

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1046 S.A (Part) and 1046 S.B RP (Part) in D.D. 115, Au Tau, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Shop and Services for a Period of 3 Years**’ (the proposed development) (**Plans 1 to 3**).
- 1.2 As there are a number of vehicle showrooms/workshops operating in the vicinity of the Site, the applicant notified a need for a shop and services to provide vehicle documentation services to government departments from nearby business operators. Thus, the applicant would like to use the Site to operate the proposed use serving the nearby residents and coping with such demand in the area.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Residential (Group C)” (“R(C)”) on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20. According to the Notes of the OZP, ‘*shop and services*’ is a Column 2 use within the “R(C)” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the “R(C)” zone, as there is no known long-term programme to develop the Site for residential use, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “R(C)” zone and would better utilise deserted land in the New Territories.
- 2.3 The Site is surrounded by sites occupied by scattered temporary structures, shop and services, residential structures, etc., hence, the proposed development with one low-rise temporary structure is considered not incompatible with the surroundings.
- 2.4 Several similar S.16 planning applications for ‘*shop and services*’ use within the same “R(C)” zone have been approved by the Board between 2020 to 2025, within which the latest application (No. A/YL-TT/715) has been approved by the Board on a temporary basis of 3 years in 2025. Thus, approval of the application would not set an undesirable precedent within the same “R(C)” zone and in line with the Board’s previous decisions.

3) Development Proposal

- 3.1 The Site occupies an area of 39 m² (about) (**Plan 3**). One structure is provided at the Site for shop and services, site office and washroom uses with total gross floor area (GFA) of 39 m² (about) (**Plan 4**). No domestic structure is proposed at the Site. The site office and toilet are intended to support the daily operation of the Site. The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00. There would be no operation on Sundays and public holidays. The number of staff working at the Site is 3. It is anticipated that the Site would be able to attract about 6 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	39 m ² (about)
Covered Area	39 m ² (about)
Uncovered Area	N/A
Plot Ratio	1 (about)
Site Coverage	100 % (about)
Number of Structures	1
Total GFA	39 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	39 m ² (about)
Building Height	4 m (about)
No. of Storey	1

- 3.2 The Site is accessible from Castle Peak Road - Yuen Long via a local access (**Plan 1**). No parking and loading/unloading spaces would be provided within the Site. Visitors are recommended to reach the Site on foot as majority of targeted customers are nearby businesses and individuals.
- 3.3 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with 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*' issued by the Environmental Protection Department to minimise adverse environmental impacts and

nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development would not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. the submission of drainage and fire service installations proposals, to mitigate any adverse impact arising from the proposed development after the application is approved by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Shop and Services for a Period of 3 Years**'.

R-riches Planning Limited

January 2026

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan