

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1580 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories* (the Site) for **‘Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years’** (the proposed development) (Plans 1 to 3).
- 1.2 The Site is located within walking distance from various indigenous villages and brownfield sites, there is always great demand for estate agency services in the area. In view of that, the applicant would like to continue operate the shop and services (estate agency) to serve the nearby locals and business operators.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Village Type Development” (“V”) on the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/3 (Plan 2). According to the Notes of the OZP, ‘Shop and Services’ is a Column 2 use within the “V” zone, which require planning permission from the Board.
- 2.2 Despite the Site falls within the “V” zone which is to designate both existing recognised villages and areas of land considered suitable for village expansion, other commercial uses may be permitted on application to the Board. The temporary basis of the proposed development would not frustrate the long-term planning intention of the “V” zone and can better utilise precious land resources in the New Territories. The building height of the proposed structure is comparable to nearby village houses in its surrounding within the “V” zone, i.e. maximum building height of 3 storeys (8.23 m). Therefore, it is considered not incompatible with the surrounding environment.
- 2.3 The Site is the subject of a previous planning application No. A/HSK/475 for the same applied uses submitted by a different applicant, which was approved by the Board for a period of 5 years in August 2023. Hence, approval of the current application is in line with the Board’s previous decision. Since the Site is surrounded by residential use, the applied use is considered not incompatible with the surrounding land uses and would benefit nearby residents.

2.4 Compared with the previous application, the site area, number of structures and building height remain unchanged whilst the gross floor area (GFA) of structures B1 and B2 are slightly adjusted to meet the applicant's operational needs. In support of the application, the applicant has submitted a drainage and FSIs proposal to support the current application (**Appendices I and II**).

2.5 In addition, the application site of the similar S.16 planning application (No. A/HSK/589) for 'shop and services' is located at approximately 60 m northwest of the Site and within the same "V" zone, which was approved by the Board on a temporary basis of 5 years in 2026. Therefore, approval of the current application is in line with previous decisions of the Board and would not set an undesirable precedent within the "V" zone.

3) Development Proposal

3.1 The Site occupies an area of 93 m² (about) (**Plan 3**). 3 nos. of temporary structure are proposed for shop and services, offices and washroom with total gross floor area (GFA) of 99 m² (about) (**Plan 4**). The ancillary office is intended to provide indoor workspace for staff to support the daily operation of the proposed development. The remaining open area will be used for circulation area.

3.2 The operation hours of the shop and services will be 09:00 to 19:00 daily including public holidays. The estimated number of staff working at the Site are 4. It is estimated that the Site would be able to attract not more than 10 visitors per day. Detailed development parameters are shown at **Table 1** below:

Table 1 – Major development parameters

Site area	93 m ² (about)
Covered area	63 m ² (about)
Uncovered area	30 m ² (about)
Plot ratio	1.1 (about)
Site coverage	68% (about)
No. of structure	3
GFA	99 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	99 m ² (about)
Building height	3 m to 6m (about)

No. of storey	1 to 2
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- 3.3 As the Site is intended to serve nearby locals and business operators, no parking and L/UL space will be provided at the Site. Traffic impact would therefore be minimal as the Site is directly accessible from Tin Ha Road via a footpath
- 3.4 The Site is accessible from Tin Ha Road via a foot path (**Plan 1**). A 3 m-wide (about) entrance/exit is proposed at the southeastern boundary of the Site. No open storage, storage of dangerous and dusty goods or other workshop activities will be involved at the Site at any time during the approval period of the planning permission.
- 3.5 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. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.
- 3.6 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational. The applicant will also continue to implement good practices under *ProPECC PN 1/23* when maintaining the on-site drainage system at the Site.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures e.g. the submission of drainage and FSIs proposal are provided to mitigate any potential adverse impact that would have arisen from the

proposed development (**Appendices I to II**).

- 4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for ‘**Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years**’.

R-riches Planning Limited

June 2026

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan

APPENDICES

Appendix I	Drainage Proposal
Appendix II	Fire Service Installations Proposal