

Executive Summary

1. The application site is on Lots 31 RP and 32 RP in D.D. 121, Ping Shan, Yuen Long, New Territories.
2. The application is a subject of a previous approved planning application no. A/YL-PS/618. The applicant would like to apply the same use to continue the operation.
3. The site falls within “Government, Institute or Community” (“G/IC”) zone, “Residential (Group B) 1” (R(B)1”, and “Village Type Development” (“V”) zone on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20.
4. The applied use is “Proposed Temporary Shop and Services (Car Showroom) and Car Testing Centre with Ancillary Office” for a Period of 3 Years.
5. The proposed use is on a temporary basis which would not frustrate the long-term planning intention of the area.
6. The site area is about 2,259 m². No Government Land is involved
7. 3 temporary structures, 2 parking spaces for private cars and 5 parking spaces for light buses are proposed on-site.
8. The operation hours are from 9 a.m. to 6 p.m. every day (excluding Sundays and holidays).

行政摘要

1. 申請地點為新界元朗丈量約份第 121 約地段第 31 號餘段及第 32 號餘段。
2. 申請地點涉及一個曾經批准的城市規劃申請編號 A/YL-PS/618。申請人擬申請同樣的用途以繼續營運。
3. 申請地點處於屏山分區計劃大綱核准圖編號 S/YL-PS/20 的「政府、機構或社區」，「住宅(乙類) 1」及「鄉村式發展」用途地帶。
4. 擬議申請用途為「臨時車輛陳列室及測試中心連附屬辦公室」(為期 3 年)。
5. 擬議用途為臨時形式，不會影響長遠的規劃意向。
6. 申請面積為大約 2,259 平方米。申請範圍不涉及政府土地。
7. 申請地點擬議 3 個臨時建築物，2 個私家車位及 5 個小巴車位。
8. 營運時間為每天早上 9 時至晚上 6 時 (不包括星期日及公眾假期)。

Justifications

Lots 31 RP and 32 RP in D.D. 121, Ping Shan, Yuen Long, New Territories

1. Application Background

- 1.1. This application is a subject of the previous approved planning application no. A/YL-PS/618. The applicant has temporarily stopped the operation due to the market downturn in the past few years. He would like to apply the same use to continue the operation. Most of the parameters are remain unchanged.

2. The Proposed Use

- 2.1. The proposed use is “Proposed Temporary Shop and Services (Car Showroom) and Car Testing Centre with Ancillary Office” for a Period of 3 Years.

3. Location

- 3.1. The application site is on Lots 31 RP and 32 RP in D.D. 121, Ping Shan, Yuen Long, New Territories.

4. Site Area

- 4.1. The total site area is about 2,259 m². No government land is involved. The site boundary remains the same as the previously approved application no. A/YL-PS/618.

5. Planning Context

- 5.1. The site falls within “Government, Institute or Community” (“G/IC”) (about 79.6%), “Residential (Group B) 1” (“R(B)1”) (about 10.9%) and “Village Type Development” (“V”) (about 9.5%) zones on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20.
- 5.2. The “G/IC” zone is intended primarily for the provision of Government, Institution or Community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.
- 5.3. The “R(B)1” zone is intended primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
- 5.4. The “V” zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.
- 5.5. Car Testing Centre is not a use in Column 1 or 2 of the zones. Temporary use of no more than 3 years may be allowed if there is no substantial adverse impact on the environment.

5.6. The temporary nature of the proposed development would not frustrate the planning intention of the above-mentioned zones.

6. Development Parameters

Operation Hours

6.1. The operation hours are from 9 a.m. to 6 p.m. everyday. There is no operation on Sundays and holidays.

Proposed Structures

6.2. 3 temporary structures are proposed on-site. Please refer to the following table and Layout Plan (Plan 3) for details.

Table 1 — Proposed structures on-site

No.	Uses	Floor Area	Covered Area	No. of Storeys	Height (about)
1a	Car Showroom	741 m ²	741 m ²	1	8 m
1b	G/F: Car Testing Centre (Vehicle Examination), Meter Room and toilet (4m (H))	764 m ²	764 m ²	2	8 m
	U/F: Ancillary Office (4m (H))	764 m ²			
2	Meter Room (under structure 3)	8 m ² *	--	1	3m
3	Shed for Parking Cars	218 m ²	218 m ²	1	5m
Total		2,487 m²	1,723 m²	--	--

* Floor Area of Meter Room is excluded to avoid double counting

6.3. All proposed structures are built of temporary material (i.e. metal sheets).

7. Mode of Operation

7.1. The proposed development provides vehicle examination services for private cars and light buses.

7.2. There are four items in the vehicle examination:

- (a) **Visual inspection of chassis.** The vehicle would be raised and visually inspected. No noise, dust or smell would be produced.
- (b) **Light test.** The headlight, turning light and other light would be turned on and off to see if they function properly. No noise, dust or smell would be expected.
- (c) **Emission test.** The car will be in normal stand-by condition and checked by a computer. The test lasts for 45-60 seconds.
- (d) **Seat test (light buses only).** Seats will be inspected in order to be complied with the Road Traffic (Construction and Maintenance of Vehicles) Regulations 73(1AA).

APPENDIX I

- 7.3. The whole vehicle examination process will normally take an hour to complete. However, due to potential technical problems, more time may be needed. Thus, 2 parking spaces for private cars (5m (L) x 2.5m (W) each) and 5 parking spaces for light buses (8m (L) x 3m (W) each) are provided to prevent queuing outside the site.
- 7.4. No medium goods vehicle or heavy goods vehicle over 5.5 tonnes, as defined by the Road Traffic (Construction and Maintenance of Vehicles) Regulations (Cap. 374A), will be parked on the site.
- 7.5. No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity will be carried out.

8. Previous application

- 8.1. The site is the subject of three previously approved planning applications. Please see the following table for details.

Table 2 - Previously approved applications on the same site

Application No.	Applied Use	Approval Date
A/YL-PS/488	“Temporary Public Vehicle Park and Car Testing Centre (Private Car and Light Goods Vehicle under 5.5 tonnes) with ancillary Office” for a Period of 3 Years	23.10.2015
A/YL-PS/587	“Temporary Car Testing Centre with Ancillary Office” for a Period of 3 Years	17.5.2019
A/YL-PS/618	“Proposed Temporary Shop and Services (Car Showroom) and Car Testing Centre with Ancillary Office” for a Period of 3 Years	20.11.2020

- 8.2. The site is approved for similar use for 8 years. For application no. A/YL-PS/618, only 2 approval conditions have yet to be complied, which are the submission and implementation of a Fire Service Installations Proposal. Since the proposed use remains the same as the previously approved scheme, approval of the current scheme is in line with the previous decision of the RNTPC.

9. No Adverse Environmental Impact

Visual

- 9.1. There is a vehicle park to the immediate north of the site and a residential development (i.e. La Mansion) to the southwest of the site.
- 9.2. The proposed development is surrounded by 2 to 3-storey developments, thus is compatible with the surrounding environment.

Noise and Air

- 9.3. The emission test will be carried out nearby a ventilation system in order to minimise any potential adverse air impact to the surrounding environment.

Drainage

- 9.4. The drainage proposal and the implementation were accepted in the previous approved planning application no. A/YL-PS/618. The existing drainage facilities will be maintained in good conditions throughout the approval period. Please refer to the Drainage Proposal (Plan 4) for details.

Sewage

- 9.5. 8 staff and 5 visitors are expected to visit the site every day. A toilet (with five compartments) would be provided and wastewater collected from the toilet will be treated in the existing septic tank and soakage pit.

Traffic

- 9.6. The site is accessible via a local track connecting to Ping Kwai Road. The main access of about 9m wide is located at the west of the site. There is also a pedestrian access of about 2m wide located at the southeast of the site, which is for staff access only. The employees are expected to arrive on foot or by public transport. Please refer to the Location Plan (Plan 1) and Layout Plan (Plan 3) for details.
- 9.7. 2 parking spaces for private cars (5m (L) x 2.5m (W) each) and 5 parking spaces for light buses (8m (L) x 3m (W) each) are provided for visitors who are waiting for the vehicle examination. Sufficient manoeuvring space will be provided within the site. Hence, no queuing, reversing, and manoeuvring of vehicles out of the site is required for vehicles travelling into and out of the site.
- 9.8. The estimated daily trip generation and attraction rate is 4 (2 in and 2 out) for Private cars, and 10 (5 in and 5 out) for light buses. The trip generated and attracted were less than the previously approved scheme. No significant traffic impact is anticipated.

10. Planning gain

- 10.1. The proposed Car Testing Centre could serve the car users in the Yuen Long District.

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