

Executive Summary

1. The application site is on Lot No. 291 S.B in D.D. 112 and adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 261 m², including about 11 m² of Government Land.
3. The application site falls within an area zoned “Residential (Group C)” (“R(C)”) on the Draft Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/10.
4. The applied use is ‘Temporary Shop and Services (Real Estate Agency) with Ancillary Office’ for a period of 5 years. According to the Notes of the OZP, ‘Shop and Services’ use is a Column 2 use within the “R(C)” zone on the OZP requiring planning permission from the Town Planning Board, which may be permitted with or without conditions.
5. A total of 3 temporary structures are provided for real estate agency, toilet, storeroom and ancillary office use. The gross floor area is about 142.3 m².
6. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗丈量約份第 112 約地段第 291 號 B 分段和毗連政府土地。
2. 申請地點的面積約 261 平方米，包括約 11 平方米的政府土地。
3. 申請地點在《石崗分區計劃大綱草圖編號 S/YL-SK/10》上劃為「住宅(丙類)」地帶。
4. 申請用途為「臨時商店及服務行業（地產代理）連附屬辦公室」（為期 5 年）。根據有關分區計劃大綱圖的《注釋》，「商店及服務行業」用途在大綱圖上的「住宅(丙類)」地帶內屬於第二欄用途，須向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准。
5. 申請地點提供 3 個臨時構築物作地產代理、洗手間、儲物室及附屬辦公室用途，總樓面面積約 142.3 平方米。
6. 營運時間為每日上午 9 時至下午 6 時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Full Sharp Development Limited (“the Applicant”) in support of the planning application for a ‘Temporary Shop and Services (Real Estate Agency) with Ancillary Office for a Period of 5 Years’ (“the Development”) at Lot No. 291 S.B in D.D. 112 and adjoining Government Land, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 291 S.B in D.D. 112 and adjoining Government Land, Yuen Long, New Territories. It is accessible from Kam Sheung Road leading to the ingress to its north.
3. The site area is about 261 m², including about 11 m² of Government Land.

Planning Context

4. The Site falls within an area zoned “Residential (Group C)” (“R(C)”) on the Draft Shek Kong Outline Zoning Plan (the “OZP”) No. S/YL-SK/10.
5. The planning intention of the “R(C)” zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
6. According to the Notes of the OZP, ‘Shop and Services’ use is a Column 2 use within the “R(C)” zone on the OZP requiring planning permission from the Board.
7. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “R(C)” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses		Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Real Estate Agency Shop		46.2	46.2	3.5	1
2	Toilet		6.8	6.8	2.8	1
3	G/F	Storeroom	48.4	48.4	5.6	2
	U/F	Office	40.9			
Total			<u>142.3</u>	<u>101.4</u>		
			Plot Ratio	Site Coverage		
			0.55	38.9%		

9. The Development serves to meet the demand of local residents for real estate agency services
10. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and Public Holidays).
11. The Site is accessible by vehicles from Kam Sheung Road. 1 no. of parking space for private car is provided at the Site for daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 5**). No parking, reversing or turning of vehicles on public road is expected.

Previous Application

12. The Site is the subject of a previous application no. A/YL-SK/287 for ‘Temporary Shop and Services (Real Estate Agency) with Ancillary Office for a Period of 3 Years’ submitted by the same applicant and is approved by the Rural and New Town Planning Committee (“the Committee”) on 23.10.2020 mainly on considerations that the development would not frustrate the long-term planning intention of the “R(D)” zone; not incompatible with the surrounding land uses; and no adverse comments from relevant departments.
13. All of the approval conditions under the previous approval were satisfactorily complied with by the Applicant (**Annexes Ia to Ic**). The application was lapsed on 24.10.2023. The Applicant would like to submit a fresh s.16 application to continue the use. Compared with the previous approval, there are minor amendments to the layout of the current application.
14. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous application.

Similar Applications

15. There are 6 similar applications for shop and services use approved by the Committee within the “R(D)” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-SK/296	Proposed Temporary Eating Place and Shop and Services for a Period of 3 Years	12.3.2021

Application No.	Applied Use	Date of Approval
A/YL-SK/303	Proposed Temporary Shop and Services for a Period of 3 Years	14.5.2021
A/YL-SK/353	Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	13.10.2023
A/YL-SK/396	Temporary Shop and Services (Retail Shop for Hardware Groceries) for a Period of 3 Years	24.1.2025
A/YL-SK/397	Temporary Shop and Services (Vehicle Spare Parts Shop) for a Period of 3 Years	24.1.2025
A/YL-SK/415	Proposed Temporary Shop and Services for a Period of 3 Years	18.7.2025

16. The similar applications were approved by the Committee between 2021 and 2025 on considerations that temporary approval would not frustrate the long-term planning intention of the “R(D)” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
17. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

18. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with shop and services and residential structures.
19. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas are not anticipated.

Traffic

20. The trip attraction and generation rates are expected as follows:

	Daily Trip Attractions	Daily Trip Generations
09:00 – 10:00	1	0
10:00 – 11:00	0	0
11:00 – 12:00	0	0
12:00 – 13:00	0	1
13:00 – 14:00	1	0
14:00 – 15:00	0	0

15:00 – 16:00	0	0
16:00 – 17:00	0	0
17:00 – 18:00	0	1
Total Trips	<u>2</u>	<u>2</u>

21. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
22. The Site is accessible by vehicles from Kam Sheung Road. 1 no. of parking space for private car is provided at the Site for daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 5**). No parking, reversing or turning of vehicles on public road is expected.
23. Customers are expected to come to the Site by public transportations such as buses and mini-buses or on foot from nearby locations.

Environment

24. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
25. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

26. The drainage facilities were implemented and accepted by the Drainage Services Department on 21.9.2021 under the previously approved application no. A/YL-SK/287. Please refer to the Approved Drainage Proposal (**Plan 4**) and relevant compliance letter (**Annex Ia**) for details.

Fire Safety

27. The submission and implementation of Fire Service Installations (FSI) Proposal was accepted by the Fire Services Department on 28.4.2021 and 16.7.2021 respectively under the previously approved application no. A/YL-SK/287 (**Annexes Ib & Ic**). The layout of the current application has been slightly changed compared with the previous approval. The Applicant has submitted an updated FSI Proposal (**Plan 6**) under the current application.

- End -

Your Ref.: A/YL-SK/436

Our Ref.: P20056/TL25352

17 October 2025

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Supplementary Information

**Temporary Shop and Services (Real Estate Agency) with Ancillary Office
for a Period of 5 Years, Lot No. 291 S.B in D.D. 112 and adjoining
Government Land, Yuen Long, New Territories
(Application No. A/YL-SK/436)**

We noted that the draft Shek Kong Outline Zoning Plan (the "OZP") No. S/YL-SK/10 is gazetted under section 5 of Town Planning Ordinance on 17.10.2025. The area of the application site under the captioned application is rezoned from Residential (Group D)" ("R(D)") to "Residential (Group C)" ("R(C)"). According to the Notes of the OZP, 'Shop and Services' use is a Column 2 use within the "R(C)" zone on the OZP requiring planning permission from the Town Planning Board, which may be permitted with or without conditions.

In view of the amendments of the OZP, we enclose the following revised pages for your consideration:

1. Pages 3 & 18 of Form S16-I;
2. Executive Summary;
3. Page 1 of Planning Statement (**Appendix I**); and
4. Location Plan (**Plan 1**).

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/FS&YLE, PlanD (Attn.: Mr. Jason WONG)