

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 6 S.C RP (Part) and 7 (Part) in D.D. 125, Fung Kong Tsuen, Yuen Long, New Territories* (the Site) for ‘**Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years**’ (the development) (**Plan 1**).
- 1.2 The applicant’s original business premises in Hung Shui Kiu had been resumed and reverted to the Government in 2021 due to the development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). The applicant subsequently applied a S.16 planning application to relocate the affected business premises under application No. A/HSK/344 and the application was approved by the Board in 2022 with policy support that the application is intended to facilitate the interim relocation of the applicant’s affected business premises in order to facilitate the implementation of HSK/HT NDA. The current application is intended to continue using the Site for the applied use to serve the nearby locals.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Government, Institution or Community” (“G/IC”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2 (**Plan 2**). According to the Notes of the OZP, ‘*Vehicle Repair Workshop*’ is neither a column 1 nor 2 use within the “G/IC” zone, which requires permission from the Board. Although the Site falls within the “G/IC” zone, the application is only on a temporary basis and the applicant will surrender the Site unconditionally to facilitate the implementation of the HSK/HT NDA upon Government’s request in the future even during the planning approval period. The applicant will search for suitable long-term premises for its business in coming years and liaise with respective B/Ds to ensure that the proposed development would not affect the proposed works under HSK/HT NDA, hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of the “G/IC” zone and would better utilise deserted land in the New Territories.
- 2.2 The Site is subject of one previously approved application (No. A/HSK/344) for ‘*Vehicle Repair Workshop*’ submitted by the same applicant, which was approved by the Board on a temporary basis for a period of 3 years in 2022. Approval of the current application is in line with the Board’s previous decision.

- 2.3 When compared with the previously approved application, despite the site area of the current application is decreased from 1,605m² to 1,505m² (about) (i.e. -100m², -6%) due to land resumption from the Government, the gross floor area (GFA), plot ratio, building height, number of structures, parking, loading/unloading (L/UL) spaces and operation mode remain unchanged. Despite the previous application was lapsed on 14.1.2025, the applicant has complied with all approval conditions within the designated time period, details are as follows:

Table 1: Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/HSK/344		Date of Compliance
(d)	Submission of a drainage proposal	14/10/2022
(e)	Implementation of the drainage proposal	11/1/2023
(g)	Submission of a fire service installations (FSIs) proposal	11/1/2023
(h)	Implementation of the FSIs proposal	22/8/2023

- 2.4 In support of the current application, the applicant submitted the accepted drainage proposal under the previous application and a FSIs proposal for the applied use (**Appendices I to II**).

3) Development Proposal

- 3.1 The Site occupies an area of 1,505 m² (about) (**Plan 3**). The operation hours of the development are Monday to Saturday from 09:00 to 18:00. No operation will be carried out on Sunday and public holiday. A total of 2 single storey structures are erected at the Site for vehicle repair workshops and ancillary office with total GFA of 450 m² (about) (**Plan 4**). Three medium goods vehicle (MGV) repair bays are provided within the enclosed structures at the Site. The ancillary office provides indoor workspace for administrative staff to support the daily operation of the development. The remaining open area will be reserved for vehicle parking, L/UL and circulation spaces. Based on the previous approved application, the estimated number of staff working at the Site is 4 and the estimated number of visitors is 4 per day. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Site Area	1,505 m ² (about)
Covered Area	450 m ² (about)
Uncovered Area	1,055 m ² (about)
Plot Ratio	0.3 (about)
Site Coverage	30% (about)
No. of Structure	2
Total GFA	450 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	450 m ² (about)
Building Height	Not exceeding 6 m (about)
No. of Storey	1

- 3.2 The Site is accessible from Fung Kong Tsuen Road via Kai Pak Ling Road and a local access (**Plan 1**). A total of 5 parking and L/UL spaces for private cars (PC), light goods vehicle (LGV) are provided at the Site. The same parking and L/UL space provision was implemented under the previous application No. A/HSK/344. Details of the parking and L/UL provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL Provisions

Type of Parking Space	No. of Space
Parking Space for PC for staff - 2.5 m (W) x 5 m (L)	3
Parking Space for PC for visitor - 2.5 m (W) x 5 m (L)	1
Type of L/UL Space	No. of Space
L/UL Space for LGV - 3.5 m (W) x 7 m (L)	1

- 3.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access. Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road safety. As the trips generated/attracted by the development during off-peak and peak hours are both minimal, the adverse traffic impact arising from the development is not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

Table 4 – Trip Generation and Attraction of the Applied Use

Time Period	Trip Generation and Attraction						
	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trip at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	1	1	2	0	7
Trip at <u>PM peak</u> per hour (17:00 – 18:00)	0	3	0	0	0	2	5
Trip per hour (10:00 – 17:00)	1	1	0	0	0	0	2

- 3.4 The applied use involves vehicle repairing activities for LGVs and MGVs. No heavy vehicle, including container tractor/trailer will be repaired at the Site during the planning approval period. Other workshop activities, i.e. dismantling, maintenance, repairing, cleansing, paint spraying are carried out within enclosed structures. All goods and tools will be properly stored within the enclosed structure at all time and 2.5m high solid metal wall will be provided along the Site to minimize potential nuisance to the surrounding area.
- 3.5 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 also 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 the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.
- 3.6 As there is no existing public sewer in the vicinity of the Site, septic tank and soakaway system are proposed for sewage treatment at the Site. The applicant will implement good practices under *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* for on-site sewage system within the Site. The applicant will regularly employ licensed collectors to collect and dispose of the sewage, and the locations of toilets are located away from the watercourse in the vicinity.

4) Conclusion

- 4.1 The development has not been creating significant nuisance to the surrounding area. Adequate mitigation measures are provided by the applicant, i.e. the submission of the

accepted drainage proposal under the previous application and a FSIs proposal in order to mitigate any adverse impact arising from the development (**Appendices I to II**).

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years**’.

R-riches Planning Limited

June 2025

LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Layout plan

LIST OF APPENDICES

Appendix I	Accepted drainage proposal under the previous application No. A/HSK/344
Appendix II	Fire service installations proposal