

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 422 S.B in D.D. 126, Shing Uk Tsuen, Ping Shan, Yuen Long, New Territories (the Site) for '**Proposed House (New Territories Exempted House (NTEH) - Small House (SH))**' (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant, being an indigenous villager of Shing Uk Tsuen and the sole current lot owner of the Site, would like to use the Site for the proposed development.

2) Planning Context

- 2.1 The Site currently falls within areas zoned "Village Type Development" ("V") and "Recreation" ("REC") on the Draft Ping Shan Outline Zoning Plan (OZP) No.: S/YL-PS/21 (**Plan 2**). According to the Notes of the OZP, 'house (NTEH only)' is a Column 1 use within the "V" zone, which is always permitted; whilst the same use ('house') is a Column 2 use within the "REC" zone, which requires planning permission from the Board.
- 2.2 According to the latest '*Interim Criteria for Consideration of Application for NTEH/SH in New Territories*' (the Interim Criteria) promulgated on 7.9.2007, as 52 % (about) footprint of the proposed development falls within the "V" zone near Shing Uk Tsuen, favourable consideration could be given to the applicant provided that there is a shortage of land meeting in demand for SH development in the "V" zone and other criteria could be satisfied.
- 2.3 As many private lots in Shing Uk Tsuen had already been occupied by NTEHs or other developments, providing that no disturbance to be made to current local accesses, there would be insufficient space in Shing Uk Tsuen for erection of a NTEH - SH. The applicant has no alternative option but to apply for the proposed development at the Site. Thus, the criteria requested in the Interim Criteria is satisfied.
- 2.4 The proposed development with a low-rise structure is considered not incompatible with the surrounding areas, which are dominated by residential developments, trees and vacant land. Approval of the planning application would better utilise the precious land resources in the New Territories.

3) Development Proposal

3.1 The site area is 113 m² (about) (**Plan 3**). A 3-storey SH is provided at the Site with a total GFA of 195.09 m² (about) with 65.03 m² (about) for each storey (**Plan 4**). Details of major development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	113 m ² (about)
Built-over Area	65.03 m ² (about)
Uncovered Area	47.97 m ² (about)
Number of House	
	1
Total GFA	195.09 m ² (about)
- Domestic GFA	195.09 m ² (about)
- Non-Domestic GFA	Not applicable
Building Height	
	8.23 m (about)
No. of Storey	3

3.2 The Site is accessible from Fuk Shun Street via a local access (**Plan 1**). No parking and loading/unloading spaces will be provided within the Site. The applicant would make sure that no disturbances will be made from parking of residents' vehicles towards the nearby residents and local accesses.

3.3 The Site is currently vegetated by wild grass and situated in a rural landscape character dominated by fallow farmland, scattered trees and village houses. As the proposed development is not incompatible with the surrounding environment, adverse landscape impact arising from the development should not be anticipated.

3.4 Septic tank will be provided by the applicant within the Site to ensure no adverse sewage impact will be made to the surroundings (**Plan 4**). 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.

4) Conclusion

- 4.1 The proposed development will not create nuisance to the surrounding areas. Adequate mitigation measures (e.g. submission and implementation of a drainage proposal) will be provided by the applicant after the planning application is approved by the Board to mitigate any adverse impacts arising from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed House (New Territories Exempted House - Small House)**'.

R-riches Planning Limited

February 2026

LIST OF PLANS

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