

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 404 in D.D. 105, Shek Wu Wai, San Tin, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Shop and Services for a Period of 5 Years**’ (proposed development) (**Plan 1**).
- 1.2 In light of the Northern Metropolis development, which acts as a major catalyst for regional restructuring, the area’s residential population is expected to expand rapidly in the short to mid term. This localised population boom translates directly into a heightened and pressing demand for residential space to support incoming new families and workers.
- 1.3 In view of the above, the applicant would like to operate the proposed development to alleviate the pressing demand for residential use by operating a real estate agency. The real estate agency will provide a full suite of services, including secondary market sales brokerage, residential leasing, and real estate consultancy and advisory services tailored to local households and incoming workforce.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Village Type Development” (“V”) on the Approved San Tin Technopole Outline Zoning Plan (OZP) No.: S/STT/2 (**Plan 2**). According to the Notes of the OZP, ‘shop and services’ is a column two use within the “V” zone, which requires planning permission from the Board.
- 2.2 The Site is surrounded mainly in rural character formed by warehouses, vehicle parks, village houses, temporary structures and shrubland. The proposed development with low-rise temporary structures is considered not incompatible with the surroundings. Furthermore, as there are no current and planned Small House applications being processed by Lands Department at the Site, the proposed development would not frustrate the long-term planning intention of the “V” zone and would better utilise precious land resources in the New Territories.

3) Development Proposal

- 3.1 The Site occupies an area of 220 m² (about) (**Plan 1**). 3 structures are provided at the Site for shop and services, office, meeting room, washroom and rain shelter uses with total gross floor area (GFA) of 101 m² (**Plan 4**). Structures within the Site are intended to provide indoor workspace for staff, as well as to provide essential support for 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 6 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	220 m ² (about)
Covered Area	101 m ² (about)
Uncovered Area	119 m ² (about)
Plot Ratio	0.46 (about)
Site Coverage	46 % (about)
Number of Structure	3
Total GFA	101 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	101 m ² (about)
Building Height	3.5 m - 4 m (about)
No. of Storey	1

- 3.2 The Site is accessible from Shek Wu Wai Road via a local access (**Plan 1**). 1 parking space will be provided at the Site. Details of parking provision are shown at **Table 2** below:

Table 2 - Parking Provision

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	1

- 3.3 Only PCs are allowed to enter/exit the Site at any time during the planning approval period. Other vehicles, including medium and heavy goods vehicles, container tractors/trailers, etc., are not allowed to enter/exit the Site. The applicant will ensure no queuing and/or waiting of motor vehicles from the Site onto Shek Wu Wai Road via the local access, and no motor

vehicles will be permitted to reverse into and out of the Site onto Shek Wu Wai Road via the local access. The trip generation and attraction rates are 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		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	1	0	1
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	1	1
Traffic trip per hour (average)	1	1	2

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

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 drainage and fire service installations proposals, to mitigate any adverse impact arising from the proposed development after the planning application approved by 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 for a Period of 5 Years**'.

R-Riches Planning Limited

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LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Swept Path Analysis