

Planning Statement  
for  
planning application for permission under section 16 of the town  
planning ordinance [Cap. 131]

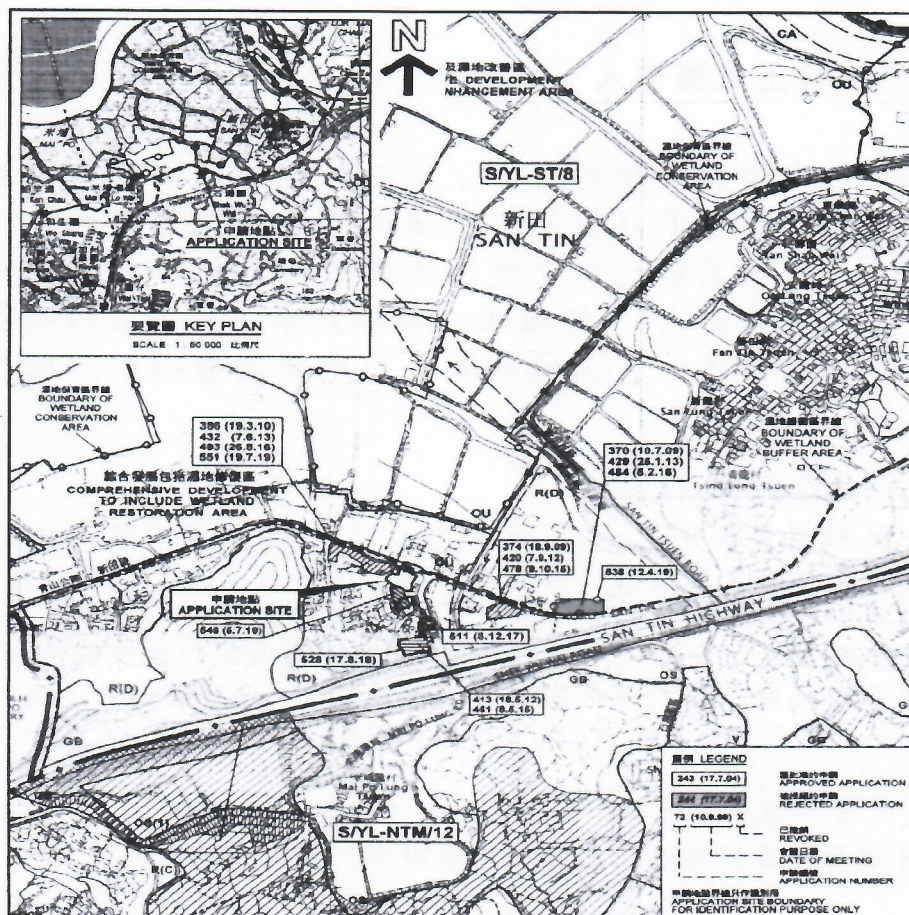
Proposal

Temporary shop and services [Sale of vehicle parts and accessories] with ancillary facilities for a period of 3 years.

Application site

Lots 170RP and 174 CRP in D.D. 105, and adjoining government land in San Tin, Yuen Long, New Territories.

Location plan



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## EXECUTIVE SUMMARY

The Application Site [‘the Site’] comprises Lots 170RP and 174CRP in D.D.105, and adjoining government land, San Tin, Yuen Long, New Territories. It is located at Castle Peak Road – San Tin Section approximately 1.5km to the southwest of San Tin Interchange and Lok Ma Chau Control Point. The Site is applied for the use of “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” for a period of 3 years. The Site occupies a total site area of about 1,360m<sup>2</sup>, including government land of about 800m<sup>2</sup>.

Planning permission is sought to continue using the Site for “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities”, which was approved under previous planning application no. A/YL-ST/589 on 01.6.2021. Since its operation for the same/similar uses has been in existence for many years, no additional traffic, drainage and landscape impacts would be newly generated. Existing landscape works and drainage facilities would be properly maintained.

The subject application is justified on the following grounds:

1. Previous planning permissions for the same/similar uses;
2. Recent permissions for similar uses near the Site;
3. Maintenance of existing facilities on Site;
4. Fully compliance with previous planning conditions;
5. Local demand for sale service of vehicle parts and accessories;
6. Compatible with surrounding land uses; and
7. No additional traffic, drainage and environmental impacts.

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## 1. PROPOSED DEVELOPMENT

### 1.1 Applied use

The subject application is applied for the use of “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” for a period of 3 years.

### 1.2 Site area

The lot boundary for the Site is identical to previous planning application no. A/YL-ST/589. Its total site area is about 1,360m<sup>2</sup> including government land of about 800m<sup>2</sup>.

### 1.3 Proposed use and site layout

It is proposed to provide “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” use on Site. Please refer to the proposed Layout Plan as shown in [Annex 1](#).

### 1.4 Ancillary facilities

Ancillary site office and storage container would be provided on the Site for operational purpose. In addition, lighting facilities are provided at appropriate locations for safety concerns.

### 1.5 Operation hours

The proposed “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” would be operated from 08:00a.m. to 11:00p.m. (i.e. no night-time operation between 11:00p.m. to 08:00a.m.) from Monday to Sunday for sale services during the planning approval period.

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### **1.6 Drainage**

The existing drainage facilities are properly maintained at all times. The approved as-built drainage plan and the approved condition for submission of a photographic record of the existing drainage facilities under previous planning application no. A/YL-ST/589 was complied with. We will continue to provide proper maintenance on the drainage facilities.

### **1.7 Fire precaution measures**

The approved fire service installations proposal and the approval conditions for submission and implementation of fire service installations proposal under previous planning application no A/YL-ST/589 were complied with. The fire precaution measures will be continuously provided on the Site to the satisfaction of the relevant government departments.

### **1.8 Landscape**

The existing landscape and tree plantings are properly maintained. The approved tree preservation proposal and the approval conditions for submission and implementation of tree preservation proposal under previous planning application no. A/YL-ST/589 were complied with. Should there be any reinforcement/maintenance works, we are willing to plant further trees of species similar to those in the accepted landscaping proposal.

### **1.9 Traffic**

The Site has come into existence for several years for similar uses under previous planning applications. The proposed use would not involve frequent vehicle circulation. In addition, no heavy goods vehicles including container vehicles, trailers and tractors as defined in the Road Traffic Ordinance will be parked/stored on the Site at any time during the planning approval period. Therefore, the Site would not generate additional number of vehicles under the current application.

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## 2. JUSTIFICATIONS

### 2.1 Previous planning permissions for same/similar uses

The Site was the subject of nine previous planning applications (Application no.: A/YL-ST/10, A/YL-ST/79, A/YL-ST/283, A/YL-ST/195, A/YL-ST/366, A/YL-ST/401, A/YL-ST/460, A/YL-ST/524 and A/YL-ST/589), which were approved by the Board on 20.9.1996, 26.2.1999, 24.6.2005, 26.4.2002, 19.6.2009, 15.4.2011, 8.5.2015, 1.6.2018 and 1.6.2021 respectively. The proposed “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” is the same/similar to the approved uses under previous planning applications. It is therefore considered that the proposed temporary development should be allowed on the Site.

### 2.2 Recent permission for similar use near the Site

- 2.2.1 Some sites in the surrounding area for similar uses within “R(D)” zone were granted planning permissions by the Board in the past few years. These include application no. A/YL-ST/538 for “Temporary retail shop (Container tractors, medium goods vehicles, vehicle parts and building materials)” approved on 12.4.2019, application no. A/YL-ST/548 for “Temporary shop and services (Retail of construction material)” approved on 5.7.2019, application no. A/YL-ST/551 for “Temporary open storage and retail sale of construction machinery” approved on 19.7.2019, and application no. A/YL-ST/572 for “Temporary warehouse for storage of used private vehicles for sale and a covered works area” approved on 29.5.2020.
- 2.2.2 Given that they are located in the close vicinity of the Site, the permissions granted by the Board for the similar uses of the proposed “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” should be suitable on the Site.

### 2.3 Maintenance of existing facilities on Site

The Site is being operated as “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” which is identical to the previous planning application no. A/YL-ST/589. The proposed layout and existing facilities such as landscape planting and drainage facilities would remain unchanged and be well maintained.

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## 2.4 Fully compliance with previous planning conditions

All the approval conditions imposed on previous planning application no. A/YL-ST/589 were satisfactorily complied with. Therefore, the planning application should be approved for the use of “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” continuously.

## 2.5 Local demand for sale service of vehicle parts and accessories

The Site is located in close proximity to the border area with a large number of cross-border vehicles driving through Hong Kong and Mainland China everyday. Most of the local residents from the nearby villages are also using private cars as their main transport vehicles. Under this situation, there is a high local demand for sales service of vehicle parts. Therefore, the proposed “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” on the Site is to provide service to meet the local needs.

## 2.6 Compatible with surrounding land uses

The proposed “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” on the Site is compatible with the surrounding sites abutting Castle Peak Road and Shek Wu Wai Road for the use of open storage and other post back-up uses. The nearest villages are also located at about 350 metres away from the Site. Therefore, no interface problem with the villagers is anticipated. In this connection, the proposed temporary development should be sympathetically considered by the Board.

## 2.7 No additional traffic, drainage and environmental impacts

The Site was operated as a temporary retail shop for vehicle parts and accessories with ancillary facilities, and second hand cars under previous planning applications. Therefore, the proposed “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” would not generate additional traffic, drainage and environmental impacts.

  
  
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Director.