

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 111, Pat Heung, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Vehicle Stripping Workshop, Open Storage of Vehicles and Auto Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plans 1 to 3**).
- 1.2 The applicant is a vehicle dismantling company providing vehicle stripping service for the nearby locals. The applicant would like to use the Site for vehicle stripping and storage of vehicles and auto parts in order to support the auto repairing industry in the New Territories.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Open Storage" ("OS") and "Village Type Development" ("V") on the Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11. According to the Notes of the OZP, '*vehicle stripping yard*' is a column two use within the "OS" zone and not a column one nor two use within the "V" zone. While '*open storage*' is always permitted within the "OS" zone, however, not a column one nor two use within the "V" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the applied use is considered not in line with the planning intention of the "V" zone, the proposed development is intended to serve nearby locals and to support the auto repairing industrial. Approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "V" zone and would better utilize deserted land in the New Territories.
- 2.3 The Site is currently hard-paved and occupied by temporary structures and mainly surrounded by open storage, warehouse and workshops uses. The building height and scale of the proposed development is considered not incompatible with the surrounding area. Portion of the Site also falls within Category 1 area under the Town Planning Board Planning Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**).

3) Development Proposal

3.1 The Site area is 8,699 m² (about). Six low-rise structures are proposed at the Site for site office, storage of auto parts, vehicle stripping workshop, shelter for loading/unloading (L/UL) and washroom with total GFA of 570 m²(about) (**Plan 4**). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. It is estimated that 6 staff will work at the Site. As the Site is for ‘open storage’ and ‘vehicle stripping’ uses with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	8,699 m ² (about)
Covered Area	464 m ² (about)
Uncovered Area	8,235 m ² (about)
Plot Ratio	
	0.07 (about)
Site Coverage	
	5% (about)
Number of Structure	
	6
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	570 m ² (about)
Building Height	
	3 m – 8 m (about)
No. of Storey	
	1 to 2

3.2 The Site has already been paved with concrete (of not more than 0.2 m in depth) for parking, L/UL spaces, open storage and circulation areas (**Plan 6**). The filled area is considered necessary to meet the operational need and the extent of filling has been kept to minimal. No further filling of land will be carried out at the Site after planning permission has been granted from the Board.

3.3 Majority of the Site (i.e. about 6,398 m²) is designated for open storage of vehicles and auto parts. Vehicles to be stripped will be driven to the Site with trade license by staff, hence, towing of vehicle is not required. No machinery will be used and only hand-tools will be used during the process of vehicle stripping at the Site.

3.4 The Site is accessible from Fan Kam Road via a local access (**Plan 1**). A total of 4 parking and

L/UL spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
Parking Space for Private Car (PC) - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	1

3.5 LGV and MGV will be deployed for transportation of auto parts to/out of the Site. 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 7**). Heavy goods vehicles, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are prohibited to be parked/stored on or enter/exit the Site at any time during the planning approval period.

3.6 As the Site will be used for 'vehicle stripping' and 'open storage' uses only, infrequent trips will only be anticipated, hence, traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below).

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction						2-Way Total
	PC		LGV		MGV		
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	0	1	0	4
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	0	1	0	1	4
Traffic trip per hour (average)	0	0	0.5	0.5	1	1	3

3.7 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 Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area. 2.5m high solid metal wall will also be erected along the site boundary to minimize nuisance to the surrounding area.

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 Vehicle Stripping Workshop, Open Storage of Vehicles and Auto Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

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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	Town Planning Board Guideline No. 13G – Application Site
Plan 5	Layout Plan
Plan 6	Filling of Land of the Application Site
Plan 7	Swept Path Analysis