

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning board (the Board) to use *Lot 104 RP (Part) in D.D. 115, Yuen Long, New Territories* (the Site) for '**Temporary Shop and Services (Motor Vehicle Showroom) with Ancillary Office for a Period of 6 Years**' (the applied use) (**Plans 1 to 3**).
- 1.2 The Site falls within an area predominated by various villages and residential development (i.e. Tung Tau Tsuen and the Yoho Hub, etc). With the increase in local residents in the Tuen Long area, the proposed development intends to serves the nearby locals.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Open Space" ("O") and "Village Type Development ("V") on the Approved Yuen Long OZP No. S/YL/27 (**Plan 2**). According to the Notes of the OZP, 'shop and services' is a column 2 use within the "O" and "V" zones, hence, requires permission from the Board. For temporary uses of any land or building expected to be over 5 years, the uses must conform to the zoned use or these Notes. As such, the applied use for a period of 6 years requires planning permission from the Board. Since the application is on a temporary basis, it will not jeopardize the long term planning intention of the "O" and "V" zones.
- 2.2 Although the Site falls within "O" and "V" zones, neither the plan to develop the Site into a public open space by the Leisure and Cultural Services Department nor Small House application is being processed within the Site by the Land Department. As the applied use is intended to serve the nearby locals in the vicinity, approval of the current application is in line with the planning intention of the "O" and "V" zones and would better utilize precious land resources. The building height and form of structures are lower to its surrounding area within the "V" zone (i.e. maximum building of 3 storeys (8.23m)), therefore, it is considered not incompatible with the surrounding environment.
- 2.3 The Site is subject of two previously approved S.16 planning applications (Nos. A/YL/247 and 301) for the same use submitted by the same applicant, which were approved by the Board in 2018 and 2023 respectively. When compared with the previous application, the site area is

slightly reduced to meet the operational needs while other development parameters, i.e. site number of structures, building height etc. are same as the previous approved scheme. The applicant has made effort to comply with approval condition 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/301		Date of Compliance
(a)	The submission of a condition record of the existing drainage facilities on the site	Not complied with
(c)	The submission of a revised fire service installations (FSIs) proposal	19/10/2023
(d)	The implementation of the revised FSIs proposal	Not complied with

2.4 For condition (a), the applicant made submission of a photographic record showing the existing drainage facilities on the site on 4/9/2023, 6/3/2024, 17/5/2024, 6/6/2024 and 27/6/2024 for compliance with this condition, while all submissions were considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD), within which the latest reply from CE/MN, DSD is 3/7/2024. As there was insufficient time for the applicant to address the specified comments from the government authority, which led to the revocation of the planning application on 9/7/2024.

2.5 In support of the current application, the applicant submitted a FSIs proposals and an as-built drainage plan to facilitate the applied use (**Appendices I to II**).

3) Development Proposal

3.1 The Site occupied an area of 2,993 m² (about) (**Plan 3**). 11 single-storey structures are provided at the Site for shop and services with offices and rain shelter for vehicle with total GFA of 189 m² (about) (**Plan 4**). The applied use is operated from 9:00 to 21:00 daily, including public holiday. 10 nos. of staff will work at the Site during operation hours. It is estimated the Site would attract not more than 20 no. of visitors per day. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	2,993 m ² (about)
Covered Area	189 m ² (about)
Uncovered Area	2,804 m ² (about)
Plot Ratio	0.06 (about)
Site Coverage	6% (about)
Number of Structure	11
Total GFA	189 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	189 m ² (about)
Building Height	3 m (about)
No. of Storey	1

3.2 The Site is accessible from Long Yat Road via a local access (**Plan 1**). A total of 10 private car parking spaces are provided at the Site for staff and visitors, details are shown at **Table 3** below:

Table 3 – Parking Provisions

Type of Space	No. of Space
Private car parking space for Visitor - 2.5m (W) x 5m (L)	5
Private car parking space for staff - 2.5m (W) x 5m (L)	5

3.3 There are about 120 cars will be displayed at the vehicle displaying area. Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road (**Plan 5**). Since the proposed small-scale shop and services would mainly serve the nearby neighborhood, it is anticipated that minimal trips will be generated and attracted from the applied use (as shown at **Table 4** below), hence, adverse traffic impact to the surrounding road network should not be anticipated.

Table 4 – Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction				
	Private Car (Visitor)		Private Car (Staff)		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per	3	3	2	0	8

hour (11:00 – 12:00)					
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	3	3	0	2	8
Traffic trip per hour (average)	4	4	0	0	8

3.4 No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period. No car beauty, car washing, car repairing, car dismantling or other workshop activities will be conducted on the Site. 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 the Environmental Protection Department to minimise adverse any potential environmental impacts and nuisance to the surrounding area.

4) Conclusion

4.1 The applied use will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of FSIs proposal and as-built drainage plan to mitigate any adverse impact arising from the applied use (**Appendices I and II**).

4.2 In view of the above, the Board is hereby respectfully requested to approve the subject application for '**Temporary Shop and Services (Motor Vehicle Showroom) with Ancillary Office for a Period of 6 Years**'.

R-riches Planning Limited

May 2025

LIST OF APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	As-built Drainage Plan

LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Layout plan
Plan 5	Swept Path Analysis