

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1030 S.A (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) (**Plans 1 to 3**).
- 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" ("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 Several similar applications (Nos. A/YL-SK/382, 405, 408, 409, 411 and 434) 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.
- 2.3 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 131 m² (about) (**Plan 3**). A 2-storey temporary structure is proposed at the Site for shop and services, office and washroom with total gross floor area (GFA) of 144 m² (about) (**Plan 4**). The remaining open area will be used for pedestrian circulation 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 10 visitors per day. Detailed development parameters are shown at **Table 1** below:

Table 1 – Major development parameters

Site Area	131 m ² (about)
Covered Area	72 m ² (about)
Uncovered Area	59 m ² (about)
Plot Ratio	1.1 (about)
Site Coverage	55% (about)
No. of Structure	1
GFA	144 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	144 m ² (about)
Building Height	7 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 and pedestrian circulation area to meet the operational need (**Plan 5**). The current site level with existing hard-paving is at +34.3 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**). Since the Site is proposed for a real estate agency, no loading/unloading (L/UL) activity will be carried out at the Site. The Site is about 250 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. Therefore, no vehicle parking and L/UL space will be provided at the Site.

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 "*Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites*" and relevant "*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 e.g. the submission of proposals for drainage facilities and fire service installations will be provided by the applicant to mitigate any adverse impact 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 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