

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 127 (Part) in D.D. 118, Nam Hang Tsuen, Tai Tong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 The Site is located within walking distance from nearby villages and there is great demand for real estate agency services in the area. In view of that, the applicant would like to operate a real estate agency at the Site to bring convenience to the nearby locals and business operators.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Approved Tai Tong Outline Zoning Plan No.: S/YL-TT/20. According to the Notes of the OZP, 'Shop and Services' use is a column 2 use within the "V" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the "V" zone which is to designate both existing recognized 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 utilize 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.
- 2.3 The Site is not subject of any previous S.16 planning application, however, several similar applications for 'shop and services' use were previously approved by the Board within the "V" zone. Therefore, approval of the current application would not set an undesirable precedent within the "V" zone.

3) Development Proposal

3.1 The site area is 86 m² (about) (**Plan 3**). A 2-storey structure is proposed at the Site for shop and services, office and washroom with total GFA of 88 m² (about) (**Plan 4**). The operation hours of the Site are from 09:00 to 19:00 daily, including public holidays. The office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. The estimated number of staff working at the Site is 3. It is anticipated that the Site would be able to attract not more than 10 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	86 m ² (about)
Covered Area	44 m ² (about)
Uncovered Area	42 m ² (about)
Plot Ratio	1.02 (about)
Site Coverage	51% (about)
Number of Structure	1
Total GFA	88 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	88 m ² (about)
Building Height	7 m (about)
No. of Storey	2

- 3.4 The Site is accessible from Tai Tong Road via Nam Hang Tsuen Road and a local access (**Plan 1**). No parking and loading/unloading space is proposed at the Site. It is expected that staff and visitors will access the Site via public transport services available in the vicinity.
- 3.5 The applicant will follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will also implement good practices under *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals after planning permission has been granted from 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 5 Years**'.

R-riches Property Consultants Limited

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LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan