

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TANG Chi Kin (“the Applicant”) in support of the planning application for ‘Proposed Temporary Shop and Services (Motor-vehicle Showroom) and associated Filling of Land for a Period of 5 Years’ (“the Proposed Development”) at Lot Nos. 62 S.A (Part), 62 S.B ss.1 RP (Part), 62 S.B ss.2 RP (Part), 62 S.C RP (Part), 62 S.D RP (Part), 62 S.E ss.2 (Part), 62 S.H RP (Part), 63 (Part), 72 (Part), 73 (Part) and 74 (Part) in D.D. 126, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 62 S.A (Part), 62 S.B ss.1 RP (Part), 62 S.B ss.2 RP (Part), 62 S.C RP (Part), 62 S.D RP (Part), 62 S.E ss.2 (Part), 62 S.H RP (Part), 63 (Part), 72 (Part), 73 (Part) and 74 (Part) in D.D. 126, Yuen Long, New Territories. The Site is accessible from Tin Wah Road via a local track leading to the ingress to its west.
3. The site area is about 4,849 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Recreation” (“REC”) on the Draft Ping Shan Outline Zoning Plan (the “OZP”) No. S/YL-PS/21.
5. The planning intention of the “REC” zone is primarily intended for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.
6. The applied use is a Column 2 use within the “REC” zone on the OZP which may be permitted with or without conditions by the Board. Any filling of land within the “REC” zone shall not be undertaken without the permission from the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “REC” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses		Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Car showroom		58	58	5	1
2	Car showroom		284	284		
3	Car showroom		231	231		
4	Ancillary Office with Canopy		90	90		
5	5a	Car showroom	28	43		
	5b	Storeroom	15	- (under 5a)		
6	Car showroom		33	33		
7	Gurad room with canopy		150	150		
8	Car showroom		49	49		
9	Car showroom		33	33		
10	Car showroom		33	33		
11	11a	Car showroom	244	259		
	11b	Ancillary Office	15	- (under 11a)		
12	12a	Car showroom	236	281		
	12b	Ancillary Office	30	- (under 12a)		
	12c	Toilet	15	- (under 12a)		
13	13a	Car showroom	204	264		
	13b	Meeting Room	15	- (under 13a)		
	13c	Meeting Room	15	- (under 13a)		
	13d	Meeting Room	15	- (under 13a)		
	13e	Storeroom	15	- (under 13a)		
14	Open Shed		45	45		
15	Storeroom		30	30		
Total			<u>1,883</u>	<u>1,883</u>		
			Plot Ratio	Site Coverage		
			0.39	38.8%		

9. The proposed vehicle showroom provides a venue for displaying new and/or second-hand private cars for sale. 6 nos. of parking space for private cars and 1 no. of parking space for light goods vehicles (LGV) are provided respectively for the daily operation of the vehicle showroom. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
10. Operation hours are from 9 a.m. to 7 p.m. daily, including Sundays and public holidays. Customers are required to make prior reservation before visiting the Site.
11. The majority of the Site has been paved with concrete of about 0.2 m in depth (from 4.1 mPD to 4.3 mPD) for the provision of solid ground for erection of structures and vehicle manoeuvring. There are two platforms within the Site, which have been paved with concrete of about 1.2 m in depth (from 4.1 mPD to 5.2 mPD) (**Plan 5**).

Similar Applications

12. There are 3 similar applications for shop and services uses approved by the Rural and New Town Planning Committee (“the Committee”) within the “REC” zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-PS/675	Proposed Temporary Shop and Services (Selling of Gardening and Construction Materials) for a Period of 5 Years and Associated Filling of Land	31.3.2023
A/YL-PS/699	Proposed Temporary Shop and Services (Selling of Gardening and Construction Materials) for a Period of 5 Years and Associated Filling of Land	24.11.2023
A/YL-PS/730	Proposed Temporary Shop and Services (Fresh Provision Shop and Retail Shop for Gardening, Hardware Groceries and Construction Materials) for a Period of 5 Years and associated Filling of Land	20.9.2024

13. The similar applications were approved by the Committee between 2023 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “REC” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
14. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

15. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses mainly comprising residential dwellings, vehicle parks, barbecue site, pond and grassland. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

16. The estimated average trip generation and attraction are as follows:

	Attractions	Generations
09:00 – 10:00	0	0
10:00 – 11:00	2	0
11:00 – 12:00	1	2
12:00 – 13:00	0	1
13:00 – 14:00	1	0
14:00 – 15:00	1	2
15:00 – 16:00	3	0

16:00 – 17:00	1	2
17:00 – 18:00	1	2
18:00 – 19:00	0	1
Total Trips	<u>10</u>	<u>10</u>

17. Given the Proposed Development is a showroom in nature, the operation of the business will not involve frequent loading/unloading activities. No significant increase in traffic flow will be induced. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
18. 6 nos. of parking space for private cars and 1 no. of parking space for LGV are proposed at the Site for the daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).

Drainage

19. The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the proposal is accepted by the Drainage Services Department.

Fire Safety

20. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Environment

21. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
22. The Proposed Development is intended for the use of displaying vehicles for sale only. No container vehicles/tractors will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

- End -