

Enclosure | 1

Replacement Pages of the Application Form and Planning Statement

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | Residential (Group D) |
| (f) Current use(s) 現時用途 | Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 13/12/2024 (DD/MM/YYYY), this application involves a total of 2 “current land owner(s)”[#].
根據土地註冊處截至 13/12/2024 年 12 月 13 日的記錄，這宗申請共牽涉 2 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

| Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情 | | |
|--|--|--|
| No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址 | Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年) |
| | | |
| | | |
| | | |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展**Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office**

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 **3**☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 **1,224**sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 **2,071**sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物／構築物數目 **3**

Proposed domestic floor area 擬議住用樓面面積 **N.A.**sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 **2,256**sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 **2,256**sq.m ☒About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Not more than 7m (Please refer to the Planning Statement)**Proposed number of car parking spaces by types 不同種類停車位的擬議數目**

Private Car Parking Spaces 私家車車位 **4**

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 **1 (MGV/HGV)**

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位 **2 (MGV/HGV)**

Others (Please Specify) 其他 (請列明)

| | |
|--|--|
| Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。) | |
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置／地址 | Lot Nos.803 (Part), 804 (Part), and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long |
| Site area 地盤面積 | <div style="text-align: right;"> 3,295 sq. m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div style="text-align: right;"> (includes Government land of 包括政府土地 278 sq. m 平方米 <input checked="" type="checkbox"/> About 約) </div> |
| Plan 圖則 | Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 |
| Zoning 地帶 | Residential (Group D) |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="text-align: center;"> <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ </div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div style="text-align: center;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> |
| Applied use/ development 申請用途/發展 | Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years |



Section 16 Planning Application

Proposed Temporary Vehicle Assembling
and Conversion Centre with Ancillary
Maintenance Workshop and Office for a
Period of 3 Years

Lot Nos. 803 (Part), 804 (Part) and 851 RP
in D.D. 114 and adjoining Government
Land, Shek Kong, Yuen Long

Planning Statement

Address:
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Prepared by
***Man Chi Consultants and
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April 2025

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long (hereinafter referred to as “the Application Site”). The Application Site has a total area of approximately 3,295m² (including about 278m² of government land). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The Application Site currently falls completely within an area zoned “Residential (Group D)” (“R(D)”) on the approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 which was exhibited on 27.10.2006. As detailed throughout the Planning Statement, the proposed use is well justified on the grounds that:-

- (a) The proposed use supports the construction industry and the industrial undertakings in the area. Given the limited availability of suitable locations for vehicle-related businesses, the proposed use addresses a significant demand within the construction industry;*
- (b) The Application Site has long been paved and utilised for industrial undertakings. The Current Application involves no substantial change in physical setting, as it seeks to continue the current use;*
- (c) The Current Application aims to regularise current settings and enables an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s);*
- (d) The proposed use has previously been existed for more than 10 years, the proposed use will continue to be compatible with the existing land uses in the immediate vicinity which have long been utilized by open storage, warehouses and other informal industrial activities that are similar to the proposed use;*
- (e) Temporary nature of the proposed use will not jeopardize nor pre-empt the long-term planning intention of “R(D)” zone or any planned infrastructural development (if any) in future;*
- (f) No adverse traffic impact shall be anticipated since the number of trips generated by the proposed use will not be significant, there are minimal daily trips generation of vehicles to /from the Application Site for the proposed use;*
- (g) No adverse drainage impact nor flooding problems shall be envisaged since the Application Site has long been established with existing drainage network for discharge. The Applicant is prepared to submit detailed drainage proposal once the Current Application is allowed;*

- (h) No significant environmental impact shall be envisaged as the proposed use will involve simple assembly and conversion processes at restricted hours only, and items being stored within the proposed use will be non-polluting and non-dangerous in nature;*
- (i) No fire risks shall be envisaged since the items being stored within the proposed use will be non-dangerous in nature;*
- (j) No undesirable precedent will be set given there are similar approved applications on the same OZP.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the Current Application for the proposed use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」），作**擬議臨時車輛裝配及改裝中心連附屬維修工場及辦公室（為期三年）**（以下簡稱「擬議用途」）。該申請所涉及地點位於新界元朗石崗丈量約份第 114 約地段第 803 號(部分)、第 804 號(部分)及第 851 號餘段及毗鄰政府土地（以下簡稱「申請地點」）。申請地點的面積約為 3,295 平方米（「包括約 278 平方米政府土地」）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點於 2006 年 10 月 27 日展示的石崗分區計劃大綱核准圖（編號：S/YL-SK/9）內被劃為「住宅（丁類）」用途。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 擬議用途可支援建築業及該區的工業經營。由於適合從事與車輛有關的行業的地方和用地有限，擬議用途可滿足建造業的重大需求；
- (二) 申請地點長期以來已鋪設路面和進行工業活動。由於該申請旨在延續現有用途，故並無對實際環境造成重大改變；
- (三) 該申請旨在規範目前作業，並有助申請人將擬議用途受限於規劃及滿足相關法例及城規會/其他部門之要求；
- (四) 擬議用途已存在超過十年，擬議用途將繼續與鄰近地點的現有土地用途相容。因為鄰近地點長期用作露天貯物、貨倉及其他非正式工業活動，與建議用途相若；
- (五) 擬議用途的臨時性質不會損害或妨礙「住宅(丁類)」地帶的長遠規劃意向或日後任何已規劃的基建發展(如有)；
- (六) 擬議用途所產生的交通流量不大，每日往返申請地盤的車輛數目不顯著，預期不會對交通造成不良影響；
- (七) 申請地點早已設有現有排水網絡，因此預期不會對排水系統造成不良影響，亦不會出現水浸問題。申請人準備在現行申請獲批准後，提交詳細的排水建議；
- (八) 擬議用途不會造成嚴重的環境影響，理由是擬議用途只涉及在限定時間內進行簡單的裝配和改裝工序，而且在擬議用途內儲存物品屬非污染和非危險性質；
- (九) 擬議用途內所存放的封箱貨品全屬非危險性，因此不會有火警風險；及
- (十) 由於委員會已批准同一分區計劃大綱圖的類似申請，因此不會開立不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該擬議用途作為期三年之規劃申請。

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1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 1.1.2 Prepared on behalf of the Pak Shing Properties Management Limited (hereafter collectively referred to as “the Applicant”), Man Chi Consultants and Construction Limited (MCCCL) has been commissioned to prepare and submit the Current Application.
- 1.1.3 The Application Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Current OZP. According to the Schedule of Uses for “R(D)” zone attached to Notes of the OZP, the proposed use is neither one of the Column 1 or Column 2 uses. However, as stipulated in section (11)(b) of the Notes of the OZP, “...Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,...”. In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years.

1.2 Objectives

- 1.2.1 The Current Application strives to achieve the following objectives:-
- (a) *To be given an opportunity to the Applicant to resume existing operations whilst inducing no adverse environmental, traffic nor infrastructural impacts on its surroundings;*
 - (b) *To give an opportunity to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s).*

1.3 Structure of the Planning Statement

- 1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the Current Application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and neighbouring developments. Planning context of the Application Site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the

proposed use as well as its design. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location and Current condition of the Application Site

- 2.1.1 As shown in **Figure 1**, the the Application Site is located adjacent to Kam Sheung Road to the south, which connects to Kam Tin Road to the east.
- 2.1.2 The Application Site covers approximately 3,295m² (including about 278m² of government land). The Application Site is currently utilized as a temporary vehicle assembling and conversion centre with ancillary maintenance workshop and office. The perimeter of the Application Site is primarily enclosed by galvanized sheeting and fencing. As presented in **Illustration 1**, the Application Site features a maintenance workshop measuring about 7m tall with a covered area of approximately 1,886m², as well as two 2-story ancillary offices with gross floor areas of about 230m² and 140m², respectively. The uncovered area is currently used for parking of vehicles intended for the proposed use.
- 2.1.3 As evidenced in **Illustration 2**, a majority part of the Application Site has been piece of hard-paved land, utilised for open storage and other industrial undertakings which was in existence before the First DPA Plan dated 5.10.1990. Prior to 2014, the Application Site has been utilised for the similar use for open storage and parking of vehicles, with existing structures erected.

2.2 Surrounding Land-use Characteristics

- 2.2.1 As shown in **Illustration 3**, the locality of the Application Site and surrounding areas are predominately rural in character. The immediate environment surroundings are characterised by various brownfield operations such as open storage, warehouses and temporary structures.
- 2.2.2 To the east of the Application Site are some open storage uses abutting Kam Sheung Road. To the south are some temporary structures. To the west of the Application Site locates more temporary structures and a nullah. To the further south across the nullah, are some temporary structures with extensive cover. To the north across Kam Sheung Road sees some residential use with low-density buildings and other temporary structures.

3 PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The Application Site currently falls within an area zoned “**R(D)**” on the Current OZP (please refer to **Figure 4**). According to the notes of the current OZP, this zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.
- 3.1.2 Notwithstanding the proposed use is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for “**R(D)**” zone attached to Notes of the OZP, as stipulated in (11)(b) of the covering notes of the Current OZP, “*...Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,...*”.

3.2 Previous Planning Applications

- 3.2.1 The Application Site is not subject to any previous planning application.

3.3 Similar Planning Applications

- 3.3.1 As tabulated in **Table 1**, there are 3 similar applications for applying for similar use within the same OZP.

Table 1: Similar Planning Applications for Uses being similar to the Proposed Use covered by the Current OZP

| Application No. | Proposed Use(s) | Decisions |
|-----------------|---|--|
| A/YL-SK/22 | Vehicle Stripping and Vehicle Repair Workshop | Approved with condition(s) on a temporary basis on 14.6.1996 |
| A/YL-SK/23 | Vehicle stripping and vehicle repair workshop | Approved with condition(s) on a temporary basis on 14.6.1996 |
| A/YL-SK/97 | Temporary Open Storage of Old Cars and Spare Parts with Repair Workshop for a Period of 3 Years | Approved with condition(s) on a temporary basis on 7.12.2001 |

- 3.3.2 On the other hand, there are similar applications for applying similar use within or staddles across “**R(D)**” zone on other OZPs over the past 10 years. **Table 2** illustrate these similar applications. These applications are approved by TPB with conditions on a temporary basis. While it is noted that the Board approved these cases based on their individual merits, however, with a view that the Current Application shares the

same nature and similar merits with these approved applications, it is sincerely hoped that the Board could give favourable considerations on the Current Application.

Table 2: Similar Planning Applications for Uses being similar to the Proposed Use in R(D)" zone on other OZPs in the recent 10 years

| Application No. | Proposed Use(s) | Decisions |
|-----------------|--|---|
| A/YL-ST/452 | Temporary Vehicle Repair Workshop with Office for a Period of 3 Years | Approved with condition(s) on a temporary basis on 31/10/2014 |
| A/YL-ST/465 | Temporary Cargo Handling and Forwarding Facilities and Open Storage of Containers with Vehicle Repair Workshop for a Period of 3 Years | Approved with condition(s) on a temporary basis on 22/05/2015 |
| A/YL-ST/475 | Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Type Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years | Approved with condition(s) on a temporary basis on 04/09/2015 |
| A/YL-ST/478 | Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years | Approved with condition(s) on a temporary basis on 09/10/2015 |
| A/YL-ST/510 | Renewal of Planning Approval for Temporary Vehicle Repair Workshop with Office for a Period of 3 Years | Approved with condition(s) on a temporary basis on 27/10/2017 |
| A/YL-ST/527 | Temporary vehicle park for goods vehicles and container vehicles and type repair area with ancillary canteen and site office for a Period of 3 Years | Approved with condition(s) on a temporary basis on 03/08/2018 |
| A/YL-ST/535 | Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years | Approved with condition(s) on a temporary basis on 18/01/2019 |
| A/YL-ST/577 | Renewal of Planning Approval for Temporary Vehicle Repair Workshop with Office for a Period of 3 Years | Approved with condition(s) on a temporary basis on 18/09/2020 |
| A/YL-ST/613 | Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years | Approved with condition(s) on a temporary basis on 04/03/2022 |
| A/YL-ST/662 | Temporary Vehicle Repair Workshop with Office for a Period of 3 Years | Approved with condition(s) on a temporary basis on 12/01/2024 |
| A/YL-ST/663 | Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years | Approved with condition(s) on a temporary basis on 26/01/2024 |

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The Application Site has a site area of approximately 3,295m² (including about 278m² of government land). It is proposed to retain some of the building envelopes of the existing structures (i.e. Structure B3 as presented in Figure 4) within the Application Site for the proposed use. Structure B1 is proposed to replace existing structure with converted containers and Structure B2 is proposed for office use.
- 4.1.2 The proposed use comprises of 3 temporary structures (Figure 4 refers). The temporary vehicle assembling and conversion centre with ancillary maintenance workshop is of 1 storey (not more than 7m) with a covered area of 1,886m². The two 2-storey temporary ancillary structures (not more than 6m) with a total GFA of 370m², will be utilized as office for general administrative work, storage and supporting use. The open area within the Application Site will be utilised for loading and unloading and parking of vehicles. The Applicant will ensure that the short-stay vehicles will not give rise to any internal traffic conflict within the open area.

Table 3: Proposed Key Development Parameters

| | |
|---|---|
| Total Site Area | About 3,295m ² (including 278m ² of government land) |
| - Covered Area | About 2,071m ² (about 63%) |
| - Uncovered Area | About 1,224m ² (about 37%) |
| Total Plot Ratio | About 0.68 |
| Total Gross Floor Area | About 2,256m ² |
| - Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop | About 1,886m ² |
| - Ancillary Office | About 370m ² |
| Total No of Structures | 3 |
| - Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop | 1 |
| - Ancillary Office | 2 |
| No. of Storey | Not Exceeding 2 storeys |
| Building Height | Not more than 7m |
| Site Coverage | About 63% |
| No. of Vehicle Parking Spaces | |
| - Private Cars | 4 |
| - Medium/Heavy Goods Vehicles | 1 |
| No. of Loading and Unloading | |
| - Medium/Heavy Goods Vehicles | 2 |
| Ingress/Egress | About 11 m wide |

4.2 Operation

- 4.2.1 The proposed use involves the alteration of truck vehicles through the assembly of lorry cranes and other vehicle components to support the construction industry. Truck vehicles arriving at the application site will be stored and modified to incorporate lorry cranes or various vehicle parts. The maintenance workshop also provides a covered area for assembling works and equipment storage, including vehicle components, materials, machinery and tools. All materials and equipment stored on-site will be non-polluting and non-hazardous. Vehicle components, materials, and equipment are expected to be delivered to the Application Site twice a year, generating an anticipated 2-3 trips (M/HGVs) each time. Given that the proposed use involves storage of materials and equipment twice a year, such there is no urgent need for loading, the time of loading and unloading is flexible and under the control of the Applicant. Arrangements could be made to avoid busy traffic hours.
- 4.2.2 The proposed use provides services for the assembly of lorry cranes and other vehicle components for truck vehicles. According to the operators, the assembly process for each vehicle will take between 2 to 5 days. Once assembled, the vehicles will be stored within the covered area and moved to the open area for collection. They will be removed from the Application Site within 1 to 2 weeks after assembly is completed. Arrangements could be made to avoid busy traffic hours. The maximum capacity for assembly at the maintenance workshop will be two vehicles at the same time and the operation hour of the proposed use would be 9:00a.m. to 6:00p.m. (Monday to Saturday excluding Sunday and Public Holiday).
- 4.2.3 Vehicles entering or leaving the Application Site will be restricted to from 9:00a.m. to 6:00p.m. (Monday to Saturday excluding Sunday and Public Holiday) and the entrance doors will be closed outside the aforesaid operation hours without any active operation within or outside the maintenance workshop.
- 4.2.4 It is anticipated that by allowing the Current Application, the volume of the traffic generated from the proposed use would not adversely affect the existing or planned road networks (if any).

4.3 Vehicular Access and Parking Arrangement

- 4.3.1 The Application Site directly abuts Kam Sheung Road, which connects to Kam Tin Road to its east. The proposed use would make use of the current ingress/egress location at the northern boundary of the Application Site. The width of the ingress/egress point of the Application Site is about 11m wide and sufficient space for manoeuvring of vehicles is available within the Application Site to avoid vehicles waiting or queuing up at the frontage of the Application Site. As shown in **Figure 4**, manoeuvring circles with a diameter of 20m are proposed within the Application Site to ensure smooth manoeuvring of vehicles.

- 4.3.2 The proposed parking arrangement and parking spaces on the Application Site have complied with the requirements of 'Rural-based industrial use' of Special Industrial Use as stipulated under Chapter 4 of the Hong Kong Planning Standards and Guidelines. Two loading and unloading bay in HGV standard and one parking space for HGVs are proposed at the rear of the Application Site. 4 parking spaces for private cars are proposed at the north of the Application Site for staff's use.

4.4 Landscape Treatment

- 4.4.1 One existing tree to the northern boundary of the application site will be properly preserved. The existing fencing erected would be maintained, the Application Site will be bounded by galvanised sheeting and fencing along the Application Site boundary.

4.5 Provision of Drainage Facilities

- 4.5.1 The Application Site is flat and hard paved with gravel and there are existing public drainage pipe running in adjacent the Application Site. The existing drainage pipe connects to the public drain at the south. The Current Application would make use of existing drainage network installed. Given that the proposed use would be the same as existing use, it is anticipated that the proposed use would not give rise to any drainage impact to the adjoining areas. Should the Current Application be approved, the Applicant is willing to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

4.6 Fire Safety Considerations

- 4.6.1 The Applicant is well noted that fire safety consideration should be taken into once the proposed use is approved by the Board. In this case, the Applicant is prepared to submit and implement relevant fire services installation proposal to the satisfaction of the Board and/or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

4.7 Environmental Considerations

- 4.7.1 The proposed use will accommodate simple assembling and conversion process, and storage of non-polluting and non-dangerous goods. No leakage of pollutants or contamination of water is envisaged. The applicant will strictly follow the latest "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" issued by Environmental Protection Department. As such, no adverse impacts including noise and air quality are anticipated.

5 PLANNING JUSTIFICATIONS

5.1 Supports the Construction Industry and the Industrial Undertakings in the Area

- 5.1.1 The proposed use serves the burgeoning businesses along Kam Sheung Road, where there is a significant demand for vehicle-related services. As economic and industrial activities expand in the northern metropolis, the need for locations dedicated to vehicle assembly and alteration continues to rise. The proposed use helps improve logistics and supply chain efficiency and supports the construction industry and local industrial operations. Given the scarcity of suitable sites for vehicle-related businesses, the proposed use effectively meets a critical demand within the construction sector and facilitates the growth of vehicle services.

5.2 No Substantial Change to Existing Setting

- 5.2.1 The application site has long been paved and carried out industrial undertakings. The Current Application involves no substantial change in physical form since it seeks to continue current use. Most of the existing settings including the workshop and ancillary structures would be retained in the Current Application without further modification.

5.3 Regularization of Existing Setting with Proper Planning Control

- 5.3.1 The Current Application enables an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s). The Applicant is more than willing to comply with other departmental regulations.

5.4 Proposed Use Being Compatible with the Existing Land-use Characters of the Locality

- 5.4.1 The proposed use has been existed for more than 10 years. The immediate surrounding of the Application site is characterised by warehouse, open storage, recyclable collection centre and other informal industrial undertakings which are of similar nature to the proposed use. In this regard, the proposed use at the Application Site is deemed compatible with these surrounding land use characters and allowing the proposed use on site should not in any sense pose any interface problems to the locality.

5.5 Temporary Nature Would Not Jeopardize its Planning Intention of “R(D)” zone and Allow Optimization of Valuable Land Resources

- 5.5.1 Given that the proposed use in the Current Application is being applied for 3 years, its temporary nature is by no means jeopardise the long-term planning intention of “R(D)” zone should the Board consider essential to implement in future.

- 5.5.2 While the subject zone is intended for transformation of into residential uses to a certain extent, the surroundings are still characterised by industrial operations which were approved and allowed by the Board on temporary basis in recent years. In this regard, until the entire surrounding characteristics are reverted to permanent structures and residential development which are fully in line with the R(D) zone, bringing forward the planning intention of “R(D) zone that is yet to be materialised in short term would hinder optimisation of valuable land resources. In contrast, land use optimisation and concentration of similar uses in replacement of other industrial undertakings in unsuitable locations or planned development area could be achieved by allowing the proposed use.

5.6 No Adverse Traffic Impact

- 5.6.1 The Application site is directly accessible via Kam Sheung Road, with an existing ingress/egress. Considering the nature of the proposed use is for conversion and alteration of vehicles, traffic demand is not as huge as other public vehicle parks or open storage. In addition, advanced arrangements should be made to avoid busy traffic hours. There will only be a small amount of trips generation daily, it is anticipated that vehicles trip due to the operation of the proposed use will be very insignificant to the generation of the overall traffic in the local network.
- 5.6.2 Given that the proposed use has no urgent need for loading the goods, the time of loading and unloading is flexible and under the control of the Applicant. The time for loading and unloading activities would be arranged in advance. As such, it is anticipated that by allowing the Current Application, the volume of the traffic generated from the proposed use would not adversely affect the existing or planned road networks (if any).
- 5.6.3 Sufficient area within the Application Site has been provided to ensure smooth manoeuvring within the Application Site. It is anticipated that the proposed use will not generate any queuing back issue and will not significantly affect the ingress/egress to other industrial operation along the existing van track.

5.7 No Adverse Drainage Impacts

- 5.7.1 Given that the Application Site and its surrounding land have long been paved and established, the subject area was equipped with existing infrastructure support and there were no floodings problems arising from the Application Site. The proposed use would make use of existing drainage network without generating additional discharge, as such, no adverse drainage impact arising from the proposed use is anticipated. The Applicant is willing to submit and implement a drainage proposal to the satisfaction of the Board/ or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5.8 No Adverse Environmental Impact

- 5.8.1 The proposed use will involve simple assembly and conversion processes, as well as the storage of non-polluting and non-hazardous goods. There is no expectation of pollutant leakage or water contamination. The applicant will adhere closely to the most recent "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" issued by the Environmental Protection Department. Therefore, no negative impacts on noise levels or air quality are expected.
- 5.8.2 On the other hand, vehicles entering or leaving the application site will be restricted to from 9:00 a.m. and to 6:00p.m. (Monday to Saturday) and the entrance door will be closed outside the aforesaid operation hours within or outside the workshop. In this regard, it is anticipated that no adverse noise impact will be arisen out of the proposed use.

5.9 No Fire Risk

- 5.9.1 The proposed use involves storage of non-dangerous goods which is not prone to fire and non-dangerous in nature. The proposed use will be equipped with sufficient firefighting measures, and the Applicant is willing to submit and implement fire service installations and water supplies for firefighting to the satisfaction of the Board and/or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5.10 Not Setting an Undesirable Precedent

- 5.10.1 Given the unique history and nature of the Application Site and numerous temporary industrial activities and development within the "R(D)" zone in the locality approved by the Board were ever evidenced, approving the Current Application should be set an undesirable precedent.

6 CONCLUSION

6.1.1 This Planning Statement is submitted to the Board in support of a planning application for the proposed use at the Application Site. The Application Site has a total area of approximately 3,295m² (including about 278m² of government land). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

6.1.2 The Application Site currently falls completely within an area zoned “Residential (Group D)” (“R(D)”) on the approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 which was exhibited on 27.10.2006. As detailed throughout the Planning Statement, the proposed use is well justified on the grounds that: -

- (a) The proposed use supports the construction industry and the industrial undertakings in the area. Given the limited availability of suitable locations for vehicle-related businesses, the proposed use addresses a significant demand within the construction industry;*
- (b) The Application Site has long been paved and utilised for industrial undertakings. The Current Application involves no substantial change in physical setting, as it seeks to continue the current use;*
- (c) The Current Application aims to regularise current settings and enables an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s);*
- (d) The proposed use has previously been existed for more than 10 years, the proposed use will continue to be compatible with the existing land uses in the immediate vicinity which have long been utilized by open storage, warehouses and other informal industrial activities that are similar to the proposed use;*
- (e) Temporary nature of the proposed use will not jeopardize nor pre-empt the long-term planning intention of “R(D)” zone or any planned infrastructural development (if any) in future;*
- (f) No adverse traffic impact shall be anticipated since the number of trips generated by the proposed use will not be significant, there are minimal daily trips generation of vehicles to /from the Application Site for the proposed use;*
- (g) No adverse drainage impact nor flooding problems shall be envisaged since the Application Site has long been established with existing drainage network for discharge. The Applicant is prepared to submit detailed drainage proposal once the Current Application is allowed;*
- (h) No significant environmental impact shall be envisaged as the proposed use will involve simple assembly and conversion processes at restricted hours only, and items being stored within the proposed use will be non-polluting and non-dangerous in nature;*
- (i) No fire risks shall be envisaged since the items being stored within the proposed use will be non-dangerous in nature;*
- (j) No undesirable precedent will be set given there are similar approved applications*

on the same OZP.

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the Current Application for the proposed use for a temporary period of 3 years.