

**Application for Permission under Section 16 of  
the Town Planning Ordinance (Cap. 131)**

**Temporary Shop and Services (Retail Shop for Refrigeration  
Equipment/Parts) with Ancillary Office for a Period of Three  
Years in “Residential (Group D)” (“R(D)”) Zone at  
Lots 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part),  
4917 RP(Part) and 4918 RP(Part) in DD116 and Adjoining  
Government Land, Tai Tong Road, Yuen Long, New Territories**

**SUPPLEMENTARY PLANNING STATEMENT**

**Applicant:**

Hang Shun Refrigeration  
Equipment Co. Ltd.

**Planning Consultant:**



Top Bright Consultants Ltd.

July, 2024

## Executive Summary

This application is to seek renewal of a planning permission for temporary shop and services (retail shop for refrigeration equipment/parts) with ancillary office (the “Proposed Development”) for a period of three years at Lots 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part), 4917 RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories (the “Application Site”).

The Applicant was established in early 1990’s and is the agent/sole agent and distributor of refrigeration equipment, parts and tools produced from USA and Europe. Over the years, the Applicant has built their client base with their retail shops located in Yuen Long Town Centre and the Application Site. The Application Site was approved by the Town Planning Board (“Board”) for a temporary shop and services (retail shop for refrigeration equipment/parts) with ancillary office (Application Nos. A/YL-TT/360 and 523) on 23.10.2015 and 10.9.2021, respectively for a period of 3 years. All approval conditions of the last application had been complied with by the Applicant. As the planning permission would be expired on 10.9.2024, the Applicant submits the current application to the Board to seek renewal of planning permission for the continuation of the shop and services use at the Application Site.

The Application Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20. The Proposed Development falls within the broad definitions of ‘Shop and Services’ which is a use listed under Column 2 of the Notes of “R(D)” zone. In accordance to the OZP, uses under Column 2 may be permitted with or without conditions on application to the Board.

The Application Site consists of converted containers and temporary structures for using as a retail shop with ancillary showroom for refrigeration equipment and parts. Ancillary facilities, including open-sided canopy for storage, site office, two loading/unloading bays for light goods vehicles (not exceeding 5.5 tonnes) and ten parking spaces for staff/visitors are also provided at the Application Site. The proposed hours of operation at the Application Site are restricted between 9:00am to 7:00pm from Mondays to Saturdays.

The justifications of this application are: meeting the operational needs of the Applicant and the local demand for refrigeration equipment/parts; in line with the planning intention; compatible with surrounding land uses; better utilization of scarce land resources; site with previous planning approval for the same use; no adverse traffic, environmental and drainage impacts on the surrounding areas.

The Applicant therefore seeks the Board’s permission to use the Application Site for the proposed development for a further period of 3 years.

## 行政摘要

這宗規劃續期申請是擬議在新界元朗大棠路丈量約份第 116 約地段第 4915 S.A(部份), 4915 S.B(部份), 4916 S.A & S.B(部份), 4917 RP(部份), 4918 RP(部份)及毗連政府土地(“申請地點”), 用作臨時商店及服務行業(冷凍器材及零件零售商店)附設辦公室(“擬議發展”)用途, 為期三年。

申請人成立於九十年代初期, 專門代理/獨家代理及分銷歐洲及美國制冷專用器材、零件及工具。多年來, 申請人已建立其客戶網絡, 並於元朗市中心及申請地點設立零售商店。申請地點分別於 2015 年 10 月 23 日及 2021 年 9 月 10 日獲城市規劃委員會(“城規會”)批准用作臨時商店及服務行業(冷凍器材/零件零售商店)附設辦公室 (申請編號: A/YL-TT/360 及 523), 為期三年。申請人已履行過往申請的所有規劃許可附帶條件。鑑於規劃申請期限將於 2024 年 9 月 10 日屆滿, 申請人遞交是次續期申請, 希望繼續於申請地點經營商店及服務行業。

申請地點座落於大棠分區計劃大綱核准圖編號 S/YL-TT/20 中的“住宅(丁類)”地帶。擬議發展歸屬‘商店及服務行業’的定義, 亦屬“住宅(丁類)”地帶的第二欄用途, 屬向城規會提出申請。

申請地點以改裝貨櫃及臨時構築物作為售賣冷凍器材及零件的零售商店, 附設的設施包括用作貯物的開敞式上蓋、地盤辦公室、兩個輕型貨車(不超過 5.5 噸)上落貨位及十個供職員/訪客使用的停車位。申請地點的營運時間為星期一至六上午九時至下午七時。

這宗規劃申請的理由為: 迎合申請人營運需要及滿足本地對冷凍器材及零件的需求; 符合規劃意向; 與鄰近土地用途協調; 善用罕有的土地資源; 申請地點曾獲批准作同樣用途以及不會對附近的交通、環境及排水構成不良影響。

基主以上原因, 申請人希望城規會再次批准為期三年的臨時用途。

## TABLE OF CONTENTS

	Page
<b>TABLE OF CONTENTS</b>	i
<b>LIST OF FIGURES</b>	i
<b>SUMMARY OF APPLICATION</b>	1
<b>1. INTRODUCTION</b>	2
<b>2. SITE CONTEXT</b>	3
Location	
Existing Site Conditions	
Surrounding Land Uses	
Access	
<b>3. LAND STATUS</b>	4
<b>4. PLANNING CONTEXT</b>	4
Statutory Plan	
Previous Applications	
Similar Applications	
<b>5. DEVELOPMENT PROPOSAL</b>	5
Renewal of Planning Permission	
Site Layout and Design	
Site Operations	
Landscape and Tree Preservation Proposal	
Drainage Proposal	
Environmental Consideration	
<b>6. JUSTIFICATIONS</b>	7
Meeting the Operational Needs of the Applicant and the Local Demand for Refrigeration Equipment/Parts	
In Line with the Planning Intention	
Compatible with Surrounding Land Uses	
Better Utilization of Scarce Land Resources	
Site with Previous Planning Approvals for the Same Use	
No Adverse Traffic, Environmental and Drainage Impact on Surrounding Areas	
<b>7. CONCLUSION</b>	9
<b>LIST OF FIGURES</b>	
Figure 1	Location Plan
Figure 2	Site Plan
Figure 3	Plan Showing the General Area
Figure 4	Extract from Tai Tong Outline Zoning Plan No. S/YL-TT/20
Figure 5	Layout Plan
Figure 6	Landscape and Tree Preservation Proposal

### **SUMMARY OF APPLICATION**

<b>Applicant:</b>	Hang Shun Refrigeration Equipment Company Ltd.
<b>Applied Use:</b>	Temporary Shop and Services (Retail Shop for Refrigeration Equipment/Parts) with Ancillary Office for a Period of Three Years
<b>Existing Use:</b>	Same as the applied use
<b>Location</b>	Lots 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part), 4917 RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories
<b>Site Area:</b>	Private Land: about 2,283 square metres Government Land: about 172 square metres Total: about 2,455 square metres
<b>Lease</b>	Block Government Lease demised as agricultural land
<b>Statutory Plan:</b>	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 gazetted on 15.12.2023
<b>Zoning:</b>	“Residential (Group D)” (“R(D)”)
<b>Previous Applications:</b>	A/YL-TT/523 approved on 10.9.2021 for 3 years A/YL-TT/360 approved on 23.10.2015 for 3 years

## 1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Hang Shun Refrigeration Equipment Company Ltd. (the "Applicant"), to seek renewal of a planning permission for temporary shop and services (retail shop for refrigeration equipment/parts) with ancillary office (the "Proposed Development") for a period of three years at Lots 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part), 4917 RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories (the "Application Site").
- 1.02 The Applicant was established in early 1990's and is the agent/sole agent and distributor of refrigeration equipment, parts and tools produced in USA and Europe which accounts for a significant market share in the refrigeration industry. The Applicant has been operating their business for almost 33 years and providing various types of refrigeration equipment, parts, tools and compressors for hotel, restaurant and catering industry in Hong Kong. Over the years, the Applicant has built their client base with their retail shops located at Fung Cheung Road in Yuen Long Town Centre and the Application Site. They also have a sale outlet in Shenzhen, China.
- 1.03 The Application Site, or part of it, is the subject of 2 previous planning applications (Application Nos. A/YL-TT/360 and 523), which were approved by the Town Planning Board (the "Board") for a temporary shop and services (retail shop for refrigeration equipment/parts) with ancillary office on 23.10.2015 and 10.9.2021, respectively. All approval conditions of the previous applications had been complied with by the Applicant. As the planning permission would be expired on 10.9.2024, the Applicant submits the current application to the Board to seek renewal of planning permission for the continuation of the shop and services use at the Application Site.
- 1.04 The Application Site falls within an area zoned "Residential (Group D)" ("R(D)") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20. The Proposed Development falls within the broad definitions of 'Shop and Services' which is a use listed under Column 2 of the Notes of "R(D)" zone. In accordance to the OZP, uses under Column 2 may be permitted with or without conditions on application to the Board.
- 1.05 To help facilitate the Board's consideration of the application, this supplementary planning statement will give a brief account of the Application Site and its surroundings, details of the Proposed Development and justifications in support of the application.

## **2. SITE CONTEXT**

### **Location**

- 2.01 The Application Site is situated on the western side of Tai Tong Road within the area of Tai Tong, Yuen Long. It is situated approximately 150m to the south of the Yuen Long Highway and 300m to the south of Yuen Long Town Centre. Figure 1 shows the Application Site in its regional context.

### **Existing Site Conditions**

- 2.02 The Application Site covers an area of approximately 2,455 square metres (including 172 square metres of Government land) (Please refer to Site Plan at Figure 2). The Application Site is currently using as temporary shop and services (retail shop for refrigeration equipment/parts) with ancillary office. The Application Site is paved and fenced off by 2-metre high corrugated metal sheets.

### **Surrounding Land Uses**

- 2.03 The areas surrounding the Application Site are predominantly village type and low rise residential developments. To the immediate west is the former Shung Ching Public School. To its further west is Muk Kiu Tau Tsuen. To its immediate south is a warehouse and to its further south is Shui Tsiu San Tsuen. To the northeast across Tai Tong Road is Shung Ching San Tsuen. To its north is a temporary shop and services (Application No. A/YL-TT/581) approved by the Board for a period of 3 years on 3.2.2023. To the further north is Sham Chung Tsuen. To serve the needs of local residents, there are many shop and services use along Tai Tong Road. A plan showing the Application Site in the context of its local surroundings is at Figure 3.

### **Access**

- 2.04 The Application Site abuts Tai Tong Road which is well served by public transport such as public light buses, buses and taxis. The entrance to the Application Site is located at the eastern side and is about 7 metres wide and has been hard paved.

### **3. LAND STATUS**

- 3.01 According to the Land Registry, the Application Site comprises of Lots 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part), 4917 RP(Part) and 4918 RP(Part) in DD116 and adjoining Government land, Tai Tong Road, Yuen Long, New Territories which demised as agricultural land. A plan showing the said lots is at Figure 2.
- 3.02 The subject lots are held under Block Government Lease and demised as agricultural land with a lease term expiring on 30.6.2047. There are no user restrictions in the leases apart from the standard non-offensive trade clause.
- 3.03 The Application Site was covered by Short Term Waivers (STW) No. 4728, 4729, 4730 and 5371 and Short Term Tenancy (STT) No. STT3081 respectively to permit structures erected on the site for the purpose of temporary shop and services (retail shop for refrigeration equipment) with ancillary office.

### **4. PLANNING CONTEXT**

#### **Statutory Plan**

- 4.01 According to the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 gazetted on 15.12.2023, the Application Site falls within "Residential (Group D)" ("R(D)") zone. An extract of the OZP is at Figure 4.
- 4.02 As stated in the Notes of the OZP, the planning intention of the "R(D)" zone is "to improve and upgrade existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low density residential developments subject to planning permission from the Town Planning Board."
- 4.03 In accordance with the Notes attached to the OZP, the proposed use, i.e. shop and services, is a Column 2 use of "R(D)" zone which requires planning permission from the Board. Temporary use of land or building not exceeding a period of 3 years also requires permission from the Board.

#### **Previous Applications**

- 4.04 The Application Site, or part of it, is the subject of 2 previous planning applications (Application Nos. A/YL-TT/360 and 523) approved by the Board for a temporary shop and services (retail shop for refrigeration equipment/parts) with ancillary office on 23.10.2015 and 10.9.2021, respectively for a period of 3 years. All approval conditions of the last application had been complied with by the Applicant.



### Similar Application

- 4.05 A similar application for temporary shop and service use (Application No. A/YL-TT/581) to the immediate north of the Application Site was approved by the Board within the same “R(D)” zone on 3.2.2023.

## 5. DEVELOPMENT PROPOSAL

### Renewal of Planning Permission

- 5.01 The Applicant seeks the Board’s permission to continue using the Application Site for a temporary shop and services (retail shop for refrigeration equipment and parts) with ancillary office for a period of 3 years.

### Site Layout and Design

- 5.02 As indicated on the Layout Plan at Figure 5, the Application Site consists of converted containers and temporary structures for using as a retail shop with ancillary showroom for refrigeration equipment and parts. Ancillary facilities, including open-sided canopy for storage, site office, two loading/unloading bays for light goods vehicles (not exceeding 5.5 tonnes) and ten parking spaces for staff/visitors are also provided at the Application Site.
- 5.03 As compared with the last approved application (No. A/YL-TT/523), the development parameters of the current application are identical to the last application. The development parameters of the current application are as follows:

**Table 5.1: Development Parameters**

Applied Use	Temporary Shop and Services (Retail Shop for Refrigeration Equipment and Parts) with Ancillary Office for a Period of 3 Years
Site Area	2,455 sq.m. (including 172 sq.m. Government land)
No. of Structures	7
Total Floor Area	914 sq.m.
Building Height	2.5-7m (1-2 storeys)
No. of Parking Spaces	
- Private Vehicles	10 (2.5m x 5m)
Loading/Unloading Spaces	2 (3.5m x 7m)
- Light Goods Vehicle	
Operation Hours	9:00am-7:00pm (Mon.-Sat.)

- 5.04 The Application Site is fenced off by corrugated metal sheets of approximately 2 metres high. The existing vehicular entrance, which is located along the site boundary to its east and fronting Tai Tong Road, is about 7 metres wide and has been hard-paved.

#### **Site Operations**

- 5.05 The Application Site is a retail shop and showroom where all sales and transactions of the refrigeration equipment/parts will be carried out. The proposed hours of operation at the Application Site are restricted between 9:00am to 7:00pm from Mondays to Saturdays. There will be no operation on Sundays and Public Holidays. No workshop activities will be conducted at the Application Site. Due to the items for sale are mainly special equipment/parts for refrigeration contractors, the traffic flow generated from the business activities will be very low when compare with other retail business (about 15 trips per day). Sufficient parking spaces for staff/visitors and loading and unloading bays will be provided at the Application Site.

#### **Landscape and Tree Preservation Proposal**

- 5.06 According to recent site inspection, there are about 26 existing trees within the Application Site (see Figure 6) to improve the existing amenity of the Application Site and to minimize the noise and visual intrusion to the surrounding areas. These existing trees will be preserved by the Applicant for the current application.

#### **Drainage Proposal**

- 5.07 The existing drainage facilities within the Application Site have been constructed for compliance with approval condition of the last planning application (No. A/YL-TT/523) and received approval from the Drainage Services Department (DSD). The existing drainage facilities will be well maintained by the Applicant for the current application.

#### **Environmental Considerations**

- 5.08 The entire site has been hard paved to avoid fugitive dust impacts from manoeuvring of vehicles. The following measures will also be adopted to minimize any potential impact on surrounding areas:
- (a) Maintaining the 2-metre high fencing around the Application Site to minimize the visual impact of the Proposed Development;
  - (b) Maintaining the landscape planting around the perimeter of the Application Site;
  - (c) Maintaining the drainage facilities around the Application Site;
  - (d) No workshop activities will be carried out within the Application Site; and
  - (e) Restriction on hours of operation to daytime only.

## 6. JUSTIFICATIONS

### **Meeting the Operational Needs of the Applicant and the Local Demand for Refrigeration Equipment/Parts**

- 6.01 With the gradual economic recovery from COVID-19 and the Applicant becomes the sole agent/agent of over several thousand types of refrigeration equipment/parts, the Applicant accounts for a significant market share in the refrigeration industry and considers that the shop and services use at the Application Site is still required to meet the local demand for refrigeration equipment, parts and tools. Over the years, the Applicant has built their client base in the locality with the convenient location and transportation of the Application Site. The continuation of the current use would assist the Applicant to meet their operational needs and contribute to this specific industry in the market.

### **In Line with the Planning Intention**

- 6.02 The Proposed Development falls within the broad definitions of 'Shop and Services', which is a use listed under Column 2 of the "R(D)" zone on the Tai Tong OZP. The operation of the proposed development is a specialized retail shop which serves the client of the Applicant. Although the Application Site will be used for residential developments in long-term, temporary use of the site for 'Shop and Services' use will provide convenience for the locals and would not contravene the planning intention of "R(D)" zone. In addition, the owners of the Application Site have no immediate plan to redevelop their property for residential purpose. Given the Application Site would be subject to traffic noise from the adjoining Tai Tong Road, allowing amalgamation of sites would be required to provide necessary set back and/or noise mitigation measures. Time is required to negotiate with adjoining landowners to work out a workable development scheme in line with the planning intention of the "R(D)" zone.
- 6.03 The provision of shop and services in the interim period will also bring in economic activities and hence employment opportunities in the area while allowing time for the Applicant to look for an appropriate location for their business expansion to serve the needs of various business sectors.

### **Compatible with Surrounding Land Uses**

- 6.04 The Application Site is located along Tai Tong Road in the centre of Shun Ching San Tsuen (崇正新村), this section of Tai Tong Road has already been developed into various types of retail and services uses such as kindergarten, real estate offices etc. The surrounding areas mainly comprise villages, low-rise residential developments, fallow agricultural land, ex-school site and shop and services use. The Proposed Development comprising 1-2 storey structures only and is small scale, the Proposed Development is considered compatible with the surrounding land uses.

### **Better Utilization of Scarce Land Resources**

- 6.05 The Application Site is a piece of flat land and conveniently located and abuts Tai Tong Road. The Proposed Development would take full advantage of the location and the exceptional physical state of the Application Site i.e. directly abutting Tai Tong Road. By allowing the Proposed Development, land use optimization and concentration of compatible uses in suitable location could be achieved. Besides, the Proposed Development is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without giving rise to detrimental impacts on the environment.

### **Site with Previous Planning Approvals for the Same Use**

- 6.06 The Board previously approved the same use on the Application Site on 23.10.2015 and 10.9.2021, respectively (Application Nos. A/YL-TT/360 and 523). The Board's decision to approve the previous applications on the same site indicates that the proposed development is acceptable within the "R(D)" zone. The land use, development parameters and planning circumstance for the current application remain unchanged since the last planning application was approved.

### **No Adverse Traffic, Environmental and Drainage Impacts on the Surrounding Areas**

#### Traffic Impact

- 6.07 The nature of the business is the sale of refrigeration equipment/parts. Most items of refrigeration equipment/parts are durable specialized products which means the everyday sales rate would be low. Therefore, vehicular trips generated by the Proposed Development would be considered infrequent (i.e. approximately at a maximum of 15 trips per day). In addition, the proposed development would not involve the use of medium/heavy goods vehicles. As a result, the number of vehicles moving in and out of the Application Site each day and the traffic generated by the Proposed Development will be insignificant, and would produce inconsequential traffic to the general surroundings.
- 6.08 In addition, sufficient area within the Application Site is allowed for the parking and manoeuvring of goods vehicles. In this connection, there will be no vehicles waiting or queuing up at Tai Tong Road under any circumstances.

#### Environmental Impact

- 6.09 The Proposed Development is only a retail shop for sale of refrigeration equipment/parts. With the Application Site already hard paved and of a relatively small scale, it is anticipated that the Application Site would not generate adverse noise, air pollution or visual intrusion. There would also be no industrial or

workshop/repair activities with the Application Site. The environmental nuisance generated by the Proposed Development would thus be insignificant.

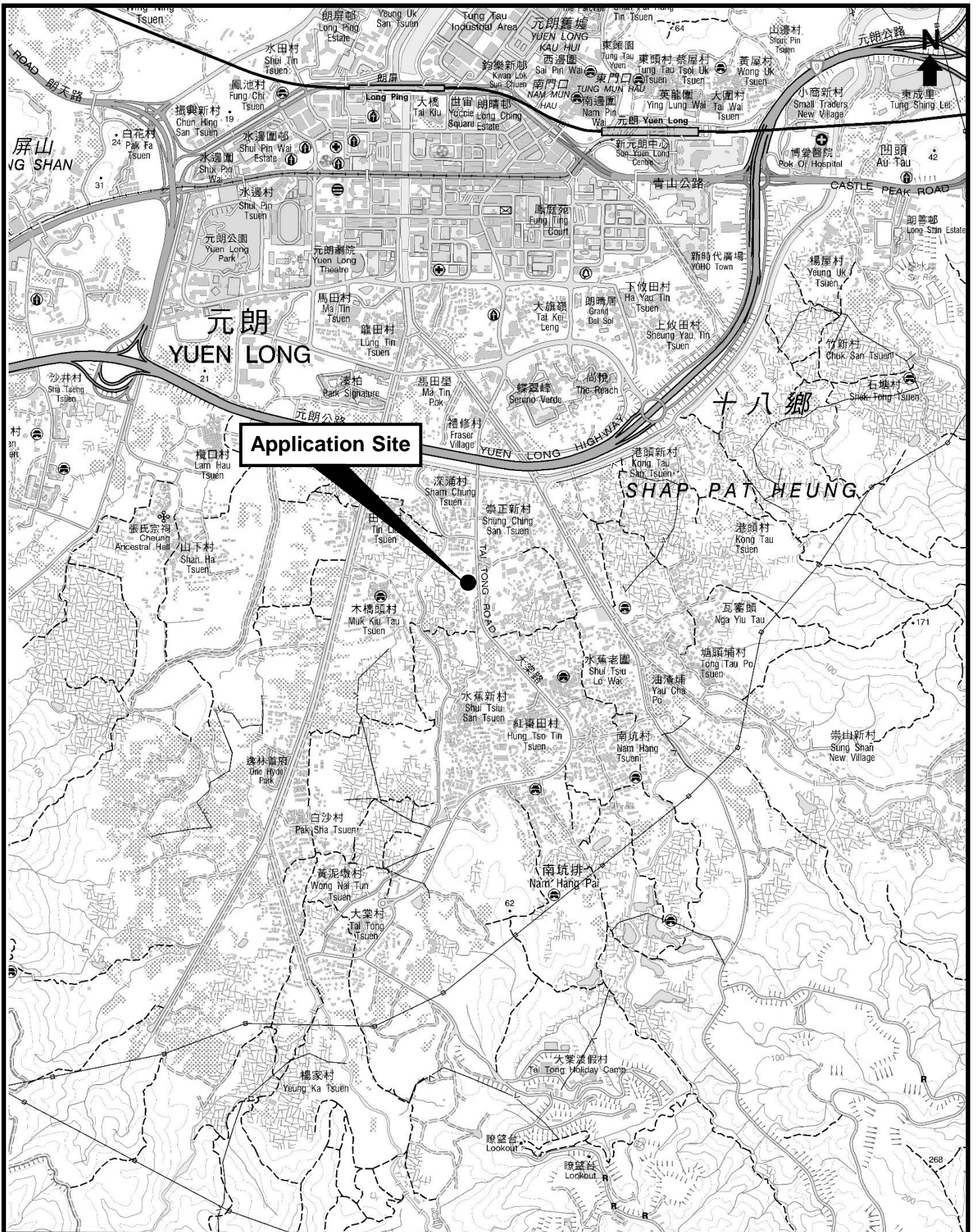
#### Drainage Impact

- 6.10 The Application Site has been provided with periphery drainage channels to the satisfactory of DSD. Despite of the fact that the Application Site has been paved, there have been no flooding problems or relevant complaints received in the past few years. The Applicant will maintain the drainage facilities on-site, therefore, no adverse drainage impacts are anticipated.

### **7. CONCLUSION**

- 7.01 The Applicant seeks the Board permission to continue using the Application Site for temporary shop and services (retail shop for refrigeration equipment/parts) with ancillary office. Given the Application Site is conveniently located abutting Tai Tong Road, the Applicant intends to continue their business at the Application Site in the interim until a more appropriate premises is identified. In addition, the Proposed Development i.e. shop and services is compatible with the surrounding land uses.
- 7.02 The Proposed Development is in line with the planning intention of “R(D)” zone under which ‘Shop and Services’ is a Column 2 use. As the owners of the Application Site have no immediate plan to redevelop their property for residential purpose and that the proposed use is temporary in nature, the proposed development would not frustrate the planning intention of the “R(D)” zone.
- 7.03 The Proposed Development is relatively small scale and the products to be sale are durable goods. Given the good track record of the Applicant for compliance with approval conditions of the last application, the Applicant will maintain the fencing, drainage facilities, landscape planting and fire services installations on site and adopt good site management practice. It will not generate any adverse traffic, environmental or drainage impacts on the surrounding areas.
- 7.04 Based on the reasons outlined above, the Applicant respectfully requests the Board to approve this application for a further period of 3 years.

Top Bright Consultants Ltd.  
July 2024



**Top Bright Consultants Ltd.**

Extract Plan Based on Map  
Series HM20C of Sheet 6

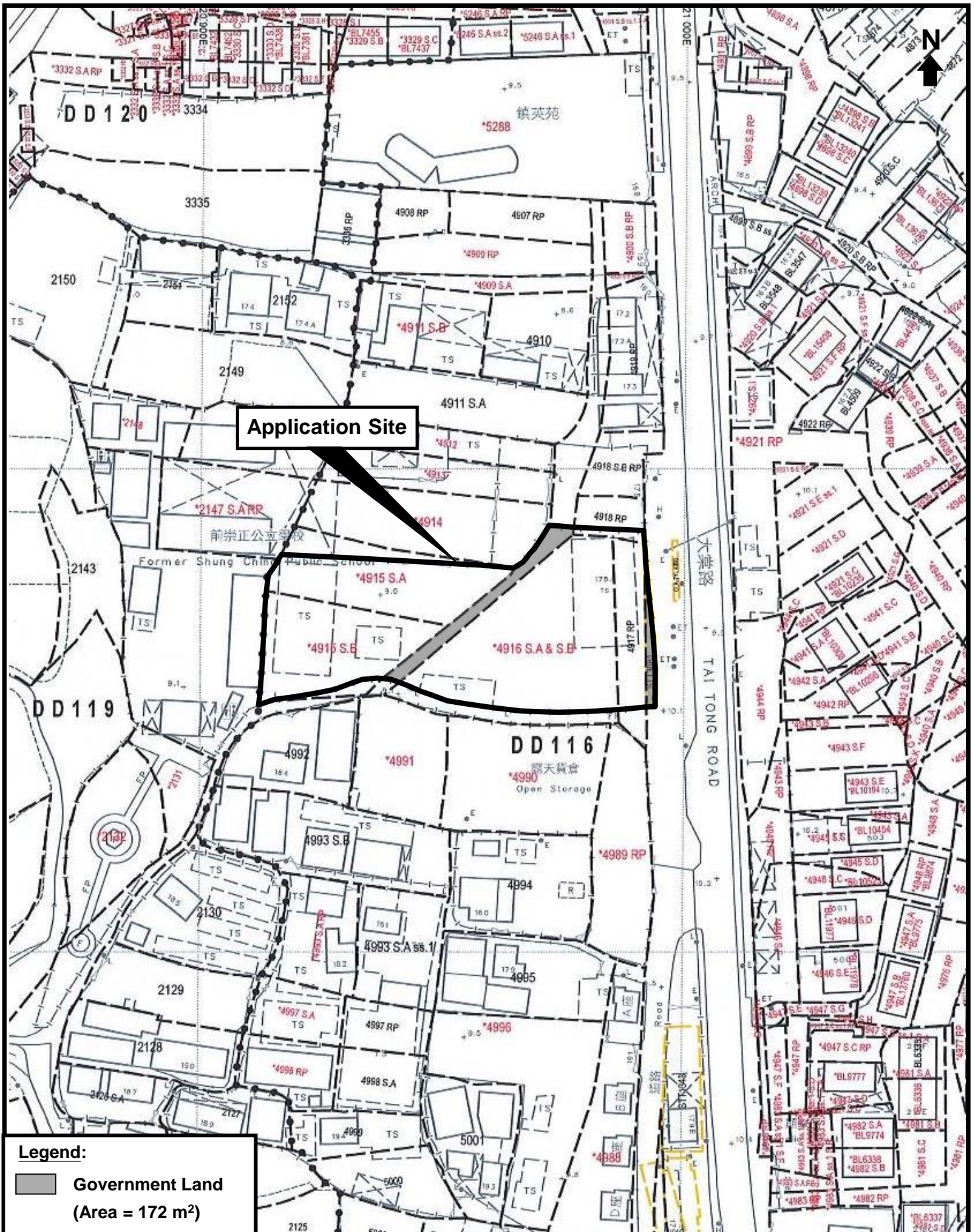
## Location Plan

Scale 1 : 20 000


## FIGURE 1

For Identification Purpose

Date: 17.5.2024



**Legend:**

 **Government Land**  
(Area = 172 m<sup>2</sup>)

 **Top Bright Consultants Ltd.**

Extracted from Lot Index Plan No.  
6-NW-14D, 15C, 19B & 20A

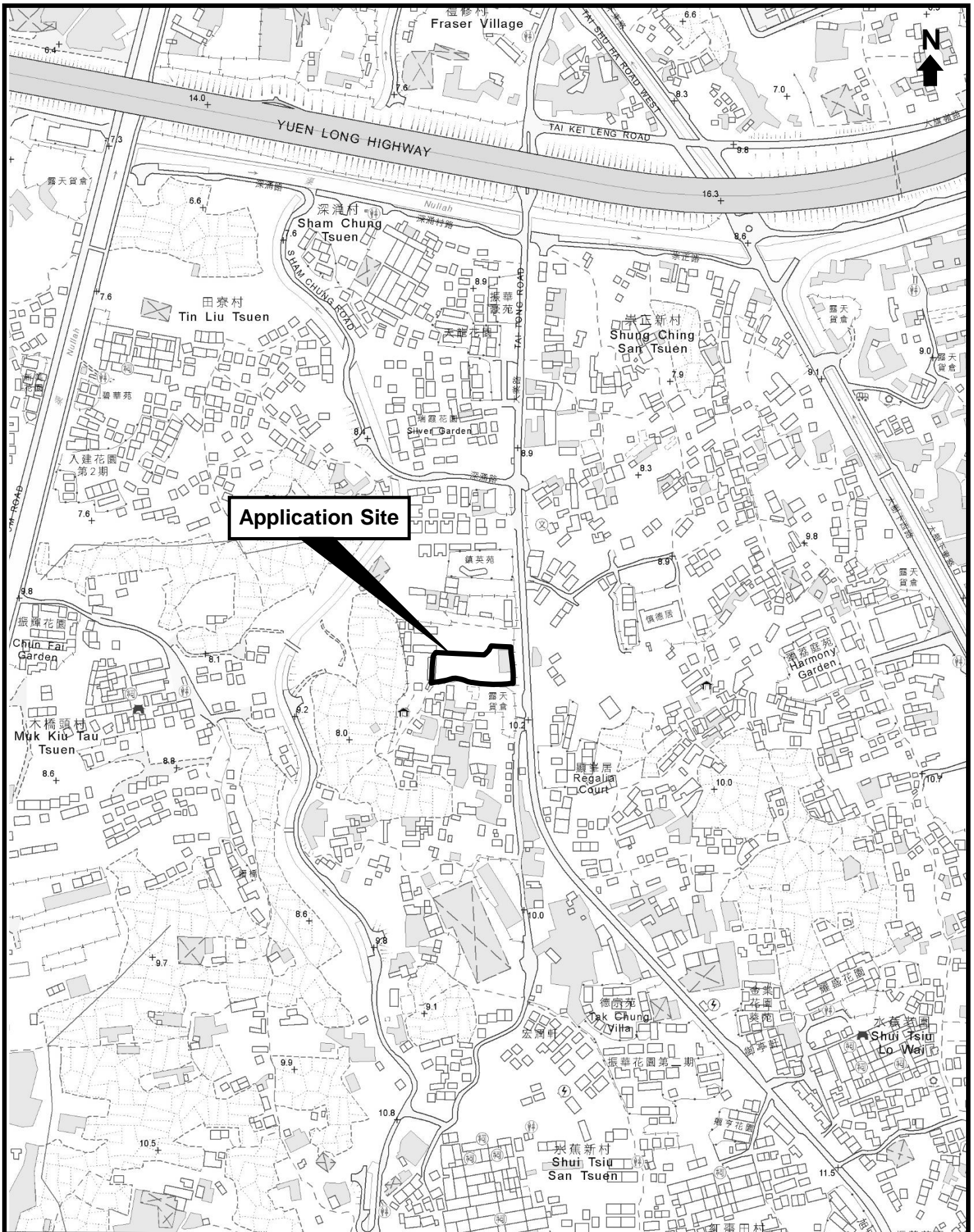
**Site Plan**

Scale 1 : 1 000

**FIGURE 2**

For Identification Purpose

Date: 17.5.2024



**Top Bright Consultants Ltd.**

Extracted Plan Based on Map Series HP5C of Sheet No. 6-NW-D

## Plan Showing the General Area

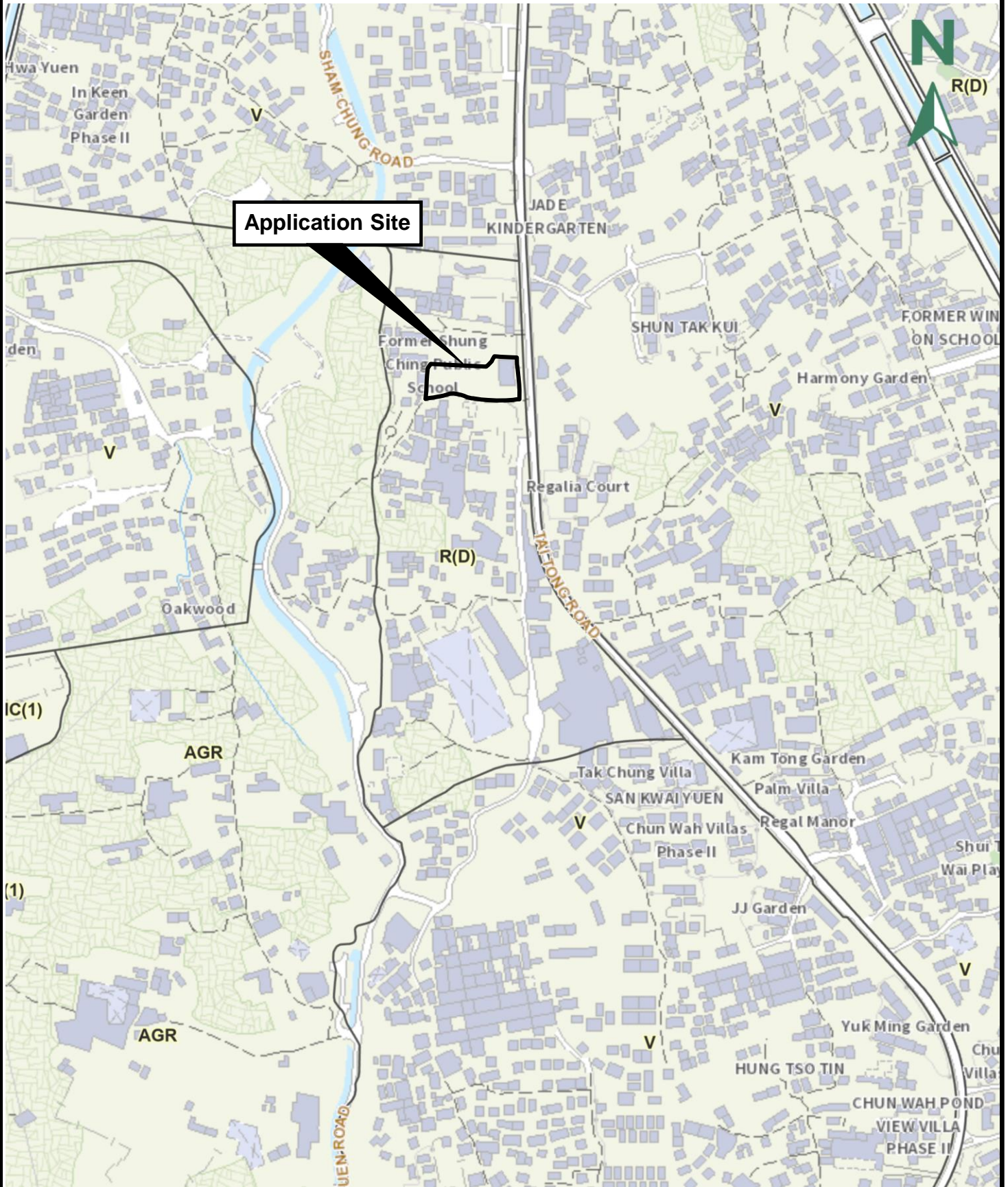
Scale 1 : 5 000

## FIGURE 3

For Identification Purpose

Date: 17.5.2024



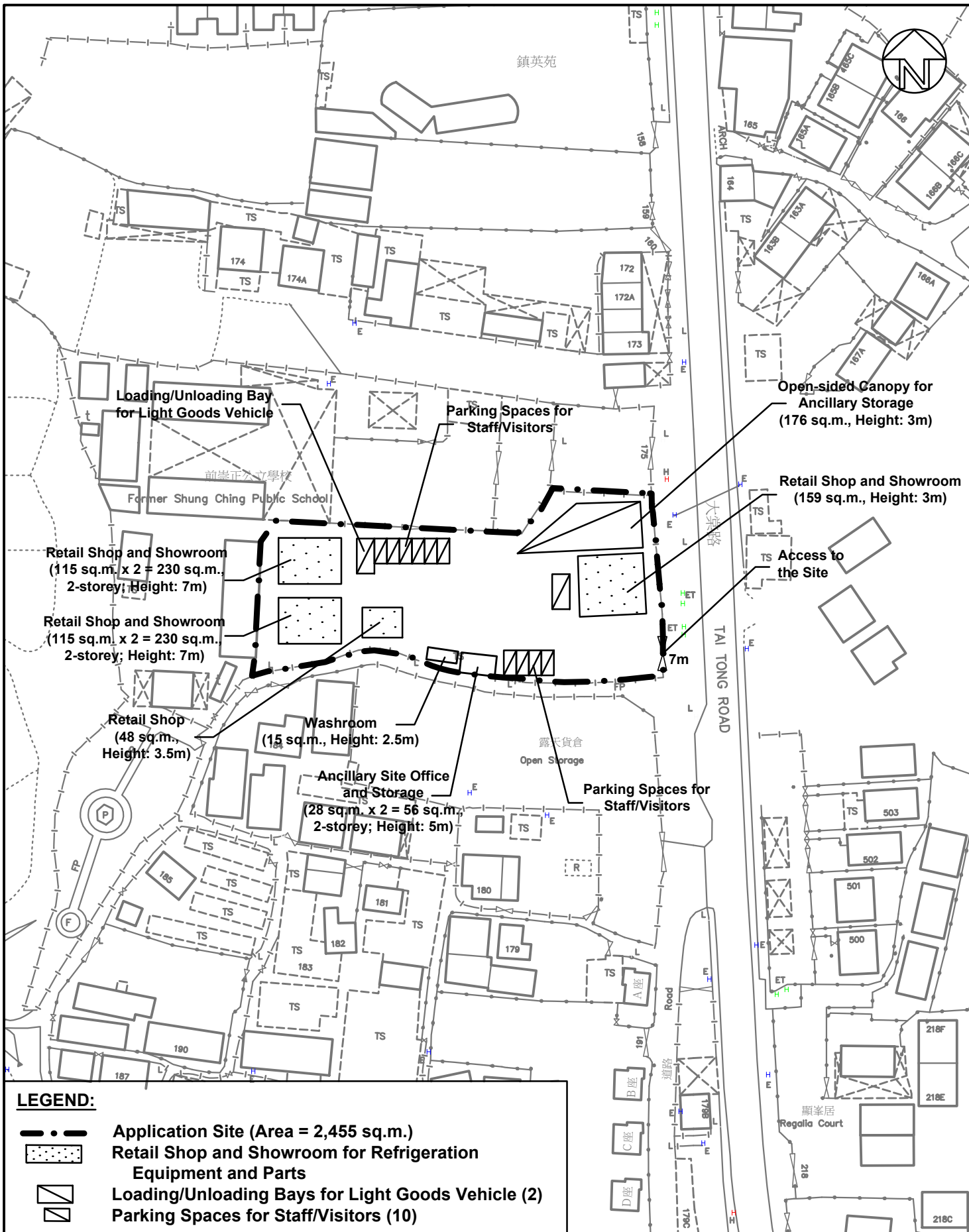


Extract from Tai Tong Outline Zoning Plan No. S/YL-TT/20 gazetted on 15.12.2023

**FIGURE 4**

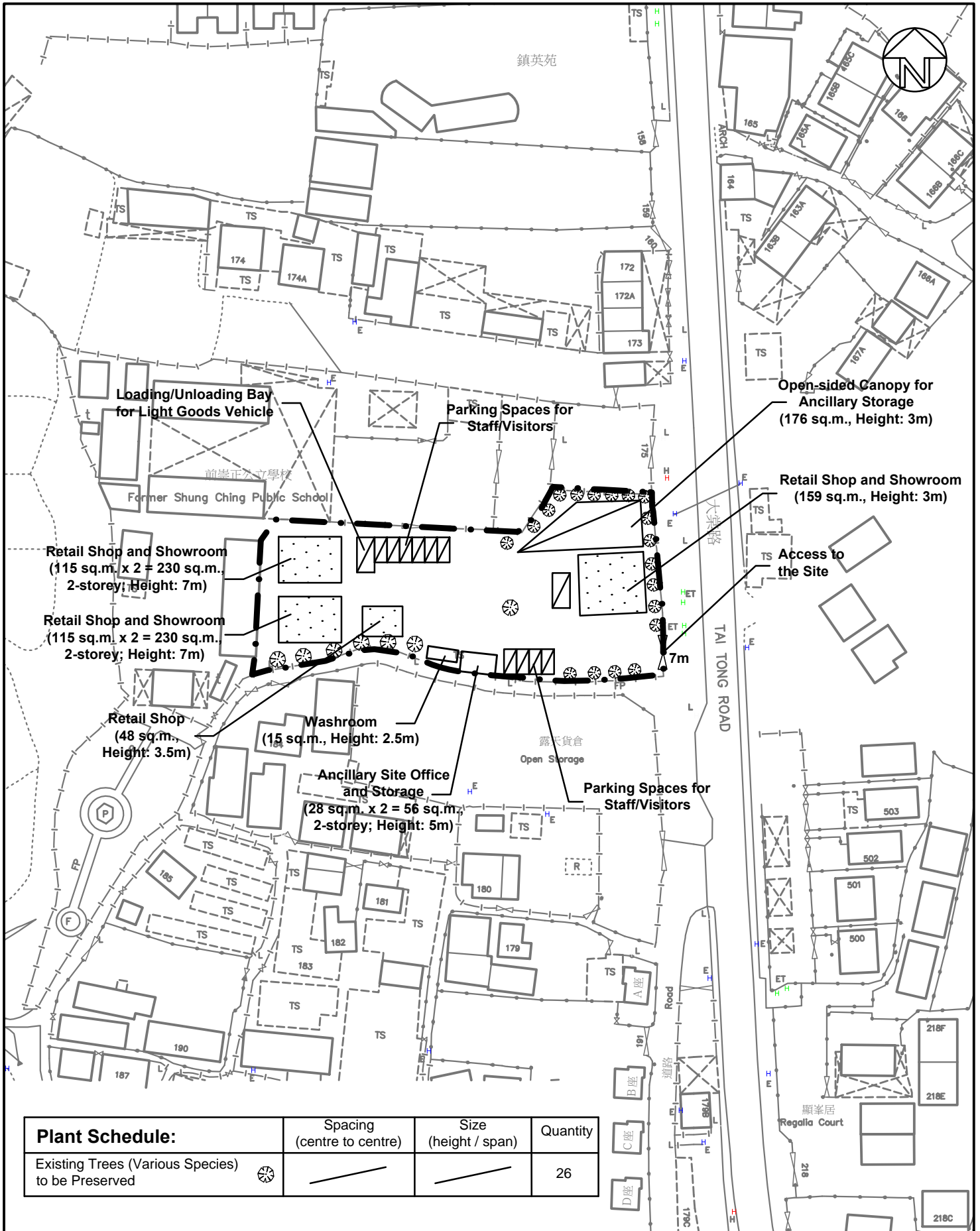
For Identification Purpose

Date: 17.5.2024



**LEGEND:**

	Application Site (Area = 2,455 sq.m.)
	Retail Shop and Showroom for Refrigeration Equipment and Parts
	Loading/Unloading Bays for Light Goods Vehicle (2)
	Parking Spaces for Staff/Visitors (10)



Top Bright Consultants Ltd.

Drawing No. :TB/24/844/06

## Landscape and Tree Preservation Proposal

Various Lots and Adjoining  
Government Land in DD116,  
Tai Tong Road, Yuen Long, N.T.

## FIGURE 6

FOR IDENTIFICATION PURPOSE

Date: 17.5.2024

Scale: 1 : 1 000 (A4)