

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories (the Site) for '**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**' (the proposed development) (Plans 1 to 3).
- 1.2 The proposed development is intended to serve as a vehicle showroom 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/298) for the same applied use submitted by a different applicant, which was approved by the Board for a period of 5 years in March 2021. Compared with the previously approved application, there are slight reductions in the site area (from 754 m² (about) to 741 m² (about); -13 m² (about)) and the total gross floor area (GFA) (from 213 m² (about) to 192 m² (about); -21 m² (about)). Besides, the nos. of structure under the current scheme have also reduced from 3 to 2.
- 2.3 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.

2.4 In support of the application, the applicant has submitted the latest proposal for fire service installations to enhance the fire safety of the proposed development, as well as the as-built drainage proposal accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) under the previously approved application to minimise the potential adverse impact to the surrounding area (**Appendices I to II**). Upon obtaining relevant planning permission from the Board, the applicant will proceed to implement the accepted fire service installation proposal, and provide condition records of the drainage facilities.

3) Development Proposal

3.1 The Site occupies an area of 741 m² (about) (**Plan 3**). 2 nos. of temporary structure are proposed at the Site for shop and services, storage of auto parts, office and washroom with total gross floor area (GFA) of 192 m² (about) (**Plan 4**). The ancillary office is intended to provide indoor workspace for staff to support the daily operation of the proposed development. The remaining open area will be used for vehicle parking spaces, pedestrian circulation area, and vehicle displaying and circulation area. The operation hours are from 09:00 to 18:00 daily, including Sundays and public holidays. In terms of the operation, a maximum of 20 vehicles will be displayed at the Site. It is estimated that there will be a maximum of about 10 visitors per day and about 6 members of staff on the Site. Detailed development parameters are shown at **Table 1** below:

Table 1 – Major development parameters

Site area	741 m ² (about)
Covered area	120 m ² (about)
Uncovered area	621 m ² (about)
Plot ratio	
	0.26 (about)
Site coverage	
	16% (about)
No. of structure	
	2
GFA	
- Domestic GFA	192 m ² (about)
- Non-domestic GFA	Not applicable
	192 m ² (about)
Building height	
	3 m to 7 m (about)
No. of storey	
	1 to 2

- 3.2 The majority of the Site (i.e. 734 m² (about); 99% of the Site) has been covered with concrete of not more than 0.1 m in depth. The current site level with existing hard-paving is at +33.2 mPD (**Plan 5**). The current application serves to regularise the existing filling of land at the Site, which is to facilitate a flat surface for the erection of structures and the provision of vehicle displaying, parking and circulation area. It is considered necessary and has been kept to a minimum for the operation of the Site. The applicant will strictly follow the scheme, and no further filling of land will be carried out at the Site. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.
- 3.3 The Site is accessible from Kam Sheung Road via a local access (**Plan 1**). A 5 m-wide (about) vehicular ingress/egress is proposed at the eastern portion of the Site. 3 nos. of parking space are provided at the Site for staff and visitors. Advanced booking will be required for visitors to use the parking spaces at the Site. Details of their provisions are shown at **Table 2** below.

Table 2 – Parking provisions

Types of space	No. of space
Parking space for private cars (PC) - 2.5 m (W) x 5 m (L)	2
Parking space for light goods vehicles (LGV) - 3.5 m (W) x 7 m (L)	1

- 3.4 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road safety. As the trip generated/attracted by the Site is expected to be minimal, the adverse traffic impact to the surrounding road network is therefore not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated trip generation/attraction

Time period	Estimated trip generation/attraction				2-way total
	PC		LGV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	0	0	1
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	0	0	1
Average trip per hour (10:00 – 17:00)	2	2	0.5	0.5	5

- 3.5 No direct purchase of vehicle would be carried out at the Site. Customers will collect the purchased vehicles elsewhere. No light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the approval period of the planning permission.
- 3.6 An existing tree (**Plan 4**) at the northern portion of the Site will continue to be well-preserved by the applicant during the approval period of the planning permission. Regular horticultural practice will be given to ensure the health condition of the existing tree.
- 3.7 No storage of dangerous goods will be allowed at the Site at any time during the approval period of the planning permission. In addition, no car beauty, washing, cleansing, paint-spraying, repairing or other workshop activities will be carried at the Site.
- 3.8 2.5 m high solid metal wall will be provided along the site boundary to minimise the potential nuisance to the surroundings. The boundary wall will be installed properly by licensed contractor to prevent misalignment, so as to ensure that there is no gap or slit on the boundary wall.
- 3.9 The applicant will comply with the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also 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 approval period of the planning permission.
- 3.10 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational.

3.11 The applicant will also implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. The design and construction of the system will strictly follow the requirements stipulated in *ProPECC PN 1/23*.

4) Conclusion

4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures e.g. the provision of the as-built drainage proposal accepted by CE/MN, DSD and implemented under the previously approved application, as well as the latest proposal for fire service installations have been 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 with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years'**.

R-riches Planning Limited

February 2026

LIST OF APPENDICES

Appendix I	Fire service installations proposal
Appendix II	As-built drainage proposal accepted under previous application

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