

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1583 RP (Part) in D.D. 125, Tin Ha Road, Hung Shui Kiu, Yuen Long, New Territories* (the Site) for ‘**Temporary Shop and Services for a Period of 5 Years**’ (the development) (**Plans 1 to 3**).
- 1.2 The applicant would like to continue to use the Site for shop and services use (i.e. providing plumbing and engineering services) serving the nearby locals and businesses for coping with such demand in the area. Products are displayed within the Site for potential customers, whilst services will be provided by the applicant at the designated areas appointed by customers.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as “Village Type Development” (“V”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2. According to the Notes of the OZP, ‘*Shop and Services*’ is a Column 2 use within the “V” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The development with a low-rise structure is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, workshops and open storage yards, as well as domestic structures for residential use. Although the Site falls within “V” zone, as there is no small house application being processed by the Lands Department, approval of the current application on a temporary basis of 5 years would not frustrate the long-term planning intention of “V” zone and would better utilise deserted land in the New Territories.
- 2.3 Furthermore, similar S.16 planning applications for ‘*shop and services*’ use were also approved by the Board within the same “V” zone, which the latest application (No. A/HSK/475) for ‘*shop and services*’ use was approved by the Board on a temporary basis for 5 years in 2023. Therefore, approval of the current application would not set an undesirable precedent within the same “V” zone.

- 2.4 The Site is the subject of one previous S.16 planning application (No. A/HSK/425) for ‘shop and services’ use (submitted by the same applicant with the same use as the current application) was approved by the Board in 2023. Therefore, approval of the current application is in line with the Board’s previous decision. Comparing with the previous application (No. A/HSK/425), the site area of this application is slightly larger for reflecting the current lot boundary. Thus, gross floor area (GFA), plot ratio, covered area are also amended; whilst other development parameters remain the same (i.e. layout, building height, no. of structure, etc.). 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/HSK/425		Date of Compliance
(a)	The submission of a drainage proposal	13.03.2024
(b)	The implementation of the drainage proposal	Not complied with
(d)	The submission of a Fire Service Installations (FSIs) proposal	20.08.2024
(e)	The implementation of the FSIs proposal	20.08.2024

- 2.5 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. All conditions related to fire safety aspect are successfully completed by the applicant.
- 2.6 The applicant submitted several drainage proposals to comply with condition (a) and the latest submission (i.e. submission on 23.02.2024) was considered acceptable by the Chief Engineer, Mainland North/Drainage Services Department (CE/MN, DSD) on 13.03.2024. The applicant has thus selected suitable contractors for implementing the accepted drainage proposal. However, due to adverse weather conditions in July and August 2025, the applicant has been unable to carry out the drainage works as scheduled. No submission for condition (b) could be made to CE/MN, DSD during planning approval period of the previous application, which led to the revocation of the previous application on 14.10.2025.
- 2.7 In support of the application, the applicant has submitted the previously accepted drainage proposal and an updated FSIs proposal 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 and II**).

3) Development Proposal

- 3.1 The site occupies an area of 121 m² (about) (**Plan 3**). One structure is provided at the Site for shop and services and washroom uses with total gross floor area (GFA) of 81 m² (about) (**Plan 4**). No domestic structure is proposed at the Site. The washroom is intended to support the daily operation of the Site. The operation hours of the Site are Mondays to Sundays from 09:00 to 19:00, including public holidays. The number of staff working at the Site is 4. It is anticipated that the Site would be able to attract about 10 visitors per day. Details of development parameters are shown at **Table 2** below:

Table 2 - Major Development Parameters

Application Site Area	121 m ² (about)
Covered Area	81 m ² (about)
Uncovered Area	40 m ² (about)
Plot Ratio	0.67 (about)
Site Coverage	67 % (about)
Number of Structure	1
Total GFA	81 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	81 m ² (about)
Building Height	3.5 m (about)
No. of Storey	1

- 3.2 The Site is accessible from Tin Ha Road via a footpath (**Plan 1**). No parking and loading/unloading space will be provided within the Site. All staff and visitors are required to access the Site via public transport as there are sufficient public buses and minibuses options provided along Tin Ha Road. Such operation has been proven workable during the previous application period (No. A/HSK/425). Thus, minimal traffic impact would be made towards the surrounding environment.
- 3.3 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*' and '*Professional Persons*

Environmental Consultative Committee Practice Notes 2/24 (ProPECC PN 2/24) issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development will not create nuisance to the surrounding areas. Adequate mitigation measures (i.e. the submission of the previously accepted drainage and an updated FSIs proposals) had been provided by the applicant to mitigate any adverse impact arising from the development (**Appendices I and 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**’.

R-riches Planning Limited

October 2025

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan

APPENDICES

Appendix I	Accepted drainage proposal during the previous application No. A/HSK/425
Appendix II	Fire Service Installations proposal