

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1012 S.A RP, 1037 (A) & (B), 1038, 1039, 1040, 1041 and 1042 in D.D. 115, Au Tau, Yuen Long, New Territories* (the Site) for ‘**Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years**’ (the development) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site to continue to operate the applied use (i.e. car showroom and sales of auto parts) serving the nearby residents and coping with such demand in the area. New and used vehicles will be available for sale to nearby individuals at the Site.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as “Residential (Group C)” (“R(C)”) on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20. According to the Notes of the OZP, “*Shop and Services*” is a Column 2 use within the “R(C)” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the “R(C)” zone, as there is no known long-term programme to develop the Site for residential use, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “R(C)” zone and would better utilise deserted land in the New Territories.
- 2.3 The Site is the subject of seven previous S.16 planning applications (Nos. A/YL-TT/140, 203, 260, 314, 374, 454 and 534) for ‘*temporary showroom & godown for car accessories & parts with ancillary workshop for installation work*’ and ‘*temporary wholesale centre of auto parts and storage / car sales centre*’ uses, which were approved by the Board between 2003 to 2022. Comparing with the previous application (No. A/YL-TT/534), the current submission is submitted by the same applicant with the same development parameters (including but not limited to site area, layout, no. of structures, etc.) whilst with a similar use when comparing with the previous application. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 - Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-TT/534		Date of Compliance
(f)	The submission of a condition record of existing drainage facilities	24.07.2023
(g)	The submission of a Fire Service Installations (FSIs) proposal	29.12.2022
(h)	The implementation of the FSIs proposal	29.05.2023

2.4 During the approval period of the previous application (No. A/YL-TT/534), the applicant has made efforts in complying with approval conditions in regards to drainage and fire safety aspects. All time-limited compliance conditions concerning both said aspects have been complied with by the applicant successfully within the specified time limit as shown in **Table 1**.

2.5 In support of the application, the applicant has submitted an updated FSIs proposal, a set of valid Certificate of Fire Service Installations and Equipment (F.S. 251) and a set of photographic records of the existing drainage facilities within the Site to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to III**).

3) Development Proposal

3.1 The site occupies an area of 1,708 m² (about) (**Plan 3**). Nine structures are provided at the Site for vehicle showroom, site office and reception, fire service pump and control room, fire service water tank, storage of vehicle, storage of auto parts, toilet and covered parking space uses with total gross floor area (GFA) of 889 m² (about) (**Plan 4**). No domestic structure is proposed at the Site. Ancillary facilities, including site office and reception, fire service pump and control room, fire service water tank, storage of vehicle, storage of auto parts and toilet are intended to meet operational needs to support the daily operation of the Site. The operation hours of the Site are Mondays to Sundays from 09:00 to 18:00 daily, including public holidays. The number of staff working at the Site is 8. It is anticipated that the Site would be able to attract about 25 visitors per day. Details of development parameters are shown at **Table 2** below:

Table 2 - Major Development Parameters

Application Site Area	1,708 m ² (about)
Covered Area	829 m ² (about)
Uncovered Area	879 m ² (about)
Plot Ratio	0.5 (about)
Site Coverage	49 % (about)
Number of Structures	9
Total GFA	889 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	889 m ² (about)
Building Height	2.8 m – 5.8 m (about)
No. of Storey	1 - 2

- 3.2 The Site is accessible from Castle Peak Road - Yuen Long via a local access (**Plan 1**). A total of 11 parking spaces for private cars (PC) and 1 loading/unloading (L/UL) space for light goods vehicles (LGV) are provided at the Site for customer/staff and transportation of goods use. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from 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 5**). Details of parking and L/UL spaces provision are shown at **Table 3** below:

Table 3 - Parking and L/UL Provisions

Type of Space(s)	No. of Space(s)
Parking spaces for PC - 2.5 m (W) x 5 m (L)	11
L/UL space for LGV - 3.5 m (W) x 7 m (L)	1

- 3.4 Only PCs and LGVs are allowed to enter/exit the Site during the planning approval period. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers are allowed to be parked/stored within the Site or enter/exit the Site at any time. The applicant will ensure no queuing and/or waiting of motor vehicles from the Site onto Castle Peak Road - Yuen Long via the local access and no motor vehicles will be permitted to reverse into and out of the Site onto Castle Peak Road - Yuen Long via the local access. The trip generation and attraction rates are as shown at **Table 4** below:

Table 4 - Trip Generation and Attraction of the Development

Time Period	LGV		PC		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	0	0	5	0	5
Trips at <u>PM peak</u> per hour (17:00 - 18:00)	0	0	0	5	5
Traffic trip per hour (10:00 - 17:00)	1	1	1	1	4

3.5 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area. Existing boundary fencing will be maintained by the applicant at all times.

4) Conclusion

4.1 The development has not been creating significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of FSIs proposal, a set of valid F.S. 251 and a set of photographic records of existing drainage facilities within the Site to mitigate any adverse impact arising from the development (**Appendices I to III**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years**'.

R-riches Planning Limited

June 2025

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

APPENDICES

Appendix I	FSIs Proposal
Appendix II	Certificate of Fire Service Installations and Equipment (F.S. 251)
Appendix III	Photographic Records of the Existing Drainage Facilities within the Site