

Further Information

Table of Contents

| | |
|-------------|--|
| Table 1 | Response-to-Comments table |
| Enclosure 1 | Replacement Pages of the Application Form and Planning Statement |

Table | 1

Response-to-Comments

Section 16 Planning Application for Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years at Lot Nos. 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long

| Department | Date | Comments | Responses to Departmental Comments | | | | | | | | | | |
|---|--|--|---|------------------|--|--|----------------------------|------|------|---|------|------|-------|
| Transport Department | 17.2.2025 | a) The applicant stated that existing run-in/out would be used for the development. Please demonstrate the smooth manoeuvring of vehicles to / from Kam Sheung Road, along the local access and within the site; | The existing run-in/out would be used for the development, and there is sufficient space for maneuvering of vehicles to / from Kam Sheung Road, along the local access and within the site (Please refer to the swept path analysis). | | | | | | | | | | |
| | | b) The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kam Sheung Road and the local access; | <div>The proposed development is intended to provide vehicle assembling and conversion services for local operators. As the maximum capacity for assembling works at the maintenance workshop will be two vehicles at the same time, with limited staff on duty daily (max. 4 staff), therefore, the traffic generation is considered minimal (please refer to the table below).</div> <table><tr><td>Type of Vehicles</td><td>Average Traffic Generation Rate (pcu/hr)</td><td>Average Traffic Attraction Rate (pcu/hr)</td></tr><tr><td>Private Cars (max. 4 nos.)</td><td>0.16</td><td>0.16</td></tr><tr><td>Medium/Heavy Goods Vehicles (max. 3 nos.)</td><td>0.04</td><td>0.04</td></tr><tr><td>Total</td><td>0.20</td><td>0.20</td></tr></table> <div>Considering the nature of the proposed use is for conversion and alteration of vehicles, traffic demand is not as huge as other public vehicle parks, open storage or warehouse uses. In addition, advanced arrangements should be made to avoid busy traffic hours. There will only be a small amount of trips generation daily, it is anticipated that vehicles trip due to the operation of the proposed use will be insignificant to the overall traffic in the local network.</div> <div>The Applicant is committed to strictly monitor vehicles into/out of the application site to ensure no adverse traffic impact to the Kam Sheung Road and the local access.</div> | Type of Vehicles | Average Traffic Generation Rate (pcu/hr) | Average Traffic Attraction Rate (pcu/hr) | Private Cars (max. 4 nos.) | 0.16 | 0.16 | Medium/Heavy Goods Vehicles (max. 3 nos.) | 0.04 | 0.04 | Total |
| Type of Vehicles | Average Traffic Generation Rate (pcu/hr) | Average Traffic Attraction Rate (pcu/hr) | | | | | | | | | | | |
| Private Cars (max. 4 nos.) | 0.16 | 0.16 | | | | | | | | | | | |
| Medium/Heavy Goods Vehicles (max. 3 nos.) | 0.04 | 0.04 | | | | | | | | | | | |
| Total | 0.20 | 0.20 | | | | | | | | | | | |

Section 16 Planning Application for Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years at Lot Nos. 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long

| Department | Date | Comments | Responses to Departmental Comments |
|------------------|-----------|---|--|
| | | c) The applicant should clarify whether the loading / unloading activities would be conducted within the site or somewhere else; | Loading / unloading activities would be carried out at the proposed loading/ unloading bay <u>within</u> the application site. No loading / unloading activities for the proposed use would be carried out outside the application site. |
| | | d) The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department. | Noted. |
| Lands Department | 17.2.2025 | <p>1. The application etc comprises Government land (GL) and Old Schedule Agricultural Lot Nos. 803, 804 and 851 RP all in D.D. 114 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.</p> <p>2. Lot No. 851 RP in D.D. 114 is covered by Short Term Waiver (STW) No. 1942 and part of GL within the application site (i.e. Part 1 in the attached site plan) is covered by Short Term Tenancy (STT) No. 1638, both are used for the purpose of Dismantling of Vehicles & Storage of Vehicles Parts.</p> <p>3. I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorized structure(s) within the said private lot(s) covered by the planning application.</u></p> <p>LandsD has reservation on the planning application since there are unauthorized structure(s) on the Lot Nos. 803 and 804 both in D.D. 114 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> | <p>Noted.</p> <p>Ditto.</p> <p>The current application seeks to regularise most of the existing structures (i.e. Structure B3) which was in existence before 2017. The applicant is committed to removing existing unauthorized structures and ceasing unlawful occupation outside the application site boundary. The Applicant will apply to the Lands Department for a Short-Term Waiver and Short-Term Tenancy to permit the structure(s) erected within the private lots</p> |

Section 16 Planning Application for Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years at Lot Nos. 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long

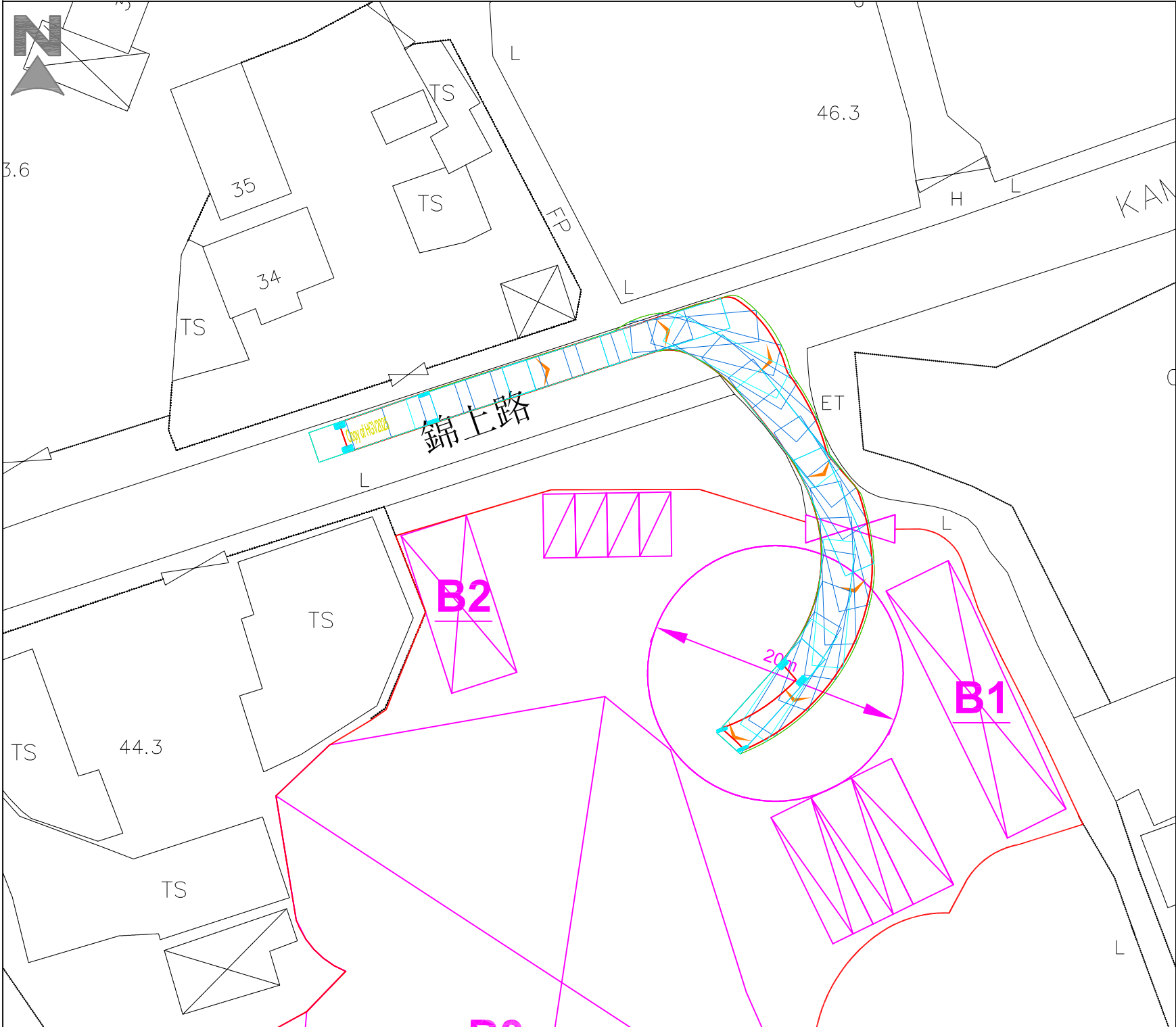
| Department | Date | Comments | Responses to Departmental Comments |
|------------|------|--|---|
| | | <p><u>Unlawful occupation of Government land adjoining the said private lot(s) covered by the planning application.</u></p> <p>The Government land within the application site (Part 2 in the attached site plan) has been unlawfully occupied with unauthorized structure(s) without permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice.</p> <p>If the planning application is approved, the STW holder(s) will need to apply to this office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of the Government land. The application(s) for STW and STT will be considered by the Government in its capacity as landlord and there is no guarantee that they will be approved. The SW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee or rent and administrative fee as considered appropriate by LandsD. Besides, the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p> <p>4. The following irregularities not covered by the subject planning application have been detected by this office:</p> <p><u>Unlawful occupation of Government land not covered by the planning application.</u></p> <p>The Government land adjoining the Lot No. 803 in D.D. 114 (i.e., Part 3 in the attached site plan) has been unlawfully occupied with unauthorised structure(s) without permission. The Government land being unlawfully occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of Government land without Government's prior</p> | <p>and the occupation of Government land within the application site boundary upon approval of the current application.</p> <p>Ditto.</p> |

Planning Application No. A/YL-SK/406

Responses to Comments Table

Section 16 Planning Application for Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years at Lot Nos. 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long

| Department | Date | Comments | Responses to Departmental Comments |
|------------|------|--|------------------------------------|
| | | <p>approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice.</p> <p>The lot owner(s)/applicant shall remove the unauthorised structure(s) and cease the unlawful occupation of the Government land not covered by the subject planning application immediately. Unless and until the unauthorised structure(s) are duly rectified by the lot owner(s)/applicant, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p> | |



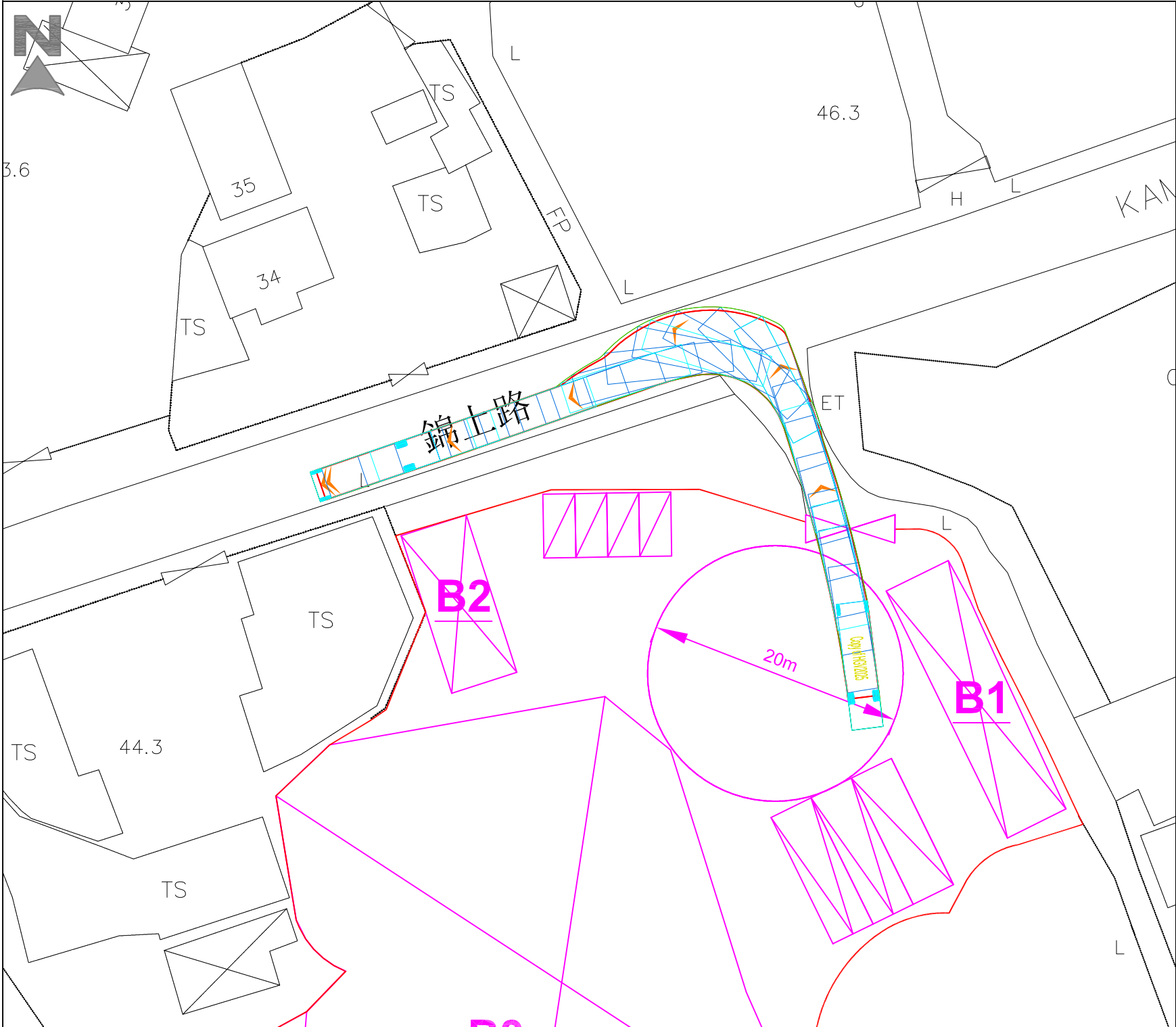
PROPOSAL -

Section 16 Planning Application
for Proposed Temporary Vehicle
Assembling and Conversion
Centre with Ancillary
Maintenance Workshop and Office
for a Period of 3 Years at Lot Nos.
803 (Part), 804 (Part) and 851 RP
in D.D. 114 and adjoining
Government Land, Shek Kong,
Yuen Long

DRAWING TITLE -

Swept Path Analysis
for 10m
Heavy Goods Vehicle

| | |
|------------|-----------|
| Dwg. No. - | SK-01-SP1 |
| Rev. - | --- |
| Scale - | 1:400 @A4 |
| Date - | Feb 2025 |



PROPOSAL -

Section 16 Planning Application
for Proposed Temporary Vehicle
Assembling and Conversion
Centre with Ancillary
Maintenance Workshop and Office
for a Period of 3 Years at Lot Nos.
803 (Part), 804 (Part) and 851 RP
in D.D. 114 and adjoining
Government Land, Shek Kong,
Yuen Long

DRAWING TITLE -

Swept Path Analysis
for 10m
Heavy Goods Vehicle

| | |
|------------|-----------|
| Dwg. No. - | SK-01-SP2 |
| Rev. - | --- |
| Scale - | 1:400 @A4 |
| Date - | Feb 2025 |