

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 911 RP (Part) in D.D. 114, Shek Kong, 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 furniture stores is high. In view of that, the applicant intends to operate a shop and services (furniture store) 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" ("V") on the Draft Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/10 (**Plan 2**). According to the Notes of the OZP, '*Shop and Services*' is a Column 2 use within the "V" zone, which requires planning permission from the Board. 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 lower than that of 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.

- 2.2 The Site is subject of a previously approved application (No. A/YL-SK/331) for the same applied use submitted by the same applicant, which was approved by the Board on a temporary basis of 5 years in June 2022. Compared with the previous application, all development parameters, including the applied use, the site area and boundary, the gross floor area (GFA) and no. of structure remain unchanged.

- 2.3 The applicant has made effort to comply with planning conditions of the previous application. Details are shown at **Table 1** below:

Table 1 – Details of compliance with planning conditions of the previous application

Planning conditions of application No. A/YL-SK/331		Date of compliance
(b)	The implementation of the accepted drainage proposal	13.05.2024
(d)	The implementation of the accepted fire service installations (FSIs) proposal	Not complied with
(e)	The implementation of the accepted run-in/out proposal	Not complied with

2.4 The applicant made submission of a drainage condition record to comply with planning condition (b) on 21.03.2024, which was accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 13.05.2024.

2.5 The applicant made submission of a FSIs proposal, which was accepted by the Director of Fire Services (D of FS) during the application stage. However, prior approval of Short Term Waiver (STW) is required for the erection of structures on Old Schedule Lots under Block Government Lease, on which the proposed FSIs will be installed. A STW application was previously submitted to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) in September 2022. As such, the applicant has not been able to commence the implementation for FSIs as required by D of FS to fulfill the compliance requirement before the revocation of the previous application.

2.6 The applicant made submission of photographic records of the implemented run-in/out to comply with planning condition (e) on 25.06.2024, which was considered not acceptable by the Commissioner for Transport (C for T) and the Director of Highways (D of Hy) on 23.09.2024. The applicant intended to carry out preparation for rectification of the run-in/out in accordance with the comments from C for T and D of Hy. However, there was insufficient time for the applicant to rectify the fault before the revocation of the previous application in March 2025.

2.7 Apart from the previous application, similar applications (Nos. A/YL-SK/382, 405, 408, 409 and 411) for 'Shop and Services' were approved by the Board between 2024 and 2025 within the "V" zone on the same OZP. 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.

2.8 In support of the current application, the applicant has submitted the same drainage proposal, recent condition records of the existing drainage facilities, as well as a revised FSIs proposal for the consideration of relevant authorities (**Appendices I to III**). Upon obtaining planning permission from the Board, the applicant will maintain the implemented drainage facilities at all times and continue to proceed the implementation works of the accepted FSIs proposal.

3) Development Proposal

3.1 The Site occupies an area of 336 m² (about) (**Plan 3**). A 2-storey temporary structure is proposed at the Site for shop and services with total gross floor area (GFA) of 108 m² (about) (**Plan 4**). The remaining open area will be used for outdoor furniture, e.g. table, chair, benches, cabinet, etc., displaying area. The operation hours are from 09:00 to 19:00 daily, including public holidays. It is estimated that 3 staff members will station at the proposed development and it will attract not more than 8 visitors per day. Detailed development parameters are shown at **Table 1** below:

Table 1 – Major development parameters

Site Area	336 m ² (about)
Covered Area	54 m ² (about)
Uncovered Area	282 m ² (about)
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Plot Ratio	0.32 (about)
Site Coverage	16% (about)
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No. of Structure	1
GFA	108 m ² (about)
- <i>Domestic GFA</i>	<i>Not applicable</i>
- <i>Non-Domestic GFA</i>	<i>108 m² (about)</i>
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Building Height	6 m (about)
No. of Storey	2

3.2 the applicant intends to regularise the existing filling of land at the Site, which is covered by concrete of not more than 0.1 m in depth for the erection of structures, pedestrian circulation area, and outdoor product displaying area to meet the operational need (**Plan 5**). The current site level with existing hard-paving is at +32.6 mPD. The extent of filling has been kept to a minimum and no further filling will be carried out beyond the current scheme. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

3.3 The Site is accessible from Nam Hing East Road via a pedestrian access (**Plan 1**). No vehicle parking and loading/unloading (L/UL) space will be provided at the Site. The Site is about 200 m to 220 m away from the nearest green minibus and franchised bus stop. It is expected that staff will get access to the Site by public transport. Visitors from neighbouring villages will either access the Site by public transport or on foot. Details of the public transportation services are enclosed at **Appendix IV**.

3.4 Regarding the L/UL arrangement, light goods vehicle will be deployed for the delivery of goods during non-peak hours for a duration of approximately 10 minutes at the local access to the west of the Site, on the basis that it would not affect traffic flow (**Plan 1**).

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. The applicant will also follow relevant mitigation measures and requirements in the latest "*Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites*" and "*Professional Persons Environment Consultative Committee Practice Notes*" issued by the Environmental Protection Department to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

4.1 The proposed development is not anticipated to create significant nuisance to the surrounding areas. Adequate mitigation measures i.e. the provision of an accepted drainage proposal, recent condition records of the existing drainage facilities, and the submission of an FSIs proposal have been provided by the applicant to mitigate any adverse impact arising from the proposed development. (**Appendices I to III**).

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

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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** Plan showing the filling of land at the Site
- Plan 6** Swept path analysis

LIST OF APPENDICES

- Appendix I** Fire service installations proposal
- Appendix II** Accepted drainage proposal under previous application
- Appendix III** Condition records of drainage facilities
- Appendix IV** Public transportation services in the vicinity of the Site