

Planning Statement

1 Purpose

- 1.1 The applicant seeks planning permission to use the application site for temporary shop and services (motor-vehicle showroom) with ancillary facilities for a period of 5 years and associated filling of land, on the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 (the OZP) at Lot 686 (Part) and 687 RP in D.D. 112, Shek Kong, Yuen Long, New Territories (the site) from the Town Planning Board (TPB).
- 1.2 The site is easily accessible from a local track leading to Kam Sheung Road (refer to Plan 4). As there is a growing demand for commercial private cars, especially the electric cars that are becoming the trend nowadays. The applicant would like to use the site for shop and services (motor-vehicle showroom) to serve the nearby community. There will be seven temporary structures with a total GFA of about 648 m² and heights of not more than 7 m within the site for motor-vehicle showroom, rain shelters, ancillary offices and washrooms. A total of two private car parking spaces will be provided within the site. There are 17 unlicensed commercial vehicles displayed on the site, as shown on Plan 1.

2 Site Location and Planning Context

- 2.1 The site is currently zoned “Village Type Development” (“V”) on the OZP. According to the Notes of the OZP, “motor-vehicle showroom” is subsumed under “show and services”, which is a column 2 use within the “V” zone requires planning permission from TPB. Filling of land also requires planning permission from TPB. The subject application is for the regularisation of the current use, which is currently in operation. The filling of land is intended to regularise the current site status. The applied use is aligned with the planning intention of the “V” zone, similar S.16 planning applications (No. A/YL-SK/343, 351, 352, 366, 382 etc.) for “shop and services” use were approved by TPB on the “V” zone of the OZP from 2023 to 2024.
- 2.2 The site consists mainly of shop and services (motor-vehicle showroom). To the north of the site are some farmland, vacant land and village clusters (Shui Lau Tin Village); to the east are domestic dwellings (Moon Wo Grand Houses); to the south and south east across Kam Sheung Road are domestic dwellings (Park Ridge and Lotus Villa); to the west are an animal boarding establishment, open storage, some unused land and farmland, and to the further southwest across a nullah are some open storage and workshops. The proposed development is

therefore compatible with the surrounding area. As such, approval of the current application on a temporary basis for 5 years would serve the needs of the community and without jeopardising the long-term planning intention of the “V” zone.

3 Development Proposal

3.1 The site consists of an area of about 1401 m² (Plan 2). The site will have an 6m wide entrance to the south. The opening hours of the proposed development is restricted to 9:00 to 18:00 from Monday to Sunday, including public holidays. Seven structures will be erected on the site for motor-vehicle showroom, rain shelters, ancillary offices and washrooms with a total GFA of about 648 m². Structures B1, B2 and B3 are existing structures, while Structures B4, B5, B6 and B7 are proposed structures. Filling of land will be required for the entire site (about 1401 m²) to achieve a general flat surface. The site is filled with concrete of about 0.5 m in depth (Plan 5). Details of the development parameters are shown in Table 1 as follows:

Table 1 – Main Development Parameters

| | |
|------------------------|---------------------------------------------|
| Application Site Area | About 1401 m ² |
| Covered Area | About 617 m ² |
| Uncovered Area | About 784 m ² |
| Plot Ratio | About 0.46 |
| Site Coverage | About 44 % |
| Number of Structure(s) | 7 |
| Total GFA | About 648 m ² (Non-domestic GFA) |
| Building Height | Not more than 7 m |
| Number of Storey(s) | Not more than 2 |
| Filling of Land Area | About 1401 m ² |
| Land Filling Depth | About 0.5m |

3.2 It is estimated that about 17 unlicensed commercial vehicles (private cars only) will be displayed under the showroom and rain shelters on the site. Unlicensed vehicles for display will be driven to the site by staff with a trade licence. The ancillary office will provide indoor workspace for administrative staff to support the daily operation. Only private cars will be allowed to park at the site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period. No workshop activities will be carried out at the site at any time during the planning approval period. The proposed

development will provide a 2.5m high solid metal wall to fence the site boundary to minimise nuisance to the surrounding area (Plan 1).

- 3.3 Sufficient space will be provided for all vehicles to manoeuvre smoothly within the site to ensure that no vehicle turns back onto the local access, as shown on Plan 3. As the traffic generated and attracted by the proposed development is minimal (as shown in Table 2 below), no adverse traffic impacts are anticipated.

Table 2 – Estimated Trip Generation and Attraction

| Time Period | Private Car | | 2-way total |
|--------------------------------------------|-------------|-----|-------------|
| | IN | OUT | |
| Trips at AM peak per hour (9:00 to 10:00) | 2 | 0 | 2 |
| Trips at AM peak per hour (17:00 to 18:00) | 0 | 2 | 2 |
| Traffic trip per hour (10:00 to 17:00) | 1 | 1 | 2 |

- 3.4 The applicant will strictly follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all the environmental protection/pollution control ordinances, such as 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 the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment within the site.

4 Conclusion

- 4.1 The applicant seeks approval from TPB for the temporary shop and services (motor-vehicle showroom) with ancillary facilities for a period of 5 years and associated filling of land at the site falling within “V” under S.16 of Town Planning Ordinance.
- 4.2 In light of the evidence furnished in this planning statement supported by the various analysis and the applicant’s strong commitment to strictly comply with all control ordinances, it is believed that this planning application for such use should be favourably considered by TPB.

United Crown Holdings Limited
February 2025

List of Plans

- | | |
|---------------|----------------------|
| Plan 1 | Layout Plan |
| Plan 2 | Land Status Plan |
| Plan 3 | Swept Path Analysis |
| Plan 4 | Location Plan |
| Plan 5 | Filling of Land Plan |

DEVELOPMENT PARAMETERS

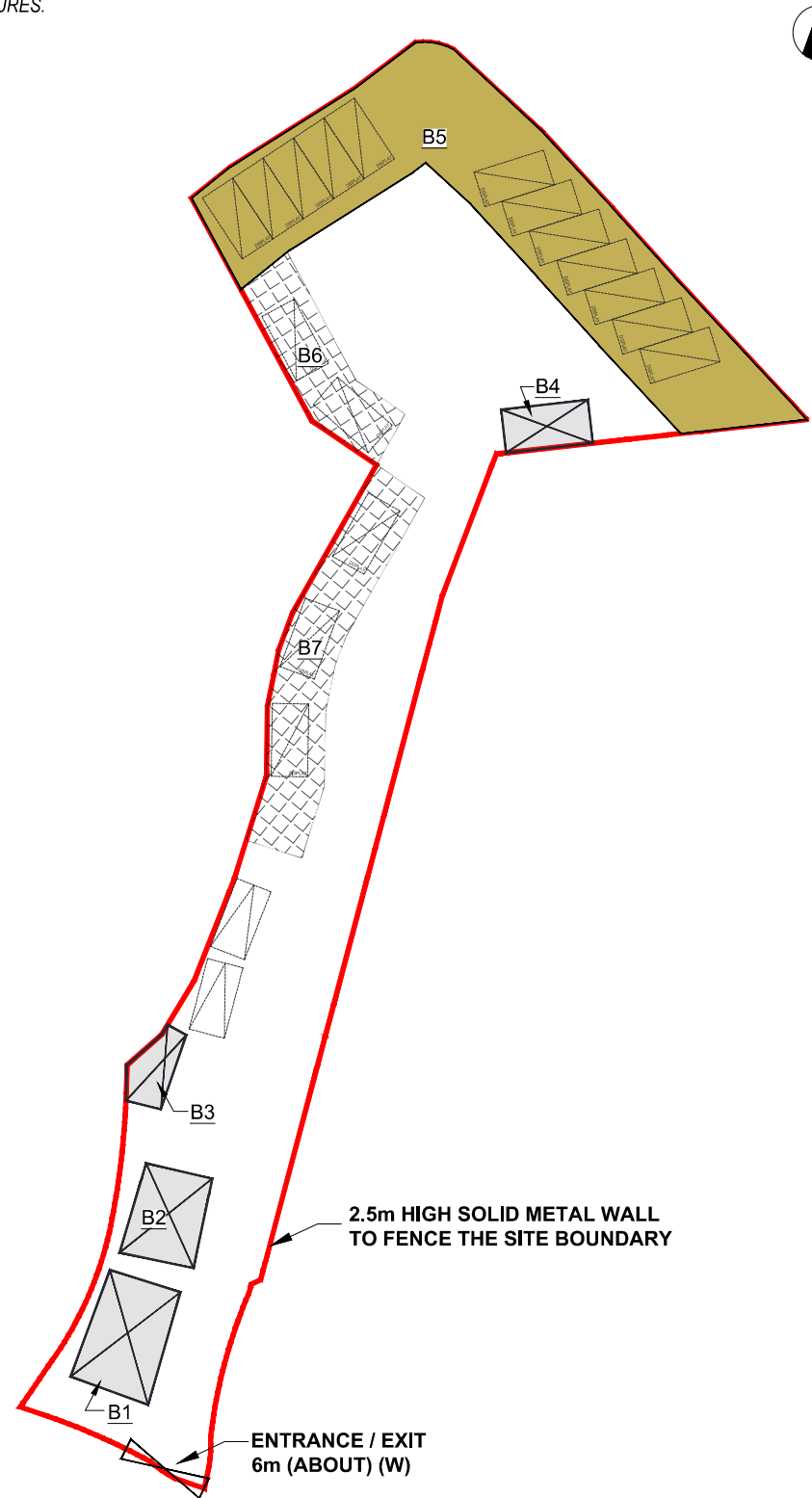
| | |
|-----------------------|--------------------------------|
| APPLICATION SITE AREA | : 1,401 m ² (ABOUT) |
| COVERED AREA | : 617 m ² (ABOUT) |
| UNCOVERED AREA | : 784 m ² (ABOUT) |
| | |
| PLOT RATIO | : 0.46 (ABOUT) |
| SITE COVERAGE | : 44% (ABOUT) |
| | |
| NO. OF STRUCTURE | : 7 |
| DOMESTIC GFA | : NOT APPLICABLE |
| NON-DOMESTIC GFA | : 648 m ² (ABOUT) |
| TOTAL GFA | : 648 m ² (ABOUT) |
| | |
| BUILDING HEIGHT | : 7 m (NOT MORE THAN) |
| NO. OF STOREY | : 2 (NOT MORE THAN) |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|--------------|---------------------------------------------|----------------------------------|----------------------------------|----------------------------------|
| B1* | ANCILLARY OFFICE | 43 m ² (ABOUT) | 43 m ² (ABOUT) | 3.5 m (NOT MORE THAN) (1-STOREY) |
| B2* | ANCILLARY OFFICE | 31 m ² (ABOUT) | 62 m ² (ABOUT) | 7 m (NOT MORE THAN) (2-STOREY) |
| B3* | ANCILLARY OFFICE | 14 m ² (ABOUT) | 14 m ² (ABOUT) | 3.5 m (NOT MORE THAN) (1-STOREY) |
| B4 | SITE OFFICE | 18 m ² (ABOUT) | 18 m ² (ABOUT) | 3.5 m (NOT MORE THAN) (1-STOREY) |
| B5 | SHOP AND SERVICES (MOTOR VEHICLE SHOW ROOM) | 343 m ² (ABOUT) | 343 m ² (ABOUT) | 4.5 m (NOT MORE THAN) (1-STOREY) |
| B6 | RAIN SHELTER | 59 m ² (ABOUT) | 59 m ² (ABOUT) | 3.5 m (ABOUT) (1-STOREY) |
| B7 | RAIN SHELTER | 109 m ² (ABOUT) | 109 m ² (ABOUT) | 3.5 m (ABOUT) (1-STOREY) |
| TOTAL | | 617 m² (ABOUT) | 648 m² (ABOUT) | |

* STRUCTURE B1 TO B3 ARE EXISTING STRUCTURES, WHILE STRUCTURE B4 TO B7 ARE PROPOSED STRUCTURES.

PARKING SPACE PROVISIONS

| | |
|----------------------------------|-----------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 2 |
| DIMENSIONS OF PARKING SPACE | : 5 m (L) X 2.5 m (W) |



• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
• DO NOT SCALE DRAWING

LEGEND

- APPLICATION SITE
- SITE OFFICE
- SHOP AND SERVICES (MOTOR VEHICLE SHOWROOM)
- RAIN SHELTER
- PARKING SPACE (PRIVATE CAR) 2.5 m (W) X 5 m (L)
- DISPLAYING SPACE 2.5 m (W) X 5 m (L)
- ENTRANCE / EXIT

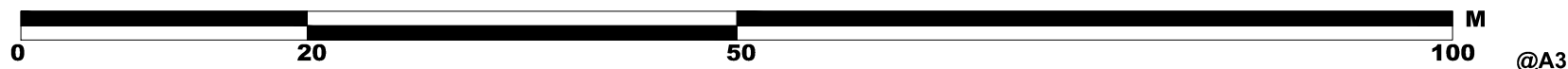
| REVISION | name | DATE |
|----------|-------------|-------------|
| A | LAYOUT PLAN | 12 FEB 2025 |
| - | LAYOUT PLAN | 06 JAN 2025 |

| | | |
|--------------|---------|------------------|
| drawn | CL & LY | DATE 06 JAN 2025 |
| checked | - | DATE - |
| approved | - | DATE - |
| contract no. | - | |
| project no. | - | |

TITLE :
TEMPORARY SHOP AND SERVICES (MOTOR VEHICLE SHOWROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION :
LOT 686 (PART) AND 687 RP IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

| | | |
|----------------|-------------|--------|
| drawing title. | LAYOUT PLAN | |
| drawing no. | rev. | scale |
| PLAN 1 | A | N.T.S. |

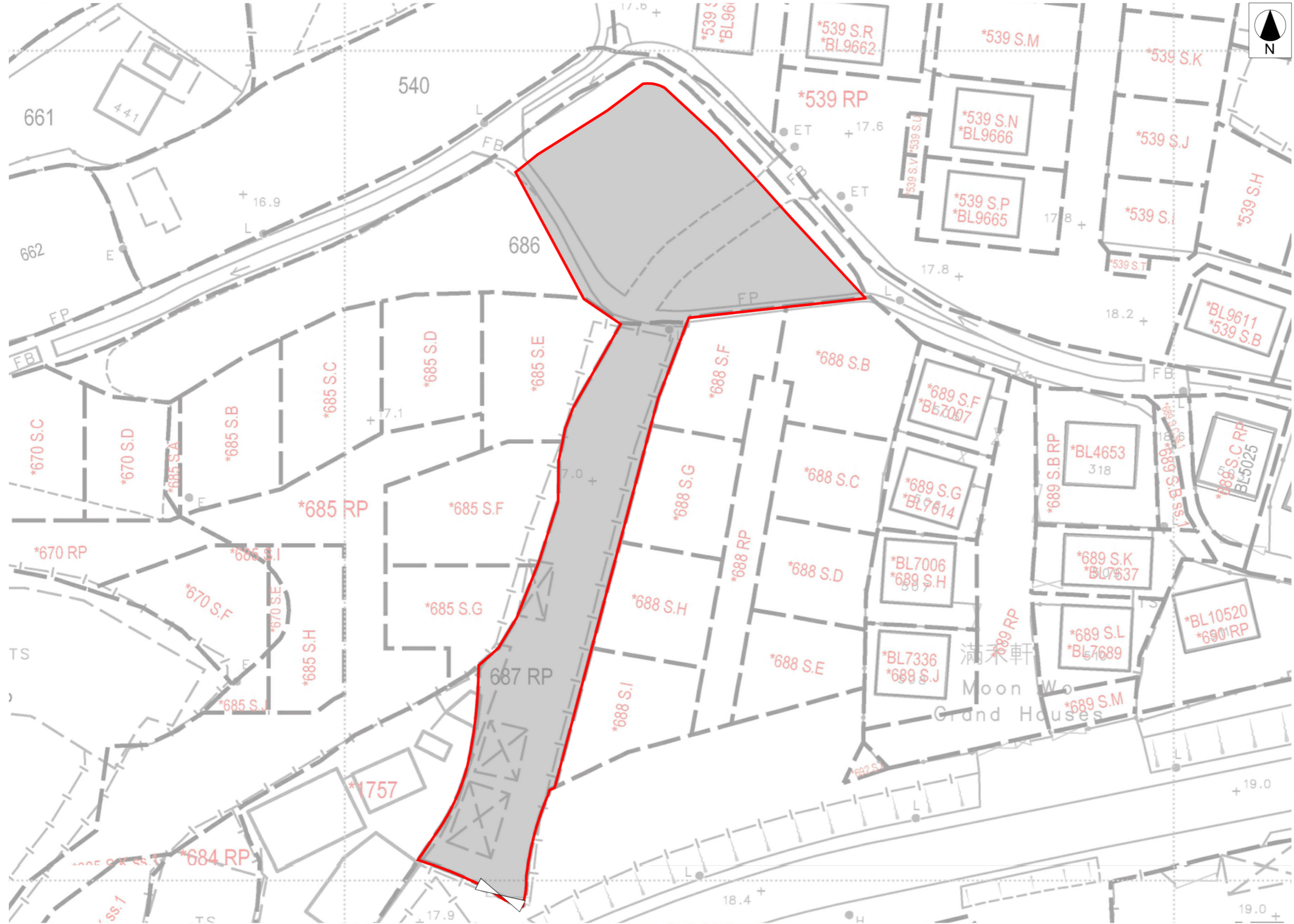


| LAND STATUS | |
|-------------------------|--------------------------------|
| APPLICATION SITE AREA | : 1,401 m ² (ABOUT) |
| AREA OF PRIVATE LAND | : 1,401 m ² (ABOUT) |
| AREA OF GOVERNMENT LAND | : NOT APPLICABLE |

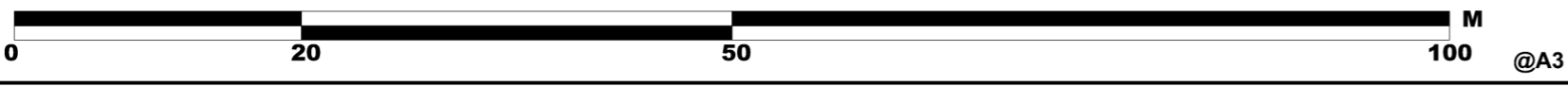
• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
 • DO NOT SCALE DRAWING

LEGEND

- APPLICATION SITE
- PRIVATE LAND



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



| | | |
|---------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| A | LAND STATUS PLAN | 12 FEB 2025 |
| - | LAND STATUS PLAN | 06 JAN 2025 |
| REVISION | | |
| drawn | Q. & LY | DATE 06 JAN 2025 |
| checked | - | DATE |
| approved | - | DATE |
| contract no. - | | |
| project no. - | | |
| TITLE : | | |
| TEMPORARY SHOP AND SERVICES (MOTOR VEHICLE SHOWROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND | | |
| SITE LOCATION : | | |
| LOT 686 (PART) AND 687 RP IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES | | |
| drawing title. | | |
| LAND STATUS PLAN | | |
| drawing no. | | rev. scale |
| PLAN 2 | | A N.T.S. |





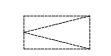
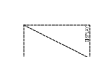
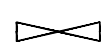
SWEPT PATH ANALYSIS

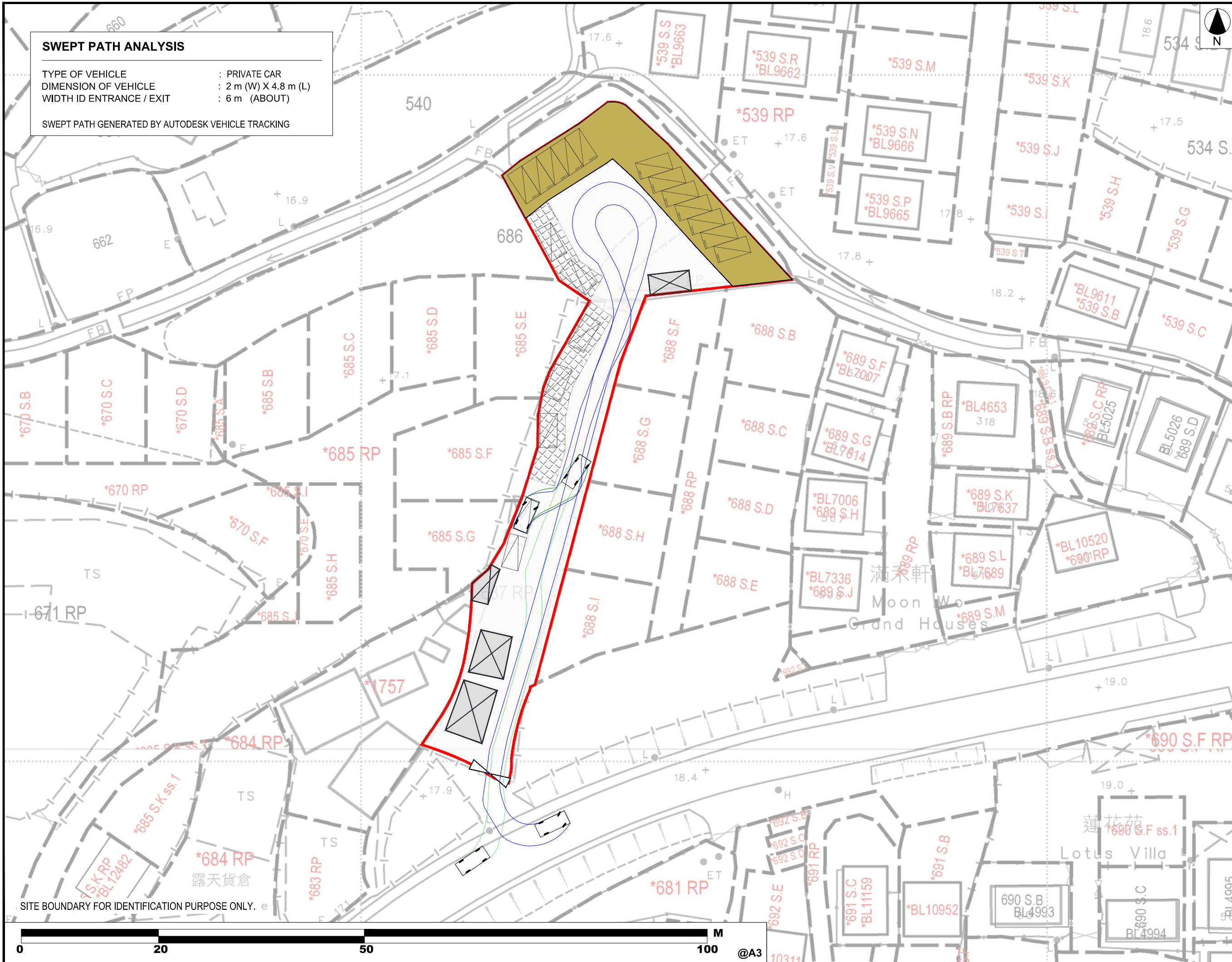
TYPE OF VEHICLE : PRIVATE CAR
 DIMENSION OF VEHICLE : 2 m (W) X 4.8 m (L)
 WIDTH ID ENTRANCE / EXIT : 6 m (ABOUT)

SWEPT PATH GENERATED BY AUTODESK VEHICLE TRACKING

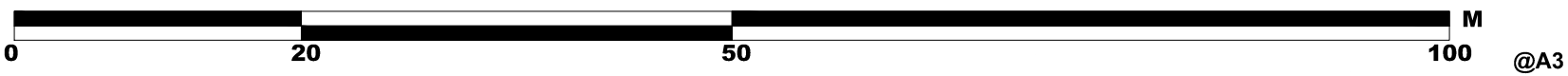
• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
 • DO NOT SCALE DRAWING

LEGEND

-  APPLICATION SITE
-  SITE OFFICE
-  SHOP AND SERVICES (MOTOR VEHICLE SHOWROOM)
-  RAIN SHELTER
-  PARKING SPACE (PRIVATE CAR) 2.5 m (W) X 5 m (L)
-  DISPLAYING SPACE 2.5 m (W) X 5 m (L)
-  ENTRANCE / EXIT



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



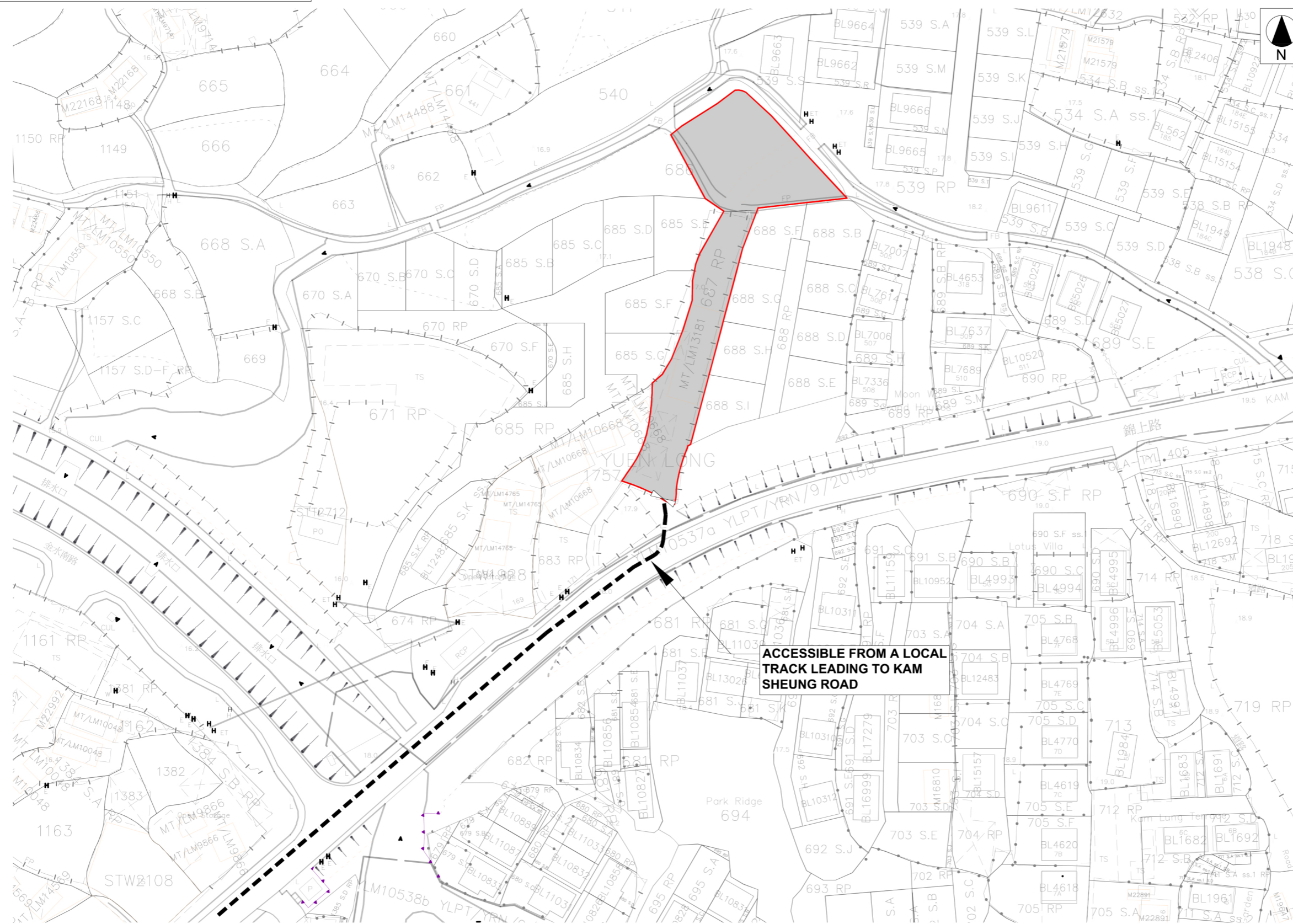
| REVISION | |
|----------|---------------------------------|
| no. | description |
| A | SWEPT PATH ANALYSIS 12 FEB 2025 |
| - | SWEPT PATH ANALYSIS 06 JAN 2025 |

| | | | |
|---------------------------------------------------------------------------------------------------------------------------------------|---------|--------|-------------|
| drawn | CL & LY | DATE | 06 JAN 2025 |
| checked | - | DATE | - |
| approved | - | DATE | - |
| contract no. - | | | |
| project no. | | | |
| TITLE : | | | |
| TEMPORARY SHOP AND SERVICES (MOTOR VEHICLE SHOWROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND | | | |
| SITE LOCATION : | | | |
| LOT 686 (PART) AND 687 RP IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES | | | |
| drawing title. | | | |
| SWEPT PATH ANALYSIS | | | |
| drawing no. | rev. | scale | |
| PLAN 3 | A | N.T.S. | |

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,401 m² (ABOUT)

VEHICLE ACCESS
ACCESSIBLE FROM A LOCAL TRACK LEADING TO KAM SHEUNG ROAD



ACCESSIBLE FROM A LOCAL TRACK LEADING TO KAM SHEUNG ROAD

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
• DO NOT SCALE DRAWING


LEGEND

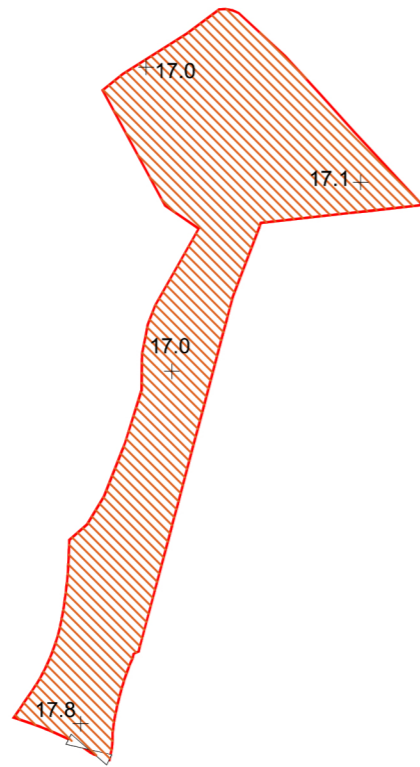
- APPLICATION SITE
- ACCESS ROUTE

| | | |
|---------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------|
| A | LOCATION PLAN | 12 FEB 2025 |
| - | LOCATION PLAN | 06 JAN 2025 |
| REVISION | | |
| drawn | Q. & LY | DATE 06 JAN 2025 |
| checked | - | DATE |
| approved | - | DATE |
| contract no. - | | |
| project no. - | | |
| TITLE : | | |
| TEMPORARY SHOP AND SERVICES (MOTOR VEHICLE SHOWROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND | | |
| SITE LOCATION : | | |
| LOT 686 (PART) AND 687 RP IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES | | |
| drawing title. | | |
| LOCATION PLAN | | |
| drawing no. | rev. | scale |
| PLAN 4 | A | N.T.S. |

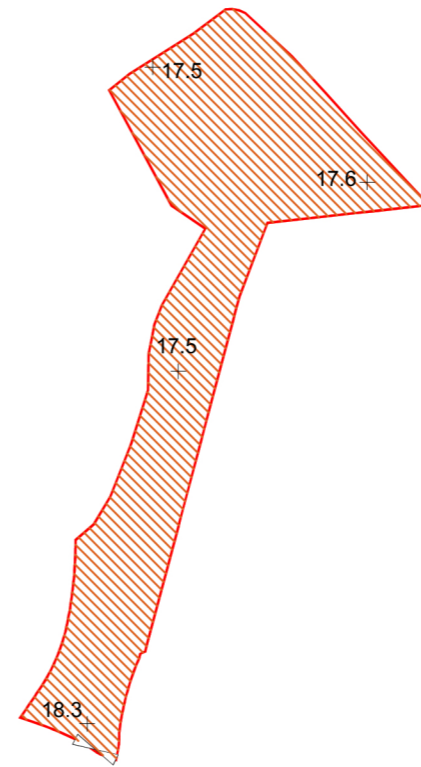
• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
 • DO NOT SCALE DRAWING

LEGEND

-  APPLICATION SITE
- + 10.0 SITE LEVEL

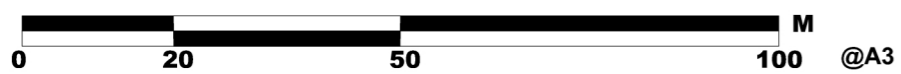


PREVIOUS SITE LEVEL



EXISTING SITE LEVEL

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : ABOUT 1,401 m²
 FILLING OF LAND AREA : ABOUT 1,401 m²
 LAND FILLING DEPTH : ABOUT 0.5 m

| | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | |
|---|----------------------|-------------|
| A | FILLING OF LAND PLAN | 12 FEB 2025 |
| - | FILLING OF LAND PLAN | 06 JAN 2025 |

| REVISION | | |
|--------------|---------|-------------|
| no. | name | DATE |
| drawn | Q. & LY | 06 JAN 2025 |
| checked | - | - |
| approved | - | - |
| contract no. | - | |
| project no. | - | |

TITLE :
 TEMPORARY SHOP AND SERVICES (MOTOR VEHICLE SHOWROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION :
 LOT 686 (PART) AND 687 RP IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRORIES

| | | |
|----------------------------------------|-----------|-----------------|
| drawing title. FILLING OF LAND PLAN | | |
| drawing no. PLAN 5 | rev. A | scale N.T.S. |