

Supplementary Planning Statement

1 Introduction

- 1.1 The applicant seeks planning permission from the Town Planning Board (the TPB) under Section 16 of the Town Planning Ordinance for a Proposed Temporary Shop and Services for a Period of 5 Years (the development) at Lot 3688 RP in D.D. 124, Lam Tei, Tuen Mun, New Territories (the Site) (**Plan 1**).
- 1.2 The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTY/14, which is accessible from Castle Peak Road – Hung Shui Kiu Section. The applicant intended to operate a motor-vehicle showroom and a real estate agency to serve the nearby residents in Sun Fung Wai, Nai Wai and Chung Uk Tsuen.
- 1.3 This Supporting Planning Statement is prepared on behalf of HT Auto Service Limited (the applicant), which aims to provide necessary information to facilitate TPB’s consideration. The applicant respectfully requests favourable consideration of this s.16 planning application.

2 Planning Context

The Site and its surroundings

- 2.1 The Site is situated in Chung UK Tsuen, Lam Tei, Tuen Mun, which occupies an area of about 262m² (**Plan 1** and **Plan 2**). The Site is accessible from Castle Peak Road – Hung Shui Kiu Section, is currently vacant, occupied with temporary structures and hard-paved.
- 2.2 The surrounding areas of the Site are mainly village settlements comprising village houses, shop and services, restaurants intermixed with some brownfield uses such as vehicle repair workshop. The Site is close to the village settlement of Sun Fung Wai, Nai Wai and Chung Uk Tsuen. The north-western and south-western boundary of the Site is bound by Castle Peak Road – Hung Shui Kiu Section and Shun Tat Street; across the Castle Peak Road to the further north is another cluster of residential dwellings – Yik Yuen Tsuen. To the northeast of

the Site are vehicle repair workshops. To the east and south of the Site are residential dwellings, shop and services and restaurants.

Statutory Land Use Zoning

- 2.3 The Site falls within an area zoned “V” on the Approved Lam Tei and Yick Yuen OZP No. S/TM-LTYT/14. According to the Notes of the OZP, ‘Shop and Services’ is a Column 2 use which requires planning permission from the TPB.

Previous and Similar Planning Applications

- 2.4 The Site is not subject to any previous planning application.
- 2.5 There are several planning applications for similar shop and services use within the same “V” zone being approved by the TPB in 2021 to 2026. Approval of the current application is in line with the Board’s previous decisions and would not set an undesirable precedent within the “V” zone. These planning applications are summarised in **Table 1** below.

Table 1 – Similar Applications within the same “V” zones approved by the TPB between 2021 to 2026

Application No.	Applied Use	Approval Date
A/TM-LTYT/413	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	23.7.2021
A/TM-LTYT/437	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	14.10.2022
A/TM-LTYT/450	Proposed Temporary Shop and Services for a Period of 3 Years	19.5.2023
A/TM-LTYT/464	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	8.12.2023
A/TM-LTYT/473	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	21.6.2024
A/TM-LTYT/476	Proposed Temporary Shop and Services	6.12.2024

Application No.	Applied Use	Approval Date
	for a Period of 5 Years	
A/TM-LTYT/480	Proposed Temporary Shop and Services for a Period of 5 Years	4.10.2024

Land Status

- 2.6 The land status plan is shown on **Plan 3**. The Site occupies Lot 3688 RP in D.D. 124, which is old schedule agricultural lot under Block Government Lease that restrict erection of structures without prior approval of the Government. Upon planning permission granted from the TPB, the applicant will apply to the Lands Department for Short Term Waiver to allow for erection of temporary structure on the concerned lot.

3 Development Proposal

- 3.1 The Site occupies an area of about 262m². One two-storey structure with height of not more than 8m and a total floor area of about 316m² are proposed at the Site for shop and services use. G/F of the proposed structure would serve as a motor-vehicle showroom, and about five private cars will be displayed on Site. In addition, 1/F of the proposed structure would operate as a real estate agency to serve the nearby villagers. The operation hours of the Site are from 8:00 to 22:00 daily including Sundays and public holidays. It is estimated that the Site would be able to accommodate 5 staff. The proposed development could accommodate about 10 visitors at the same time. Details of the development parameters and the proposed structure are summarised at **Table 2** and **Table 3** below:

Table 2 – Main Development Parameters

Application Site Area	About 262m ²
Covered Area	About 158m ²
Uncovered Area	About 104m ²
Plot Ratio	About 1.21
Site Coverage	About 60%
Number of Structure(s)	1
Total Gross Floor Area	About 316m ² (non-domestic)

Building Height	Not more than 8 m
Number of Storey	Not more than 2 storey

Table 3 – Details of the Proposed Structure

Structure	Uses	Covered Area (m²) (about)	GFA (m²) (about)	Building Height (Not more than)
B1	Shop and Services	158	316	8m (2 storey)
Total		158	316	-

- 3.2 No public announcement system, whistle blowing, portable loud speaker or other form of audio amplification system will be used at the Site. No car beauty, car washing, paint spraying, car repairing, car dismantling, open storage or other workshop activities will be conducted on the Site at any time during the planning approval period.

Traffic and Access Arrangements

- 3.3 The Site is accessible from Castle Peak Road – Hung Shui Kiu Section (**Plan 2**). As mentioned in **para. 3.1**, 5 staff will work on-site and the staff is expected to commute to the Site by public transport or on foot (i.e. Yick Yuen Tsuen Bus Stop is located within 1 minute walking distance from the Site). Moreover, since the Site intends to serve the needs of the nearby villagers, they are expected to visit the Site on foot or by public transport. In view of the above, the traffic generation and attraction by the development is expected to be negligible.

Environmental, Drainage and Fire Safety Considerations

- 3.4 The applicant will strictly follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (CoP) promulgated by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. Other environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance, etc. will also be complied with at all times during the planning approval period. The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment

within the Site.

- 3.5 Regarding other potential impacts from drainage perspective, adequate mitigation measures would be provided, which are shown in the drainage proposal **(Appendix A)** in order to mitigate any adverse impacts arising from the proposed development. Moreover, fire service installations (FSIs) will be provided as per relevant Government departments' latest requirement. For the landscape aspect, there is no tree found in the Site which is unlikely induce adverse landscape impact. Hence, it is anticipated that no adverse impact will be generated with relevant mitigation measures implemented.

4 Planning Justifications

Benefit and opportunities for the local Villagers in Sun Fung Wai, Nai Wai and Chung Uk Tsuen

- 4.1 The proposed development is nearby Sun Fung Wai, Nai Wai and Chung Uk Tsuen and other village settlements. The motor-vehicle showroom and the real estate agency could cater the local villagers' demand for motor-vehicle showroom and real estate agency services for handling sales and letting of village houses and land. Moreover, the development could create job opportunities at local area and hence local residents would not need to travel across districts for employment opportunities.

The Development is Temporary in Nature and Would not Jeopardising the Long-term Planning Intention of the "V" Zone

- 4.2 Despite the development not fully in line with planning intention of "V" zone, which intended primarily for development of Small Houses by indigenous villagers, there is currently no long-term development programme at the Site that the development could better utilise the vacant land. Upon the expiry of the planning approval or any long-term development programme to be implemented at the Site, the applicant is committed to cease the business operation..

Land Use Compatibility and No Undesirable Precedent

- 4.3 The Site is situated at the village cluster of Chung Uk Tsuen and nearby other village settlements such as Sun Fung Wai and Nai Wai. The surrounding areas

are predominantly composed of village houses, shop and services, restaurants and vehicle repair workshop. The proposed development with a floor area of about 316m² and a building height of not more than 8m is lower than that of the nearby village houses (i.e. a maximum building height of 3 storeys (8.23m)) and is considered small in scale. Hence, the proposed development is compatible with the surrounding areas.

- 4.4 As shown on **Table 1**, the TPB has approved a number of similar planning applications for shop and services use within the same "V" zone. Approval of the current application is in line with the TPB's previous decisions and would not set an undesirable precedent for similar use in the area.

No Adverse Impacts to the Surrounding Areas

Traffic

- 4.5 The development would not incur any adverse traffic impact. Both the staff and visitors will commute to the Site by public transport or on foot. Hence, the traffic generation illustrates that the adverse impact on the traffic conditions brought by the additional traffic is minimal.

Environmental

- 4.6 The development would not involve any car beauty, car washing, paint spraying car repairing, car dismantling, open storage or other workshop activities. The operation hours are limited to 8:00 to 22:00 daily including Sundays and public holidays. The applicant will strictly comply with all relevant environmental protection/pollution control ordinances, as well as the relevant mitigation measures and requirements stipulated in the latest CoP issued by the EPD.

Drainage and Fire

- 4.7 Adequate drainage facilities will be provided in accordance with the submitted drainage proposal (**Appendix A**) to minimise flood risk. Hence, no adverse drainage impact is anticipated. Moreover, FSIs proposal and adequate fire service installations in line with latest technical requirements will be provided to ensure fire safety upon requested by concerned Government Departments. Regarding the landscape impact, as there is no tree in the Site, no adverse landscape impact is anticipated.

5 Conclusion

- 5.1 In light of the planning justifications furnished in this planning statement supported by technical assessment and the applicant’s strong commitment to strictly comply with all control ordinances. The applicant respectfully requests favourable considerations on this s.16 planning application by the TPB.

Tensor Planning and Surveying Limited

August 2026

List of Plans

Plan 1	Layout Plan
Plan 2	Location Plan
Plan 3	Land Status Plan

Appendices

Appendix A	Drainage Proposal
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