Supplementary Planning Statement

1 Introduction

1.1 The applicant seeks planning permission from the Town Planning Board (the TPB) under Section 16 of the Town Planning Ordinance for a Temporary Shop and Services for a Period of 3 Years (the development) at Lot 624 S.A (Part) in D.D. 112, Shek Kong, Yuen Long, New Territories (the Site) **(Plan 1)**.

1.2 The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/11, which is accessible from the local access via Shek Kong Airfield Road. The applicant intended to operate a convenience store to serve the nearby residents in Shui Lau Tin Tsuen.

1.3 Compared with the last planning application No. A/YL-SK/377, there is no change in the applicant, site area and development layout, except for a minor increase in the building height of the structure (from 3.5m to 4m).

1.4 This Supporting Planning Statement is prepared on behalf of Chong Kee Development Company (the applicant), which aims to provide necessary information to facilitate TPB's consideration. The applicant respectfully requests favourable consideration of this s.16 planning application.

2 Planning Context

The Site and its surroundings

2.1 The Site is situated nearby Shui Lau Tin Tsuen in Shek Kong, which occupies an area of about 202m^2 (**Plan 1** and **Plan 2**). The Site is accessible from the local access via Shek Kong Airfield Road, is currently occupied with temporary structures and hard-paved.

2.2 The surrounding areas of the Site are mainly village settlements comprising village houses of Shui Lau Tin Tsuen, vehicle parking, open storage yards and vacant land. The northern boundary of the Site abuts the Shui Lau Tin Tsuen local access road, which the alignment is in parallel to the drainage channel to the north. The Site is situated to the immediate west and north of the village

settlement of Shui Lau Tin Tsuen. To the west of the Site are open storage yards.

Statutory Land Use Zoning

2.3 The Site falls within an area zoned "AGR" on the Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/11. According to the Notes of the OZP, 'Shop and Services' is neither a Column 1 nor a Column 2 use. According to the covering Notes of the OZP, temporary use or development of land or building not exceeding three years requires permission from the TPB.

2.4 Moreover, the Notes for the "AGR" zone also stipulate that filling of land (except laying of soil not exceeding 1.2m in thickness for cultivation) on or after the date of the first publication in the Gazette of the notice of the draft Shek Kong OZP No. S/YL-SK/7 i.e. 29.4.2005 requires planning permission from the TPB. As the Site was filled before the gazette date, no planning application for the filling of land would be required.

Previous and Similar Planning Applications

2.5 The Site is subject to the approved planning application No. A/YL-SK/377 which was revoked on 16.5.2026 due to the incompletion of relevant works. Compared with the last planning application No. A/YL-SK/377, there is no change in the applicant, applied use, site area, development layout as well as development parameters.

2.6 There are several planning applications for similar shop and services use within the same "AGR" zone being approved by the TPB in 2021 to 2026. Approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone. These planning applications are summarised in **Table 1** below.

Table 1 – Similar Applications within the same "AGR" zones approved by the TPB between 2021 to 2026

Application No.	**Applied Use**	**Approval Date**
A/YL-SK/377	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	16.8.2024

Application No.	**Applied Use**	**Approval Date**
A/YL-SK/461	Proposed Temporary Eating Place, Shop and Services and Associated Filling of Land for a Period of 3 Years	11.9.2026

Land Status

2.7 The land status plan is shown on **Plan 3**. The Site occupies part of the Lot 624 S.A in D.D. 112, which is old schedule agricultural lot under Block Government Lease that restrict erection of structures without prior approval of the Government. Upon planning permission granted from the TPB, the applicant will apply to the Lands Department for Short Term Waiver to allow for erection of temporary structure on the concerned lot.

3 Development Proposal

3.1 The Site occupies an area of about 202m^2. One single-storey structure with height of not more than 4m and a total floor area of about 36m^2 are proposed at the Site for convenience store aiming to provide daily necessities for the nearby residents. The operation hours of the Site are from 9:00 to 20:00 daily including Sundays and public holidays. It is estimated that the Site would be able to accommodate 4 staff. The proposed development could accommodate about 5 visitors at the same time. Details of the development parameters and the proposed structure are summarised at **Table 2** and **Table 3** below:

Table 2 – Main Development Parameters

Application Site Area	About 202m^2
Covered Area	About 36m^2
Uncovered Area	About 166m^2
Plot Ratio	About 0.18
Site Coverage	About 18%
Number of Structure(s)	1
Total Gross Floor Area	About 36m^2 (non-domestic)
Building Height	Not more than 4 m
Number of Storey	Not more than 1 storey

3.2 No public announcement system, whistle blowing, portable loud speaker or other form of audio amplification system as well as the neon light signboards will be used at the Site at all time. No car beauty, car washing, paint spraying, car repairing, car dismantling, open storage or other workshop activities will be conducted on the Site at any time during the planning approval period.

Traffic and Access Arrangements

3.3 The Site is accessible from the local access via Shek Kong Airfield Road **(Plan 2)**. As mentioned in **para. 3.1**, 4 staff will work on-site and one car parking space for private car would be provided for their daily commute. As the convenience store aims to serve the nearby residents, the visitors are expected to visit the convenience store on foot. In view of the above, the traffic generation and attraction by the development is expected to be negligible.

Environmental, Drainage and Fire Safety Considerations

3.4 The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (CoP) promulgated by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. Other environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance, etc. will also be complied with at all times during the planning approval period. The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment within the Site.

3.5 Regarding other potential impacts from drainage perspective, adequate mitigation measures would be provided, which are shown in the approved drainage proposal **(Appendix A)** in order to mitigate any adverse impacts arising from the proposed development. Moreover, the approved fire service installations (FSIs) proposal **(Appendix B)** and FS251 certificate (**Appendix C**) are prepared as per relevant Government departments' latest requirement. For the landscape aspect, there is no tree found in the Site which is unlikely induce adverse landscape impact. Hence, it is anticipated that no adverse impact will be generated with relevant mitigation measures implemented.

4 Planning Justifications

Benefit the Local Villagers from Shui Lau Tin Tsuen

4.1 The proposed development is nearby Shui Lau Tin Tsuen. The convenience store could cater the local villagers' needs on daily necessities, that they do not need to commute to Kam Tin or Yuen Long Town.

Applicant Demonstrated his Effort to Complied with Approval Conditions

4.2 The last planning application No. A/YL-SK/377 was revoked due to the incompletion of relevant works to discharge remaining approval conditions. Nevertheless, applicant's effort and commitment were demonstrated through the submission of various technical proposals including drainage and FSI proposals. The approval conditions of submission were then complied within the previous approval period (**Appendices A and B)**. Approval of this s.16 planning application would provide more time for the applicant to complete the remaining works for the development.

The Development is Temporary in Nature and Would not Jeopardise the Long-term Planning Intention of the "AGR" Zone

4.3 Although the proposed development is not in line with the planning intention of the "AGR" zone, it is temporary in nature that would not jeopardise the long-term planning intention of the "AGR" zone and could better utilise the vacant agricultural land. Upon the expiry of the planning approval, the applicant is also committed to reinstate the Site to an amenity area.

Land Use Compatibility and No Undesirable Precedent

4.4 The Site is situated next to the village cluster of Shui Lau Tin. The surrounding areas are predominantly composed of village houses, vehicle parking and open storage yards. The development with a floor area of about 36m^2 and a building height of not more than 4m is considered small in scale. Hence, the proposed development is compatible with the surrounding areas.

4.5 As shown on **Table 1**, the TPB has approved a number of similar planning

applications for shop and services use within the same "AGR" zone. Approval of the current application is in line with the TPB's previous decisions and would not set an undesirable precedent for similar use in the area.

No Adverse Impacts to the Surrounding Areas

Traffic

4.6 The development would only incur minimal traffic impact. Only 1 parking space for private car would be provided for staff while the visitors will visit the Site on foot.

Environmental

4.7 The development would not involve any car beauty, car washing, paint spraying car repairing, car dismantling, open storage or other workshop activities. The operation hours are limited to 9:00 to 20:00 daily including Sundays and public holidays. No neon light signboards will be used. The applicant will strictly comply with all relevant environmental protection/pollution control ordinances, as well as the relevant mitigation measures and requirements stipulated in the latest CoP issued by the EPD.

Drainage and Fire

4.8 Adequate drainage facilities will be provided in accordance with the approved drainage proposal **(Appendix A)** to minimise flood risk. Hence, no adverse drainage impact is anticipated. Moreover, the approved FSIs proposal **(Appendix B)** and FS251 certificate (**Appendix C**) demonstrated that adequate fire service installations are in line with latest technical requirements.

5 Conclusion

5.1 In light of the planning justifications furnished in this planning statement supported by technical assessment and the applicant's strong commitment to strictly comply with all control ordinances. The applicant respectfully requests favourable considerations on this s.16 planning application by the TPB.

Tensor Planning and Surveying Limited
October 2026

List of Plans

Plan 1	Proposed Layout Plan
Plan 2	Location Plan
Plan 3	Land Status Plan
Plan 4	Swept Path Analysis

Appendices

Appendix A	Compliance Letter and Approved Drainage Proposal for A/YL-SK/377 approval condition (a) dated 20.11.2025
Appendix B	Compliance Letter and Approved Fire Service Installations (FSIs) Proposal for A/YL-SK/377 approval condition (d) dated 17.10.2025
Appendix C	FS251 certificate

寄件者: [redacted]
寄件日期: 2026年11月05日星期四 16:54
收件者: tpbpd/PLAND
副本: Jason Sek Hei WONG/PLAND; Athena Pui Yin LAI/PLAND; Travis Tsz Ki KWOK/PLAND; [redacted]
主旨: [SI] Planning Application No. A/YL-SK/ 479 - Submission of Supplementary Information
附件: A_YL-SK_479_SI_Appendix C.pdf; A_YL-SK_479_SI_replacement pages of planning statement.pdf

類別: Internet Email

Your Ref.: TPB/ A/YL-SK/479

Dear Jason,

Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
Temporary Shop and Services for a Period of 3 Years
in "Agriculture" Zone at Lot 624 S.A (Part) in D.D. 112, Shek Kong, Yuen Long, New Territories
(Planning Application No. A/YL-SK/479)

Submission of Supplementary Information

Further to our tele-conversation earlier, please find the following supplementary information for the captioned s.16 Planning Application for your consideration:

1. The applicant would like to clarify that, compared with the previous application submitted by the same applicant, there is no major change in the site area and development layout, except for a minor increase in the building height of the structure (from 3.5m to 4m). Please refer to the replacement pages of the Planning Statement for reference.

2. A FS251 is prepared to demonstrated that adequate fire service installations have been provided in accordance with the approved FSIs proposal (**Appendix C**).

Should you have any queries or require further clarification, please do not hesitate to contact the undersigned at [redacted] Thank you.

Best regards,
Tiffany HUI
Town Planner
Tensor Planning and Surveying Limited
Direct Line: [redacted] Fax: [redacted]
[redacted]