

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 3577 RP in D.D. 104, Nam Sang Wai, Yuen Long, New Territories (the Site) for '**Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years**' (the proposed development) (**Plan 1**).
- 1.2 The Site is within walking distance from nearby villages, where the demand for real estate consultant services is high. In view of that, the applicant intends to operate a real estate agency at the Site to bring convenience to nearby locals and business operators.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Village Type Development" on the Draft Nam Sang Wai Outline Zoning Plan (OZP) No.: S/YL-NSW/11 (**Plan 2**). According to the Notes of the OZP, the proposed development is a column 2 use within the "V" zone, which requires planning permission from the Board.
- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding area which is dominated by low-rise residential development, warehouses, shop and services and public vehicle parks. As the proposed development is intended to serve the nearby locals, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "V" zone and would better utilise precious land resources in the New Territories.
- 2.3 Several similar applications for 'Shop and Services' use were approved by the Board between 2021 and 2025 within the "V" zone on the same OZP, within which the latest similar application (No. A/YL-NSW/355) is located at the immediately northwest to the Site, which was approved by the Board on a temporary basis in October 2025. 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.
- 2.4 Upon obtaining relevant planning permission from the Board, the applicant will submit proposals for drainage facilities and fire service installations to alleviate the potential adverse impacts arising from the proposed development.

### 3) Development Proposal

3.1 The Site occupies an area of 222 m<sup>2</sup> (about) (**Plan 3**). The operation hours of the Site are from 09:00 to 18:00 from Monday to Sunday, including public holidays. 1 structure is proposed at the Site for shop and service with total gross floor area (GFA) of 72 m<sup>2</sup> (about) (**Plan 4**). The estimated number of staff working at the Site is 2. It is estimated that the Site would be able to accommodate 8 visitors per day. Details of the development parameters are shown at **Table 2** below:

**Table 2 – Major Development Parameters**

<b>Site Area</b>	222 m <sup>2</sup> (about)
<b>Covered Area</b>	72 m <sup>2</sup> (about)
<b>Uncovered Area</b>	150 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.32 (about)
<b>Site Coverage</b>	
	32% (about)
<b>No. of Structure</b>	
	1
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	72 m <sup>2</sup> (about)
<b>Building Height</b>	
	3 m (about)
<b>No. of Storey</b>	
	1

3.2 The Site is proposed to be filled with concrete to a depth of not more than 0.2m for site formation of structure, parking and circulation spaces (**Plan 5**). As heavy loading of vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

3.3 The Site is accessible from Castle Peak Road – Tam Mi via Kam Pok Road East and a local access (**Plan 1**). Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. A 6 m-wide vehicular ingress/egress is proposed at the north part of the Site. Details of the parking provision is shown at **Table 3** below.

**Table 3 – Parking Provision**

Types of Space	Nos. of Space
PC Parking Space - 2.5 m (W) x 5 m (L)	1

- 3.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Only PCs are allowed to enter/exit the Site at any time during the planning approval period. No light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to enter/exit the Site. As the estimated traffic generated/ attracted by the proposed development is expected to be minimal, adverse traffic impacts arising from the proposed development should not be anticipated. Details of the estimated trip generation/attraction are shown at **Table 4** below.

**Table 4 – Estimated Trip Generation/Attraction**

Time Period	Estimated Trip Generation/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 (17:00 – 18:00)	0	1	1
Average trip per hour (Beyond AM & PM Peaks)	1	1	2

- 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 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.

#### 4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures (i.e. the submission of the drainage and fire service installations proposals) will be provided by the applicant to mitigate any potential adverse impact arising

proposals) will be provided by the applicant to mitigate any potential adverse impact arising from the proposed development after planning approval has been granted 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 and Associated Filling of Land for a Period of 5 Years'**.

**R-riches Planning Limited**

**February 2026**

## **LIST OF PLANS**

<b>Plan 1</b>	Location plan
<b>Plan 2</b>	Plan showing the zoning of the Site
<b>Plan 3</b>	Plan showing the land status of the Site
<b>Plan 4</b>	Layout plan
<b>Plan 5</b>	Filling of Land
<b>Plan 6</b>	Swept path analysis