

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. WONG Yat Ho (“the Applicant”) in support of the planning application for ‘Proposed Temporary Shop and Services (Car Beauty Services) for a Period of 5 Years’ (“the Proposed Development”) at Lot No. 3131 RP in D.D. 116, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 3131 RP in D.D. 116, Yuen Long, New Territories. The Site is accessible via local track connecting to Tai Shu Ha Road East. The vehicular ingress/egress point is located at the west of the site.
3. The site area is about 137.2 m². No Government Land is involved.

Application Background

4. The Site is the subject of a previously approved application no. A/YL-TT/529 for ‘Proposed Temporary Shop and Services for a Period of 3 Years and Excavation of Land’ submitted by the same applicant. The Applicant has complied with two approval conditions in relation to the submissions of a drainage proposal and a fire service installations (FSI) proposal respectively (2 out of 4 approval conditions). As relevant Short Term Waiver (STW) has not been granted from Lands Department within 18 months since the planning application has approved, the Applicant could not arrange to comply with the last two approval conditions regarding the implementation works. The application was therefore revoked on 27.8.2023. The STW was granted by Lands Department on 29.1.2024. The Applicant would like to submit a fresh s.16 application to continue the use.

Planning Context

5. The Site falls within an area zoned “Open Space” (“O”) on the Approved Tai Tong Outline Zoning Plan (the “OZP”) No. S/YL-TT/20.
6. The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
7. According to the Notes of the OZP, the applied use is a Column 2 use within the “O” zone on the OZP which may be permitted with or without conditions by the Board.

8. Provided that the structure of the Proposed Development is temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “O” zone.

Development Parameters

9. The Proposed Development is intended to serve the needs of local residents and the general public. It provides car beauty services including car washing, polishing, and waxing. No workshop activities including car dismantling, spraying, repairing or maintaining are allowed.
10. 1 no. of private car parking space is proposed at the Site (**Plan 3**). Only private cars will be parked on site. No light goods vehicle, 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.
11. Operation hours are from 9 a.m. to 7 p.m. daily, including Sundays and public holidays.
12. A two-storey structure is proposed on site. The ground floor of the structure will be used as work area, private car parking space and toilet. The work area will be used to carry out car beauty services, including car washing, polishing, and waxing. The first floor will be used as multi-function room, office, and toilet. The structure will be made of temporary material, such as metal sheets. The development parameters of the structure are shown in Table 1. Please refer to the Layout Plan (**Plan 3**) for details.

Table 1—Development Parameters of the structure on site

No.		Use	Covered Area	Floor Area	Height
1	G/F	a	137.2m ²	130.4m ²	4.8m
		b		6.8m ²	
	1/F	c		Toilet, Multi-function Room and Office	92.8m ²
Total:			<u>137.2m²</u>	<u>230.0m²</u>	7.4m

Previous Application

13. The Site is the subject of a previous application no. A/YL-TT/529 approved by the Rural and New Town Planning Committee (“the Committee”) in 2021 for ‘Proposed Temporary Shop and Services for a Period of 3 Years and Excavation of Land’ submitted by the same applicant.
14. The previous application was approved mainly on considerations that the proposed development would not frustrate the long-term planning intention of the “O” zone; not incompatible with the surrounding land uses; and no adverse comments from relevant departments.
15. The Applicant has complied with two approval conditions in relation to the submissions of a drainage proposal and a FSI proposal respectively (2 out of 4 approval conditions). As relevant STW has not been granted from Lands Department within 18 months since the planning application has approved, the Applicant could not arrange to comply with the last two approval conditions regarding the implementation works. The application was therefore revoked on 27.8.2023. The

STW was granted by Lands Department on 29.1.2024. The Applicant would like to submit a fresh s.16 application to continue the use.

16. Given that the planning context of adjacent areas has not been significantly altered, it is considered that the planning circumstances of the application are relevant to the previous application.

Similar Applications

17. There are 10 similar applications for shop and services use approved by the Committee in the vicinity of “O” zone over the past few years:

Application No.	Applied Use	Date of Approval
A/YL/233	Proposed Temporary Shop and Services (Real Estate Agency, Book Shop and Ancillary Site Office) for a Period of 6 Years	22.9.2017
A/YL-TT/415	Proposed Temporary Shop and Services (Vehicle Parts Retail Shop) for a Period of 3 Years	22.12.2017
A/YL/241	Proposed Temporary Shop and Services (Car Beauty Services) for a Period of 6 Years	16.3.2018
A/YL/247	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Offices for a Period of 6 Years	17.8.2018
A/YL/258	Renewal of Planning Approval for Temporary Shop and Services (Retail Shop) for a Period of 3 Years	16.8.2019
A/YL-TT/483	Proposed Temporary Shop and Services (Grocery Store) for a Period of 5 Years	18.10.2019
A/YL/267	Temporary Shop and Services for a Period of 6 Years	20.11.2020
A/YL-TT/546	Temporary Shop and Services for a Period of 5 Years	20.5.2022
A/YL/299	Proposed Temporary Shop and Services for a Period of 6 Years	13.1.2023
A/YL/301	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 6 Years	9.6.2023

18. The similar applications were approved by the Committee between 2017 and 2023 on considerations that temporary approval would not frustrate the long-term planning intention of the “O” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.

19. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

20. The Proposed Development involves the erection of a two-storey temporary structure. The applied use is considered not incompatible with surrounding land uses mainly comprising two-storey shops, open storage and residential uses. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

21. The trip attraction and generation rates are expected as follows:

	Weekday		Weekend	
	Attractions	Generations	Attractions	Generations
09:00 – 10:00	0	0	0	0
10:00 – 11:00	1	0	1	0
11:00 – 12:00	0	1	0	1
12:00 – 13:00	1	0	1	0
13:00 – 14:00	0	1	0	1
14:00 – 15:00	1	0	1	0
15:00 – 16:00	0	1	0	1
16:00 – 17:00	1	0	1	0
17:00 – 18:00	0	0	0	1
18:00 – 19:00	0	1	0	0
Total Trips	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>

22. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
23. A 5m-wide vehicular access is provided to the west of the Site. Sufficient space is provided for vehicle manoeuvring within the Site (**Plans 6.1 and 6.2**). No queuing, reversing and manoeuvring of vehicles out of the site is required for vehicles travelling into and out of the site.
24. Customers are required to make prior appointment before entering the Site. Customers without appointment will not be allowed to park their vehicles in the Site and will be asked to leave.

Drainage

25. The Applicant has submitted a drainage proposal, with provision of gutter and catchpits to mitigate the potential adverse drainage impacts generated by the proposed development for compliance with approval condition under the previously approved application no. A/YL-TT/529. The proposal was accepted by CE/MN, DSD on 23.5.2023. Please refer to the Approved Drainage Proposal (**Plan 4**) and relevant compliance letter (**Annex Ia**) for details.

Fire Safety

26. The Applicant has submitted a layout plan incorporated with the proposed FSI for compliance with approval condition under the previously approved application no. A/YL-TT/529. The proposal was accepted by the Director of Fire Services on 14.4.2023. Please refer to the Approved FSI Proposal (**Plan 7**) and relevant compliance letter (**Annex Ib**) for details.

Sewerage

27. An underground sewage disposal system includes one petrol interceptor, one septic tank and one soakage pit has been provided on site under the previously approved application no. A/YL-TT/529. The septic tank will be maintained in proper working order at all times and periodic desludging will be carried out when required.
28. Wastewater produced from the car beauty services will be directed to the proposed 150mm u-channel located at the periphery of the works area. These wastewater will be discharged to petrol interceptor and soakage pit.
29. The wastewater from toilets will be discharged to septic tank and soakage pit. Please refer to the Sewerage Proposal (**Plan 5**) for details.

Environment

30. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
31. No light goods vehicle, medium goods vehicle, or heavy goods vehicle over 5.5 tonnes will be allowed to park at, stall at, enter or exit the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

Planning Gain

32. The Proposed Development can create employment opportunities to the local residents. It can also fulfil the local needs for car beauty services.

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