proposed at the Site for shop and services, office and washroom with total GFA of 216 m² (about) (**Plan 4**). The operation hours of the development are 09:00 - 21:00 daily including public holiday. The estimated number of staff working at the Site are 5. The development would attract not more than 15 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	223 m ² (about)
Covered Area	144 m ² (about)
Uncovered Area	79 m ² (about)
Plot Ratio	
	0.97 (about)
Site Coverage	
	65% (about)
Number of Structure	
	1
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	216 m ² (about)
Building Height	
	7 m (about)
No. of Storey	
	2

- 3.2 The Site was uneven and has been hard-paved to the existing site level at +4.1 mPD (about). The extent of the filling has been kept to minimal. No further filling of land is required to facilitate the development. The applicant will reinstate the Site to an amenity area upon expiry of the planning approval period.
- 3.3 The Site is accessible from Castle Peak Road – Tam Mi via a local access (**Plan 1**). Goods to support the daily operation of the Site are hand-carried to the Site by staff. Hence, no parking and loading/unloading space is provided at the Site. Since the shop and services use is proposed to serve the nearby locals, visitors are required to access the Site on foot. The applicant has been using the same traffic arrangement for the previous application and is workable.

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 stipulated in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

4.1 The development would not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. the submission of a FSIs proposal and the accepted drainage proposal under previously approved application No. A/YL-MP/290, to alleviate the adverse impacts arising from the development (**Appendices I & II**).

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 and Associated Filling of Land**'.

R-riches Property Consultants Limited

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APPENDICES

Appendix I	The Accepted Drainage Proposal under Application No. A/YL-MP/290
Appendix II	Fire Service Installations Proposal

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Paved Ratio of the Application Site