Supplementary Statement

1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 165, 166 (Part), 167 (Part), 168, 169, 170, 171, 172 and 173 in D.D. 96, Pun Uk Tsuen, Lok Ma Chau, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Public Vehicle Park (excluding Container Vehicle) and Shop and Services with Ancillary Facilities and Associated Filling of Pond for a Period of 5 Years**' (the proposed development) (**Plans 1** to **3**).

1.2 The proposed development is intended to operate as a public vehicle park as well as shop and services for displaying brand new and/or second-handed vehicles (i.e. private cars (PC)) for sale and other vehicle products to serve the general public, nearby residents and business operators.

2) Planning Context

2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2 (**Plan 2**). According to the Notes of the OZP, *'Public Vehicle Park (excluding Container Vehicle)'* and *'Shop and Services'*, which are Column 2 uses within the "V" zone, and filling of pond require planning permission from the Board.

2.2 Despite the Site falls within the "V" zone which is to designate both existing recognised 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 utilise precious land resources in the New Territories. The building height of the proposed structures is comparable to 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 Various similar applications for/partly for *'Public Vehicle Park'* (Nos. A/YL-ST/606 & 624 and A/STT/12, 21, 29, 33 & 38) and '*Shop and Services'* (Nos. A/YL-ST/634, 642, 643, 654 & 659 and A/STT/4 & 33) were approved by the Board on a temporary basis for a period of 3 to 5 years in the past 5 years within the "V" zone on the same OZP or previously the approved San Tin OZP No. S/YL-ST/8. Therefore, approval of the current application is in line with previous decisions

of the Board and would not set an undesirable precedent within the "V" zone.

3) Development Proposal

3.1 The Site occupies an area of 2,954 m^2 (about) (**Plan 3**). A total of nine single-storey structures with a total floor area of 1,683 m^2 (about) are proposed, in which four of them (about 6 m in height) are for shop and services, washrooms and ancillary offices, and the remaining five (about 4 m in height) are for covered parking spaces which provide a total of 40 PC parking spaces (**Plan 4**). The remaining open area will be used for circulation area. Detailed development parameters are shown at **Table 1** below.

Table 1 – Major development parameters

Site area	2,954 m^2 (about)
Covered area	1,683 m^2 (about)
Uncovered area	1,271 m^2 (about)
Plot ratio	0.57 (about)
Site coverage	57% (about)
No. of structure	9
GFA - *Domestic GFA* - *Non-domestic GFA*	1,683 m^2 (about) *Not applicable* *1,683 m^2 (about)*
Building height	4 m to 6 m (about)
No. of storey	1

3.2 The proposed development will mainly target general public, residents from nearby villages, as well as business operators in the vicinity. The proposed shop and services use will be mainly for displaying brand new and/or second-handed vehicles for sale (i.e. PC) and selling vehicle products so as to meet the needs of nearby locals and business operators. It is expected that a portion of target customers will access the proposed development by PCs. Thus, the proposed public vehicle park is anticipated to benefit both nearby residents and visitors. The operation hours of the shop and services will be 09:00 to 21:00 daily, including public holidays, whereas the public vehicle park will operate 24-hour daily including public holidays.

3.3 An artificial pond, with an area of 172 m^2 (about) and a depth of 1m (about), is currently located at the southern part of the Site. Filling of pond (with concrete with not more than 1 m in depth) is proposed to facilitate a flat surface for manoeuvering of vehicles and vehicle parking,

as well as site formation for the erection of structures (**Plan 5**). In this regard, filling of pond is considered necessary and has been kept minimal to meet the operation need of the proposed development.

3.4 The Site is accessible from Chau Tau South Road via Chau Tau West Road and a local access (**Plan 1**). A 7.3 m-wide (about) vehicular ingress/egress is proposed at the southern periphery. A total of 40 parking spaces is provided at the Site. Details of their provisions are shown at **Table 2** below.

Table 2 – Parking provisions

Type of space	**No. of space**
Parking space for PC - *2.5 m (W) x 5 m (L)*	40

3.5 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). A notice will be posted at a prominent location of the vehicular ingress/egress to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period.

3.6 As the estimated trip generated/attracted by the proposed development is expected to be minimal, the adverse traffic impact to the surrounding road network is therefore not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated trip generation/attraction

Time period	**Estimated trip generation/attraction**		
	PC		**2-way total**
	In	**Out**	
Trips at AM peak per hour (08:00 – 09:00)	2	5	7
Trips at PM peak per hour (18:00 – 19:00)	5	4	9
Average trip per hour (Beyond AM and PM Peaks)	3	3	6

3.7 No open storage, storage of dangerous and dusty goods, car beauty, washing, cleansing, paint-spaying, repairing, dismantling or other workshop activities will be involved at the Site at any

time during the approval period of the planning permission.

3.8 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. No public announcement system or any form of audio amplification system will be used at the Site 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 (EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

3.9 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational. The applicant will also continue to implement good practices under *ProPECC PN 1/23* when maintaining the on-site drainage system at the Site.

4) Conclusion

4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Upon obtaining relevant planning permission, the applicant will submit proposals in relation to fire safety and drainage aspects to mitigate any potential adverse impact that would have arisen 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 Public Vehicle Park (excluding Container Vehicle) and Shop and Services with Ancillary Facilities and Associated Filling of Pond with for a Period of 5 Years**'.

R-riches Planning Limited

October 2026

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Pond Filling Plan
Plan 6	Swept path analysis (PC)