

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 2524 (Part) in D.D. 124, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years**’ (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site to operate a real estate agency to alleviate the pressing demand for residential use. The proposed development will serve as a vital support facility to help address the area’s pressing residential demand, and will directly support local residential mobility and help incoming workers find suitable accommodation. The real estate agency is designed to provide a comprehensive, one-stop suite of services, including secondary market property sales brokerage, residential leasing, and professional real estate consultancy and advisory services. These offerings will be highly tailored to meet the diverse housing needs of both long-term local households and the newly incoming workforce in the area.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned “Residential (Group B) 1” (“R(B)1”) and “Government, Institution or Community” (“G/IC”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No.: S/YL-TYST/14. According to the Notes of the OZP, ‘*Shop and Services*’ is a Column 2 use within both “R(B)1” and “G/IC” zones, which requires planning permission from the Board (**Plan 2**).
- 2.2 The proposed development with a low-rise structure is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for workshops, warehouses and vehicle repairing workshops, as well as clusters of domestic structures for residential use. Although the Site falls within both “R(B)1” and “G/IC” zones, there is no known long-term programme to develop the Site for residential uses and G/IC facilities, organisations, and other institutional establishments. Approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intentions of both “R(B)1” and “G/IC” zones and would better utilise deserted land in the New Territories.

2.3 Furthermore, similar S.16 planning applications for ‘shop and services’ use were also approved by the Board within the same “G/IC” zone, which the latest application (No. A/YL-TYST/1310) was approved by the Board on a temporary basis for 3 years in 2025. Therefore, approval of the current application would not set an undesirable precedent within the same “G/IC” zone.

### 3) Development Proposal

3.1 The site occupies an area of 125 m<sup>2</sup> (about) (**Plan 3**). One 2-storey structure is provided at the Site for shop and services, office and washroom uses with total gross floor area (GFA) of 228 m<sup>2</sup> (about) (**Plan 4**). No domestic structure is proposed at the Site. Ancillary facilities, including office and washroom are intended to support the daily operation of the Site. The operation hours of the Site are daily from 09:00 to 19:00, including Sundays and public holidays. The number of staff working at the Site is 5. It is anticipated that the Site would be able to attract about 10 visitors per day. Details of development parameters are shown at **Table 1** below:

**Table 1** - Major Development Parameters

|                              |                            |
|------------------------------|----------------------------|
| <b>Application Site Area</b> | 125 m <sup>2</sup> (about) |
| <b>Covered Area</b>          | 114 m <sup>2</sup> (about) |
| <b>Uncovered Area</b>        | 11 m <sup>2</sup> (about)  |
|                              |                            |
| <b>Plot Ratio</b>            | 1.8 (about)                |
| <b>Site Coverage</b>         | 91 % (about)               |
|                              |                            |
| <b>Number of Structures</b>  | 1                          |
| <b>Total GFA</b>             | 228 m <sup>2</sup> (about) |
| - Domestic GFA               | Not applicable             |
| - Non-Domestic GFA           | 228 m <sup>2</sup> (about) |
|                              |                            |
| <b>Building Height</b>       | 7.5 m (about)              |
| <b>No. of Storey</b>         | 2                          |

3.2 The Site is accessible from Hung Shun Road via a local access (**Plan 1**). No parking or loading/unloading spaces will be provided at the Site. Staff are expected to access the Site by public transport services, which are available in the vicinity of the Site (e.g. light rail and public buses at Castle Peak Road - Hung Shui Kiu; and minibuses at Hung Shun Road, etc.). Visitors are expected to access the Site by foot, or public transport services considering the prime location within nearby businesses and residential settlements.

- 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 will not create nuisance to the surrounding areas. Adequate mitigation measures (i.e. the submission of fire service installations proposal) will be provided by the applicant after the planning application is approved by the Board 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 for a Period of 3 Years**’.

**R-riches Planning Limited**

**July 2026**

## **LIST OF PLANS**

|               |                  |
|---------------|------------------|
| <b>Plan 1</b> | Location Plan    |
| <b>Plan 2</b> | Zoning Plan      |
| <b>Plan 3</b> | Land Status Plan |
| <b>Plan 4</b> | Layout Plan      |