

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 2907 S.C RP, 2908 RP (Part), 2910 (Part) and 2911 RP (Part) in D.D. 104 and Adjoining Government Land (GL), Mai Po, Yuen Long, New Territories (the Site)* for '**Temporary Shop and Services (Wooden Ware Retail Shop) for a Period of 5 Years**' (the development) (**Plan 1**).
- 1.2 The shop and services (wooden ware retail shop) business has been operating at the Site since 2017. In view of the increase in local residents, workers and related local businesses and workshops along Castle Peak Road – Mai Po, there is a growing demand for wooden ware in the vicinity. Therefore, the applicant would like to continue the operation of the shop and services to serve nearby residents, workers and local businesses and workshops.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Open Space" ("O") on the Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No.: S/YL-MP/8 (**Plan 2**). According to the Notes of the OZP, 'Shop and Services' is a column 2 use within the "O" zone, which requires planning permission from the Board.
- 2.2 The vicinity of the Site is predominated by residential and industrial uses. The applied uses are considered not incompatible with surrounding land uses and would benefit nearby residents, workers and related businesses and workshops. Whilst the Site falls within the "O" zone which is to provide outdoor open-air space for recreational uses, there is no known programme to develop the Site into an open space. As such, the temporary basis of the development would not frustrate the long-term planning intention of the "O" zone and can better utilise precious land resources in the New Territories.
- 2.3 Similar application Nos. A/YL-MP/298, 302, 311, 319, 348, 351 and 364 for 'Shop and Services' use were approved by the Board within the same "O" zone on the same OZP in recent years. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "O" zone.
- 2.4 The Site is subject of several previously approved applications for 'Shop and Services' use, of

which the latest application (No. A/YL-MP/302) was approved by the Board in 2020.

- 2.5 In support of the application, the applicant submitted a fire service installations (FSIs) proposal (accepted under previous application No. A/YL-MP/302) and a drainage proposal (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupies an area of 1,209 m² (about), including 240.7 m² (about) of GL (**Plan 3**). 6 existing structures are provided at the Site for shop and services, site office, toilet, storage of goods and fire service water tank and control panel with total gross floor area (GFA) of 511.5 m² (about) (**Plan 4**). The uncovered area (i.e. 435.5 m² (about)) will be designated as parking spaces, loading/unloading space and circulation area. The operation hours of the development are from 09:30 to 19:30 daily, including public holidays. The number of staff working at the Site is 8. It is anticipated that the Site would attract 15 visitors per day. The ancillary site office is to provide indoor workspace for administrative staff to support the daily operation of the Site; while the fire service water tank and control panel is to provide adequate water supplies for firefighting of the Site. 8 existing trees are preserved at the Site. Details of the development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	1,209 m ² (about), including 240.7 m ² (about) of GL
Covered Area	435.5 m ² (about)
Uncovered Area	773.5 m ² (about)
Plot Ratio	0.4 (about)
Site Coverage	36% (about)
Number of Structure	6
Total GFA	511.5 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	511.5 m ² (about)
Building Height	3 m - 7.2 m (about)
No. of Storey	1 - 2

- 3.2 Compared with the previous application, the major development parameters (including but not limited to site area, structures and layout) remain unchanged. The Site is accessible from

Castle Peak Road – Mai Po via a local access (**Plan 1**). Regarding the logistics arrangement of the development, wooden wares and related materials supporting the daily operation are transported by light goods vehicles, hence, a loading/unloading (L/UL) space is provided for light goods vehicles only. A total of 4 parking spaces for Private Cars (PC) and 1 L/UL space for Light Goods Vehicles (LGV) are provided at the Site, details are shown at **Table 2** below:

Table 2 – Provision of Parking Spaces and L/UL Space

Type of Space	No. of Space
Parking Spaces for PC - 2.5 m (W) x 5 m (L)	4
L/UL Space for LGV - 3.5 m (W) x 7 m (L)	1

3.3 Sufficient space is provided for vehicles to manoeuvre smoothly within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to public roads (**Plan 5**). A notice will be posted at a prominent location of the Site to indicate that no 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/exit the Site at all times during the planning approval period. As the trip generation and attraction of the development is minimal (**Table 3**), adverse traffic impact to the surrounding road network is not envisaged.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Trip Generation and Attraction				
	Private Car		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	0	1	0	3
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	0	1	3
Traffic trip per hour (average)	1	1	0.5	0.5	3

3.4 The site is currently hard-paved with 8 trees observed at the Site (**Plan 4**). The applicant will preserve all the existing trees under the previous approved S.16 planning application No. A/YL-MP/302. Kerbs are provided to prevent trees from being damaged by movement of vehicles (**Plan 4**). No conflict is observed between the existing planted trees structures, and parking and L/UL spaces, and it has proven workable since the last approved planning application.

- 3.5 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 strictly implement good practices under *Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN 1/23)* for sewage treatment at the Site.
- 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 the EPD and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts and nuisance to the surrounding areas.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the development is not anticipated. Adequate mitigation measures are provided, i.e. the submission of the previously accepted FSIs proposal and a drainage proposal to mitigate any adverse impact arising from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Shop and Services (Wooden Ware Retail Shop) for a Period of 5 Years**'.

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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 Service Installations Proposal accepted under Application No. A/YL- MP/302
Appendix II	Drainage Proposal