

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 783, 785 S.A and 785 RP in D.D. 114, Sheung Tsuen, Shek Kong, New Territories (the Site)* for **'Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years'** (proposed development) (**Plan 1**).
- 1.2 The Site is located in an area predominated by residential and commercial development. As there is a high demand for real estate agencies within the Shek Kong area, the applicant would like to continue operating its shop and services (real estate agency) to bring convenience to surrounding locals. The proposed development could alleviate the pressing demand for shop and services in the area.

### **2) Planning Context**

- 2.1 The Site falls within an area zoned as "Village Type Development" ("V") zone on the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 (**Plan 2**). According to the Notes of the OZP, 'Shop and Services' is a column 2 use within the "V" zone, which requires permission from the Board.
- 2.2 The Site is the subject of one previous planning application (No. A/YL-SK/293) for the same use submitted by the same applicant, which was approved by the Board for a period of 3 years in 2020. As the current application is in similar scale and for the same use, approval of the current application is in line with the Board's previous decision and would not set an undesirable precedent within the same "V" zone.
- 2.3 Although the Site falls within "V" zone, no Small House application is being processed within the Site by the Lands Department. As the proposed development is intended to serve the nearby villages and meet the local demand for real estate agency in the vicinity, approval of the current application on a temporary basis would not jeopardize the long-term planning intention of the "V" zone and would better utilize precious land resources. The building height and form of structures are lower to its surrounding area within the "V" zone (i.e. maximum building of 3 storeys (8.23m)), therefore, the proposed development is considered not incompatible with the surrounding land uses and would benefit nearby residents and

workers.

- 2.4 When compared with the previous application (No. A/YL-SK/293), the site area, building height of the structures and number of structures are the same as the previous application while the GFA and covered area are slightly reduced to meet the operational needs. The applicant has shown effort to comply with approval condition of the previous application, details are shown as follow at **Table 1** below:

**Table 1** – Details of Compliance with Approval Condition of the Previous Application

Approval Conditions of Application No. A/YL-SK/293		Date of Compliance
(b)	The submission of a drainage proposal	Not complied with
(c)	The implementation of the drainage proposal	Not complied with
(e)	The submission of a fire service installations (FSIs) proposal	19/09/2022
(f)	The implementation of the FSIs proposal	Not complied with

- 2.5 Regarding approval conditions (b) and (c), the applicant made several submissions for compliance with these approval conditions between 2021 to 2023. However, these submissions were considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD). The applicant has submitted a revised drainage proposal and a set of photographic records of the drainage facilities to support the current application (**Appendices I to II**).
- 2.6 Regarding approval conditions (e) and (f), the applicant submitted a FSIs proposal for compliance with this approval condition on 18/08/2022. The submission was considered acceptable by the Director of Fire Services (D of FS) on 19/09/2022. The applicant submitted a certificate of fire service installations and equipment (FS 251) to comply with this condition on 11/09/2023. However, the submission was considered not acceptable by D of FS on 16/10/2023. The applicant later revised the layout of the approved structure, which a new FSIs proposal and FS 251 are required to submit to the satisfaction of the D of FS.
- 2.7 The applicant submitted a drainage proposal, a photographic record of the existing drainage facilities and an accepted FSIs proposal of the previous application (No. A/YL-SK/293) in support of the current application (**Appendices I to III**).

### 3) Development Proposal

3.1 The Site occupies an area of 240m<sup>2</sup> (about) (**Plan 3**). 3 two-storey structures are provided at the Site for real estate agency with total GFA of 244 m<sup>2</sup> (**Plan 4**). Two real estate agencies will be operated at the Site, i.e. one estate agency at structure B1 with 76m<sup>2</sup> (about) and the other estate agency at structures B2 and B3 with 168m<sup>2</sup> (about). The operation hours of the proposed development are from 09:00 to 20:00 daily, including public holidays. The estimated number of staff working at the Site is 10. It is estimated that the Site would be able to attract not more than 20 visitors per day. Details of development parameters are shown at **Table 2** below:

**Table 2 – Major Development Parameters**

<b>Application Site Area</b>	240 m <sup>2</sup> (about)
<b>Covered Area</b>	122m <sup>2</sup> (about)
<b>Uncovered Area</b>	118 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	1.02 (about)
<b>Site Coverage</b>	
	51% (about)
<b>Number of Structure</b>	
	3
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	244 m <sup>2</sup> (about)
<b>Building Height</b>	
	6 m (about)
<b>No. of Storey</b>	
	2

3.2 The Site is not directly connected to vehicular access and is accessible from Kam Sheung Road by walking (**Plan 1**). As the proposed development is intended to serve the nearby locals, visitors likely access the Site by walking. The Site is in close vicinity of Kam Sheung Road, which is well served by public transportation. Hence, staff will commute to the Site by taking public transportation to Kam Sheung Road then walk to the Site (**Plan 5** and **Table 3**). The applicant has been using the same traffic arrangement for the previous application (No. A/YL-SK/293) and is workable. No parking / loading/unloading (L/UL) spaces are provided at the Site (**Plan 4**). No vehicle is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period.

**Table 3 – Public Transport Services**

Route No.	Termination Points	
<b>Bus</b>		
64K	Yuen Long (West) Bus Terminus	Tai Po Market Station Bus Terminus
251A	Kam Sheung Road Station	Sheung Tsuen (Circular)
<b>Green Minibus</b>		
72	Yuen Long – Tai Hang Street	Lui Kung Tin
72M	Kam Sheung Road Station	Lui Kung Tin

3.3 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 strictly follow the Professional Persons Environment Consultative Committee Practice Notes (ProPECCPN 5/93) for sewage treatment at the Site.

3.4 The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area.

#### **4) Conclusion**

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. a drainage proposal, a photographic record of the existing drainage facilities and an accepted FSIs proposal of the previous application (No. A/YL-SK/293) to mitigate any adverse impact arising from the proposed development (**Appendices I to III**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years**’.

**R-riches Property Consultants Limited**

**June 2024**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Public Transport Serving the Application Site

## **APPENDICES**

<b>Appendix I</b>	Drainage Proposal
<b>Appendix II</b>	Photographic Record of Existing Drainage Facilities
<b>Appendix III</b>	Accepted FSIs proposal of the previous application No. A/YL-SK/293