

2025年 1月 9日

此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請。

Appendix I of RNTPC Paper
No. A/YL-SK/406A

The _____ received on **9 JAN 2025**
The _____ Board will formally acknowledge
the _____ of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

240 3057

19/12

By

hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17L-SK/406
	Date Received 收到日期	9 JAN 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Pak Shing Properties Management Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Man Chi Consultants and Construction Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 803 (Part), 804 (Part), and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,295 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,256 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	278 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) <input type="checkbox"/> Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
(e) <input type="checkbox"/> Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D)
(f) <input type="checkbox"/> Current use(s) 現時用途	Vehicle Assembling and Conversion Centre (Lorry Crane) with Ancillary Maintenance Workshop and Office (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole “current land owner”[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) ☐ According to the record(s) of the Land Registry as at 19/12/2024 (DD/MM/YYYY), this application involves a total of 1 “current land owner(s)”[#].
根據土地註冊處截至 19/12/2024 年 12 月 19 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」[#]。

(b) ☐ The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Vehicle Assembling and Conversion Centre (Lorry Crane) with Ancillary Maintenance Workshop and Office

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 1,224sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 2,071sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 3

Proposed domestic floor area 擬議住用樓面面積 N.A.sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 2,256sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 2,256sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Not more than 7m (Please refer to the Planning Statement)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 4

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 1 (MGV/HGV)

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位 2 (MGV/HGV)

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 From 9:00 a.m. to 6:00 p.m. (Monday to Sunday, including public holidays)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kam Sheung Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) _____ _____		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

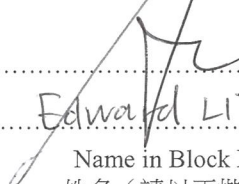
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。


I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


Name in Block Letters
姓名（請以正楷填寫）



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人


Position (if applicable)
職位（如適用）

Professional Qualification(s) 專業資格
☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他

on behalf of 代表 **Man Chi Consultants and Construction Limited**
☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 **13/12/2024** (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot Nos.803 (Part), 804 (Part), and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long
Site area 地盤面積	3,295 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 278 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
Zoning 地帶	Residential (Group D)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Vehicle Assembling and Conversion Centre (Lorry Crane) with Ancillary Maintenance Workshop and Office for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N / <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N / <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,256 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.68 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	7	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	63 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		5
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		4 1(M/HGV)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2(M/HGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Lot Index Plan extract, Outline Zoning Plan extract, Indicative Layout Plan, Site Photos		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

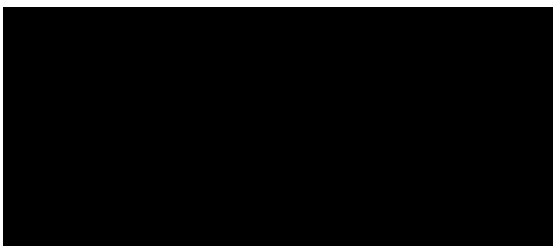


Section 16 Planning Application

Proposed Temporary Vehicle Assembling
and Conversion Centre (Lorry Crane) with
Ancillary Maintenance Workshop and
Office for a Period of 3 Years

Lot Nos. 803 (Part), 804 (Part) and 851 RP
in D.D. 114 and adjoining Government
Land, Shek Kong, Yuen Long

Planning Statement



Prepared by
***Man Chi Consultants and
Construction Limited***

December 2024

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Vehicle Assembling and Conversion Centre (Lorry Crane) with Ancillary Maintenance Workshop and Office for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long (hereinafter referred to “the Application Site”). The Application Site has a total area of approximately 3,295m² (including about 278m² of government land). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The Application Site currently falls completely within an area zoned “Residential (Group D)” (“R(D)”) on the approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 which was exhibited on 27.10.2006. As detailed throughout the Planning Statement, the proposed use is well justified on the grounds that:-

- (a) The proposed use supports the construction industry and the industrial undertakings in the area. Given the limited availability of suitable locations for vehicle-related businesses, the proposed use addresses a significant demand within the construction industry;*
- (b) The Application Site has long been paved and utilised for industrial undertakings. The Current Application involves no substantial change in physical setting, as it seeks to continue the current use;*
- (c) The Current Application aims to regularise current settings and enables an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s);*
- (d) The proposed use has previously been existed for more than 10 years, the proposed use will continue to be compatible with the existing land uses in the immediate vicinity which have long been utilized by open storage, warehouses and other informal industrial activities that are similar to the proposed use;*
- (e) Temporary nature of the proposed use will not jeopardize nor pre-empt the long-term planning intention of “R(D)” zone or any planned infrastructural development (if any) in future;*
- (f) No adverse traffic impact shall be anticipated since the number of trips generated by the proposed use will not be significant, there are minimal daily trips generation of vehicles to /from the Application Site for the proposed use;*
- (g) No adverse drainage impact nor flooding problems shall be envisaged since the Application Site has long been established with existing drainage network for discharge. The Applicant is prepared to submit detailed drainage proposal once the Current Application is allowed;*

- (h) No significant environmental impact shall be envisaged as the proposed use will involve simple assembly and conversion processes at restricted hours only, and items being stored within the proposed use will be non-polluting and non-dangerous in nature;*
- (i) No fire risks shall be envisaged since the items being stored within the proposed use will be non-dangerous in nature;*
- (j) No undesirable precedent will be set given there are similar approved applications on the same OZP.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the Current Application for the proposed use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」），作擬議臨時車輛裝配及改裝中心（貨車吊臂）連附屬維修工場及辦公室（為期三年）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界元朗石崗丈量約份第 114 約地段第 803 號(部分)、第 804 號(部分)及第 851 號餘段及毗鄰政府土地（以下簡稱「申請地點」）。申請地點的面積約為 3,295 平方米（「包括約 278 平方米政府土地」）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點於 2006 年 10 月 27 日展示的石崗分區計劃大綱核准圖（編號：S/YL-SK/9）內被劃為「住宅（丁類）」用途。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 擬議用途可支援建築業及該區的工業經營。由於適合從事與車輛有關的行業的地方和用地有限，擬議用途可滿足建造業的重大需求；
- (二) 申請地點長期以來已鋪設路面和進行工業活動。由於該申請旨在延續現有用途，故並無對實際環境造成重大改變；
- (三) 該申請旨在規範目前作業，並有助申請人將擬議用途受限於規劃及滿足相關法例及城規會/其他部門之要求；
- (四) 擬議用途已存在超過十年，擬議用途將繼續與鄰近地點的現有土地用途相容。因為鄰近地點長期用作露天貯物、貨倉及其他非正式工業活動，與建議用途相若；
- (五) 擬議用途的臨時性質不會損害或妨礙「住宅(丁類)」地帶的長遠規劃意向或日後任何已規劃的基建發展(如有)；
- (六) 擬議用途所產生的交通流量不大，每日往返申請地盤的車輛數目不顯著，預期不會對交通造成不良影響；
- (七) 申請地點早已設有現有排水網絡，因此預期不會對排水系統造成不良影響，亦不會出現水浸問題。申請人準備在現行申請獲批准後，提交詳細的排水建議；
- (八) 擬議用途不會造成嚴重的環境影響，理由是擬議用途只涉及在限定時間內進行簡單的裝配和改裝工序，而且在擬議用途內儲存物品屬非污染和非危險性質；
- (九) 擬議用途內所存放的封箱貨品全屬非危險性，因此不會有火警風險；及
- (十) 由於委員會已批准同一分區計劃大綱圖的類似申請，因此不會開立不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該擬議用途作為期三年之規劃申請。

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1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Vehicle Assembling and Conversion Centre (Lorry Crane) with Ancillary Maintenance Workshop and Office for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 1.1.2 Prepared on behalf of the Pak Shing Properties Management Limited (hereafter collectively referred to as “the Applicant”), Man Chi Consultants and Construction Limited (MCCCL) has been commissioned to prepare and submit the Current Application.
- 1.1.3 The Application Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Current OZP. According to the Schedule of Uses for “R(D)” zone attached to Notes of the OZP, the proposed use is neither one of the Column 1 or Column 2 uses. However, as stipulated in section (11)(b) of the Notes of the OZP, “...*Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,...*”. In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years.

1.2 Objectives

- 1.2.1 The Current Application strives to achieve the following objectives:-
- (a) *To be given an opportunity to the Applicant to resume existing operations whilst inducing no adverse environmental, traffic nor infrastructural impacts on its surroundings;*
 - (b) *To give an opportunity to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s).*

1.3 Structure of the Planning Statement

- 1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the Current Application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and neighbouring developments. Planning context of the

Application Site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as its design. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location and Current condition of the Application Site

- 2.1.1 As shown in **Figure 1**, the the Application Site is located adjacent to Kam Sheung Road to the south, which connects to Kam Tin Road to the east.
- 2.1.2 The Application Site covers approximately 3,295m² (including about 278m² of government land). The Application Site is currently utilized as a temporary vehicle assembling and conversion centre (lorry crane) with ancillary maintenance workshop and office. The perimeter of the Application Site is primarily enclosed by galvanized sheeting and fencing. As presented in **Illustration 1**, the Application Site features a maintenance workshop measuring about 7m tall with a covered area of approximately 1,886m², as well as two 2-story ancillary offices with gross floor areas of about 230m² and 140m², respectively. The uncovered area is currently used for parking of vehicles intended for the proposed use.
- 2.1.3 As evidenced in **Illustration 2**, a majority part of the Application Site has been piece of hard-paved land, utilised for open storage and other industrial undertakings which was in existence before the First DPA Plan dated 5.10.1990. Prior to 2014, the Application Site has been utilised for the similar use for open storage and parking of vehicles, with existing structures erected.

2.2 Surrounding Land-use Characteristics

- 2.2.1 As shown in **Illustration 3**, the locality of the Application Site and surrounding areas are predominately rural in character. The immediate environment surroundings are characterised by various brownfield operations such as open storage, warehouses and temporary structures.
- 2.2.2 To the east of the Application Site are some open storage uses abutting Kam Sheung Road. To the south are some temporary structures. To the west of the Application Site locates more temporary structures and a nullah. To the further south across the nullah, are some temporary structures with extensive cover. To the north across Kam Sheung Road sees some residential use with low-density buildings and other temporary structures.

3 PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The Application Site currently falls within an area zoned “**R(D)**” on the Current OZP (please refer to **Figure 4**). According to the notes of the current OZP, this zone is intended primarily for improvement and upgrading of 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.
- 3.1.2 Notwithstanding the proposed use is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for “**R(D)**” zone attached to Notes of the OZP, as stipulated in (11)(b) of the covering notes of the Current OZP, “*...Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,...*”.

3.2 Previous Planning Applications

- 3.2.1 The Application Site is not subject to any previous planning application.

3.3 Similar Planning Applications

- 3.3.1 As tabulated in **Table 1**, there are 3 similar applications for applying for similar use within the same OZP.

Table 1: Similar Planning Applications for Uses being similar to the Proposed Use covered by the Current OZP

Application No.	Proposed Use(s)	Decisions
A/YL-SK/22	Vehicle Stripping and Vehicle Repair Workshop	Approved with condition(s) on a temporary basis on 14.6.1996
A/YL-SK/23	Vehicle stripping and vehicle repair workshop	Approved with condition(s) on a temporary basis on 14.6.1996
A/YL-SK/97	Temporary Open Storage of Old Cars and Spare Parts with Repair Workshop for a Period of 3 Years	Approved with condition(s) on a temporary basis on 7.12.2001

- 3.3.2 On the other hand, there are similar applications for applying similar use within or staddles across “**R(D)**” zone on other OZPs over the past 10 years. **Table 2** illustrate these similar applications. These applications are approved by TPB with conditions on a temporary basis. While it is noted that the Board approved these cases based on their individual merits, however, with a view that the Current Application shares the

same nature and similar merits with these approved applications, it is sincerely hoped that the Board could give favourable considerations on the Current Application.

Table 2: Similar Planning Applications for Uses being similar to the Proposed Use in R(D)" zone on other OZPs in the recent 10 years

Application No.	Proposed Use(s)	Decisions
A/YL-ST/452	Temporary Vehicle Repair Workshop with Office for a Period of 3 Years	Approved with condition(s) on a temporary basis on 31/10/2014
A/YL-ST/465	Temporary Cargo Handling and Forwarding Facilities and Open Storage of Containers with Vehicle Repair Workshop for a Period of 3 Years	Approved with condition(s) on a temporary basis on 22/05/2015
A/YL-ST/475	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Type Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	Approved with condition(s) on a temporary basis on 04/09/2015
A/YL-ST/478	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years	Approved with condition(s) on a temporary basis on 09/10/2015
A/YL-ST/510	Renewal of Planning Approval for Temporary Vehicle Repair Workshop with Office for a Period of 3 Years	Approved with condition(s) on a temporary basis on 27/10/2017
A/YL-ST/527	Temporary vehicle park for goods vehicles and container vehicles and type repair area with ancillary canteen and site office for a Period of 3 Years	Approved with condition(s) on a temporary basis on 03/08/2018
A/YL-ST/535	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years	Approved with condition(s) on a temporary basis on 18/01/2019
A/YL-ST/577	Renewal of Planning Approval for Temporary Vehicle Repair Workshop with Office for a Period of 3 Years	Approved with condition(s) on a temporary basis on 18/09/2020
A/YL-ST/613	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years	Approved with condition(s) on a temporary basis on 04/03/2022
A/YL-ST/662	Temporary Vehicle Repair Workshop with Office for a Period of 3 Years	Approved with condition(s) on a temporary basis on 12/01/2024
A/YL-ST/663	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	Approved with condition(s) on a temporary basis on 26/01/2024

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The Application Site has a site area of approximately 3,295m² (including about 278m² of government land). It is proposed to retain most of the building envelopes of the existing structures (i.e. Structure B2 and B3 as presented in **Figure 4**) within the Application Site for the proposed use. Structure B1 is proposed to replace existing structure with converted containers.
- 4.1.2 The proposed use comprises of 3 temporary structures (**Figure 4** refers). The temporary vehicle assembling and conversion centre (lorry crane) with ancillary maintenance workshop is of 1 storey (not more than 7m) with a covered area of 1,886m². The two 2-storey temporary ancillary structures (not more than 6m) with a total GFA of 370m², will be utilized as office for general administrative work, storage and supporting use. The open area within the Application Site will be utilised for loading and unloading and parking of vehicles. The Applicant will ensure that the short-stay vehicles will not give rise to any internal traffic conflict within the open area.

Table 3: Proposed Key Development Parameters

Total Site Area	About 3,295m ² (including 278m ² of government land)
- Covered Area	About 2,071m ² (about 63%)
- Uncovered Area	About 1,224m ² (about 37%)
Total Plot Ratio	About 0.68
Total Gross Floor Area	About 2,256m ²
- Vehicle Assembling and Conversion Centre (Lorry Crane) with Ancillary Maintenance Workshop	About 1,886m ²
- Ancillary Office	About 370m ²
Total No of Structures	3
- Vehicle Assembling and Conversion Centre (Lorry Crane) with Ancillary Maintenance Workshop	1
- Ancillary Office	2
No. of Storey Building Height	Not Exceeding 2 storeys Not more than 7m
Site Coverage	About 63%
No. of Vehicle Parking Spaces	
- Private Cars	4
- Medium/Heavy Goods Vehicles	1
No. of Loading and Unloading	
- Medium/Heavy Goods Vehicles	2
Ingress/Egress	About 11 m wide

4.2 Operation

- 4.2.1 The proposed use involves the alteration of truck vehicles through the assembly of lorry cranes to support the construction industry. Truck vehicles arriving at the application site will be stored and modified to incorporate lorry cranes. The maintenance workshop also provides a covered area for assembling works and equipment storage, including lorry cranes, materials, machinery and tools. All materials and equipment stored on-site will be non-polluting and non-hazardous. Lorry cranes, materials, and equipment are expected to be delivered to the Application Site twice a year, generating an anticipated 2-3 trips (M/HGVs) each time. Given that the proposed use involves storage of materials and equipment twice a year, such there is no urgent need for loading, the time of loading and unloading is flexible and under the control of the Applicant. Arrangements could be made to avoid busy traffic hours.
- 4.2.2 The proposed use provides services for the assembly of lorry cranes for truck vehicles. According to the operators, the assembly process for each vehicle will take between 2 to 5 days. Once assembled, the vehicles will be stored within the covered area and moved to the open area for collection. They will be removed from the Application Site within 1 to 2 weeks after assembly is completed. Arrangements could be made to avoid busy traffic hours. The maximum capacity for assembly at the maintenance workshop will be two vehicles at the same time and the operation hour of the proposed use would be 9:00a.m. to 6:00p.m. (Monday to Saturday excluding Sunday and Public Holiday).
- 4.2.3 Vehicles entering or leaving the Application Site will be restricted to from 9:00a.m. to 6:00p.m. (Monday to Saturday excluding Sunday and Public Holiday) and the entrance doors will be closed outside the aforesaid operation hours without any active operation within or outside the maintenance workshop.
- 4.2.4 It is anticipated that by allowing the Current Application, the volume of the traffic generated from the proposed use would not adversely affect the existing or planned road networks (if any).

4.3 Vehicular Access and Parking Arrangement

- 4.3.1 The Application Site directly abuts Kam Sheung Road, which connects to Kam Tin Road to its east. The proposed use would make use of the current ingress/egress location at the northern boundary of the Application Site. The width of the ingress/egress point of the Application Site is about 11m wide and sufficient space for manoeuvring of vehicles is available within the Application Site to avoid vehicles waiting or queuing up at the frontage of the Application Site. As shown in **Figure 4**, manoeuvring circles with a diameter of 20m are proposed within the Application Site to ensure smooth manoeuvring of vehicles.

- 4.3.2 The proposed parking arrangement and parking spaces on the Application Site have complied with the requirements of 'Rural-based industrial use' of Special Industrial Use as stipulated under Chapter 4 of the Hong Kong Planning Standards and Guidelines. Two loading and unloading bay in HGV standard and one parking space for HGVs are proposed at the rear of the Application Site. 4 parking spaces for private cars are proposed at the north of the Application Site for staff's use.

4.4 Landscape Treatment

- 4.4.1 One existing tree to the northern boundary of the application site will be properly preserved. The existing fencing erected would be maintained, the Application Site will be bounded by galvanised sheeting and fencing along the Application Site boundary.

4.5 Provision of Drainage Facilities

- 4.5.1 The Application Site is flat and hard paved with gravel and there are existing public drainage pipe running in adjacent the Application Site. The existing drainage pipe connects to the public drain at the south. The Current Application would make use of existing drainage network installed. Given that the proposed use would be the same as existing use, it is anticipated that the proposed use would not give rise to any drainage impact to the adjoining areas. Should the Current Application be approved, the Applicant is willing to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

4.6 Fire Safety Considerations

- 4.6.1 The Applicant is well noted that fire safety consideration should be taken into once the proposed use is approved by the Board. In this case, the Applicant is prepared to submit and implement relevant fire services installation proposal to the satisfaction of the Board and/or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

4.7 Environmental Considerations

- 4.7.1 The proposed use will accommodate simple assembling and conversion process, and storage of non-polluting and non-dangerous goods. No leakage of pollutants or contamination of water is envisaged. The applicant will strictly follow the latest "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" issued by Environmental Protection Department. As such, no adverse impacts including noise and air quality are anticipated.

5 PLANNING JUSTIFICATIONS

5.1 Supports the Construction Industry and the Industrial Undertakings in the Area

- 5.1.1 The proposed use serves the burgeoning businesses along Kam Sheung Road, where there is a significant demand for vehicle-related services. As economic and industrial activities expand in the northern metropolis, the need for locations dedicated to vehicle assembly and alteration continues to rise. The proposed use helps improve logistics and supply chain efficiency and supports the construction industry and local industrial operations. Given the scarcity of suitable sites for vehicle-related businesses, the proposed use effectively meets a critical demand within the construction sector and facilitates the growth of vehicle services.

5.2 No Substantial Change to Existing Setting

- 5.2.1 The application site has long been paved and carried out industrial undertakings. The Current Application involves no substantial change in physical form since it seeks to continue current use. Most of the existing settings including the workshop and ancillary structures would be retained in the Current Application without further modification.

5.3 Regularization of Existing Setting with Proper Planning Control

- 5.3.1 The Current Application enables an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s). The Applicant is more than willing to comply with other departmental regulations.

5.4 Proposed Use Being Compatible with the Existing Land-use Characters of the Locality

- 5.4.1 The proposed use has been existed for more than 10 years. The immediate surrounding of the Application site is characterised by warehouse, open storage, recyclable collection centre and other informal industrial undertakings which are of similar nature to the proposed use. In this regard, the proposed use at the Application Site is deemed compatible with these surrounding land use characters and allowing the proposed use on site should not in any sense pose any interface problems to the locality.

5.5 Temporary Nature Would Not Jeopardize its Planning Intention of “R(D)” zone and Allow Optimization of Valuable Land Resources

- 5.5.1 Given that the proposed use in the Current Application is being applied for 3 years, its temporary nature is by no means jeopardise the long-term planning intention of “R(D)” zone should the Board consider essential to implement in future.

- 5.5.2 While the subject zone is intended for transformation of into residential uses to a certain extent, the surroundings are still characterised by industrial operations which were approved and allowed by the Board on temporary basis in recent years. In this regard, until the entire surrounding characteristics are reverted to permanent structures and residential development which are fully in line with the R(D) zone, bringing forward the planning intention of "R(D) zone that is yet to be materialised in short term would hinder optimisation of valuable land resources. In contrast, land use optimisation and concentration of similar uses in replacement of other industrial undertakings in unsuitable locations or planned development area could be achieved by allowing the proposed use.

5.6 No Adverse Traffic Impact

- 5.6.1 The Application site is directly accessible via Kam Sheung Road, with an existing ingress/egress. Considering the nature of the proposed use is for conversion and alteration of vehicles with lorry cranes, traffic demand is not as huge as other public vehicle parks or open storage. 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 very insignificant to the generation of the overall traffic in the local network.
- 5.6.2 Given that the proposed use has no urgent need for loading the goods, the time of loading and unloading is flexible and under the control of the Applicant. The time for loading and unloading activities would be arranged in advance. As such, it is anticipated that by allowing the Current Application, the volume of the traffic generated from the proposed use would not adversely affect the existing or planned road networks (if any).
- 5.6.3 Sufficient area within the Application Site has been provided to ensure smooth manoeuvring within the Application Site. It is anticipated that the proposed use will not generate any queuing back issue and will not significantly affect the ingress/egress to other industrial operation along the existing van track.

5.7 No Adverse Drainage Impacts

- 5.7.1 Given that the Application Site and its surrounding land have long been paved and established, the subject area was equipped with existing infrastructure support and there were no floodings problems arising from the Application Site. The proposed use would make use of existing drainage network without generating additional discharge, as such, no adverse drainage impact arising from the proposed use is anticipated. The Applicant is willing to submit and implement a drainage proposal to the satisfaction of the Board/ or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5.8 No Adverse Environmental Impact

- 5.8.1 The proposed use will involve simple assembly and conversion processes, as well as the storage of non-polluting and non-hazardous goods. There is no expectation of pollutant leakage or water contamination. The applicant will adhere closely to the most recent "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" issued by the Environmental Protection Department. Therefore, no negative impacts on noise levels or air quality are expected.
- 5.8.2 On the other hand, vehicles entering or leaving the application site will be restricted to from 9:00 a.m. and to 6:00p.m. (Monday to Saturday) and the entrance door will be closed outside the aforesaid operation hours within or outside the workshop. In this regard, it is anticipated that no adverse noise impact will be arisen out of the proposed use.

5.9 No Fire Risk

- 5.9.1 The proposed use involves storage of non-dangerous goods which is not prone to fire and non-dangerous in nature. The proposed use will be equipped with sufficient firefighting measures, and the Applicant is willing to submit and implement fire service installations and water supplies for firefighting to the satisfaction of the Board and/or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5.10 Not Setting an Undesirable Precedent

- 5.10.1 Given the unique history and nature of the Application Site and numerous temporary industrial activities and development within the "R(D)" zone in the locality approved by the Board were ever evidenced, approving the Current Application should be set an undesirable precedent.

6 CONCLUSION

6.1.1 This Planning Statement is submitted to the Board in support of a planning application for the proposed use at the Application Site. The Application Site has a total area of approximately 3,295m² (including about 278m² of government land). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

6.1.2 The Application Site currently falls completely within an area zoned “Residential (Group D)” (“R(D)”) on the approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 which was exhibited on 27.10.2006. As detailed throughout the Planning Statement, the proposed use is well justified on the grounds that: -

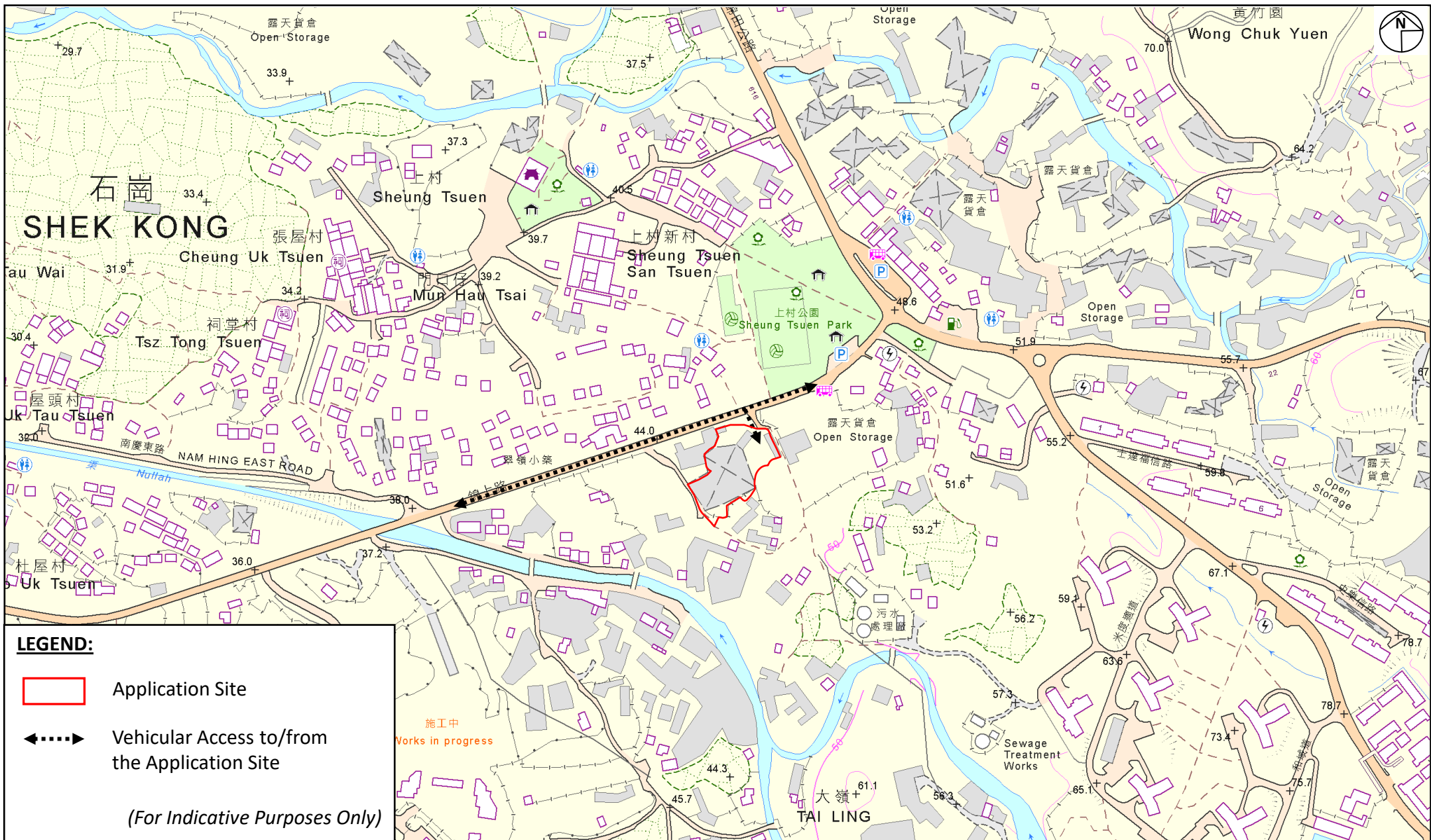
- (a) The proposed use supports the construction industry and the industrial undertakings in the area. Given the limited availability of suitable locations for vehicle-related businesses, the proposed use addresses a significant demand within the construction industry;*
- (b) The Application Site has long been paved and utilised for industrial undertakings. The Current Application involves no substantial change in physical setting, as it seeks to continue the current use;*
- (c) The Current Application aims to regularise current settings and enables an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s);*
- (d) The proposed use has previously been existed for more than 10 years, the proposed use will continue to be compatible with the existing land uses in the immediate vicinity which have long been utilized by open storage, warehouses and other informal industrial activities that are similar to the proposed use;*
- (e) Temporary nature of the proposed use will not jeopardize nor pre-empt the long-term planning intention of “R(D)” zone or any planned infrastructural development (if any) in future;*
- (f) No adverse traffic impact shall be anticipated since the number of trips generated by the proposed use will not be significant, there are minimal daily trips generation of vehicles to /from the Application Site for the proposed use;*
- (g) No adverse drainage impact nor flooding problems shall be envisaged since the Application Site has long been established with existing drainage network for discharge. The Applicant is prepared to submit detailed drainage proposal once the Current Application is allowed;*
- (h) No significant environmental impact shall be envisaged as the proposed use will involve simple assembly and conversion processes at restricted hours only, and items being stored within the proposed use will be non-polluting and non-dangerous in nature;*
- (i) No fire risks shall be envisaged since the items being stored within the proposed use will be non-dangerous in nature;*
- (j) No undesirable precedent will be set given there are similar approved applications*

on the same OZP.

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the Current Application for the proposed use for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000131417_0001)
Figure 3	Extract of Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
Figure 4	Indicative Layout Plan



Project:

Section 16 Planning Application for Proposed Temporary Vehicle Assembling and Conversion Centre (Lorry Crane) 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

Title:

Location Plan

Figure:

1

Scale:

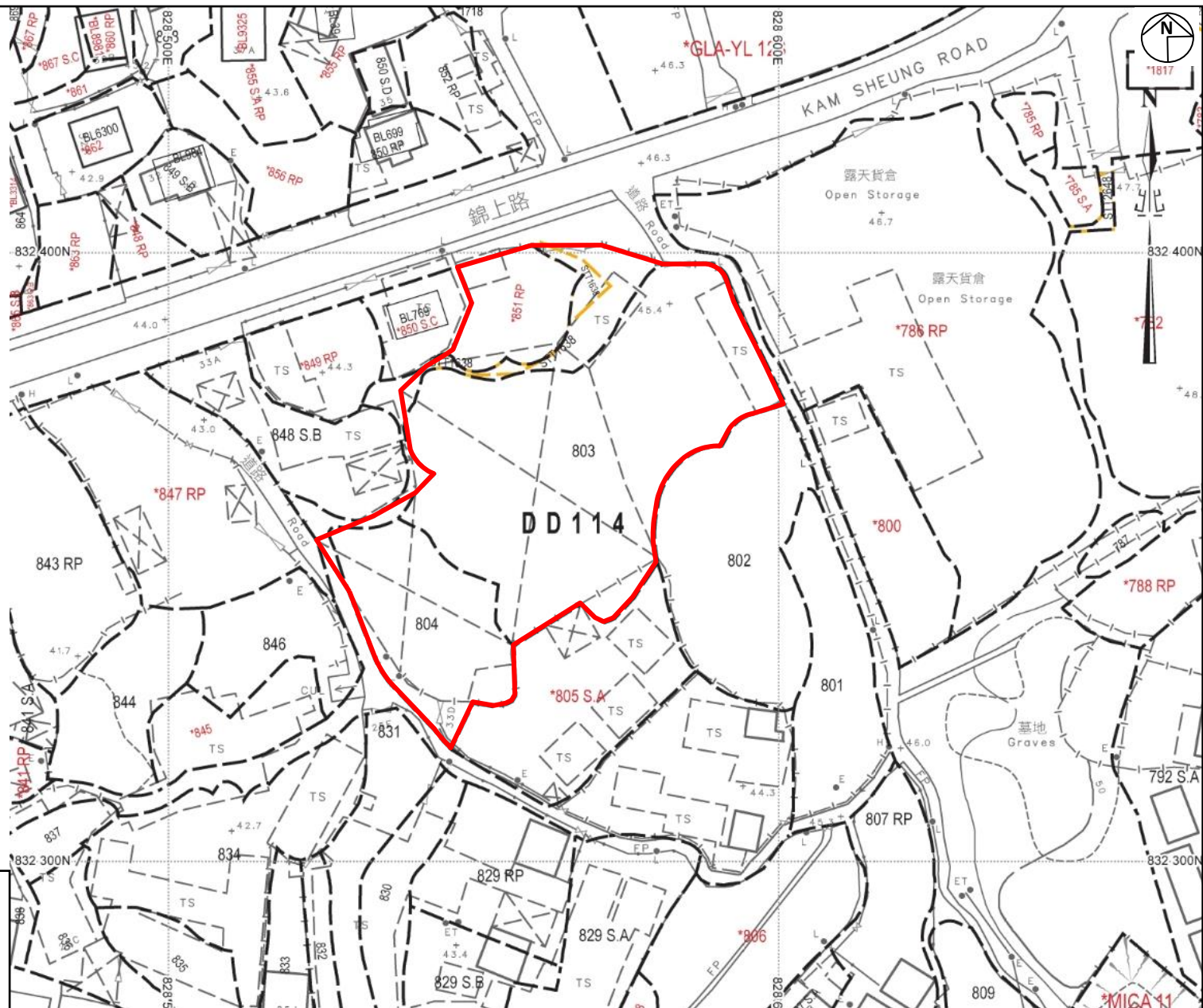
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Date:

Dec 2024

MC Man Chi
Consultants And Construction Limited

Ref.: ADCL/PLG-10300/R001/F001



LEGEND:



Application Site

(For Indicative Purposes Only)

Project:

Section 16 Planning Application for Proposed Temporary Vehicle Assembling and Conversion Centre (Lorry Crane) 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

Title:

Extract of Lot Index Plan
(No. ags_S00000131417_0001)

Figure:

2

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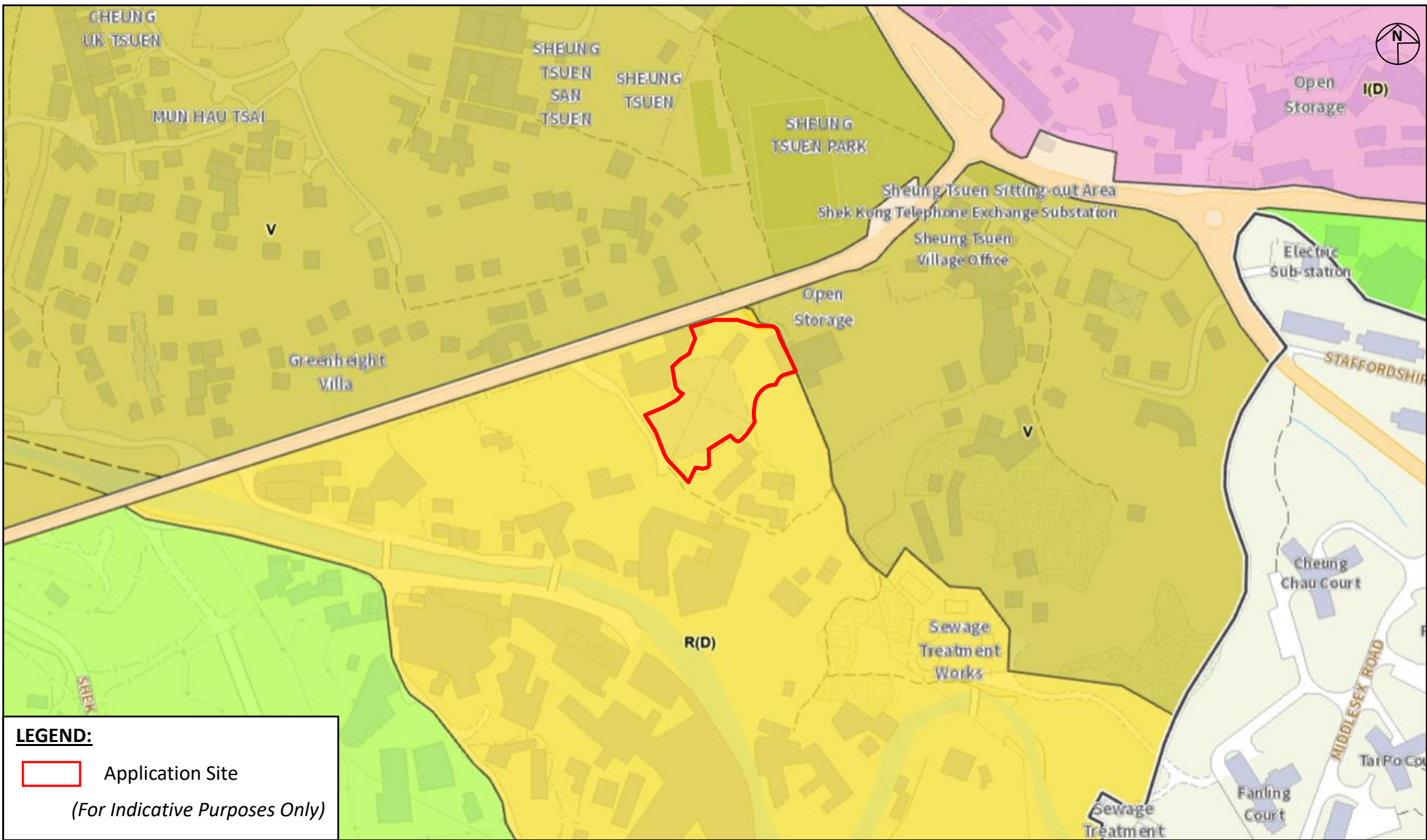
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Date:

Dec 2024

Ref.: ADCL/PLG-10300/R001/F002

MC Man Chi
Consultants And Construction Limited



Project:

Section 16 Planning Application for Proposed Temporary Vehicle Assembling and Conversion Centre (Lorry Crane) 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

Title:

Extract of the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9

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Date:

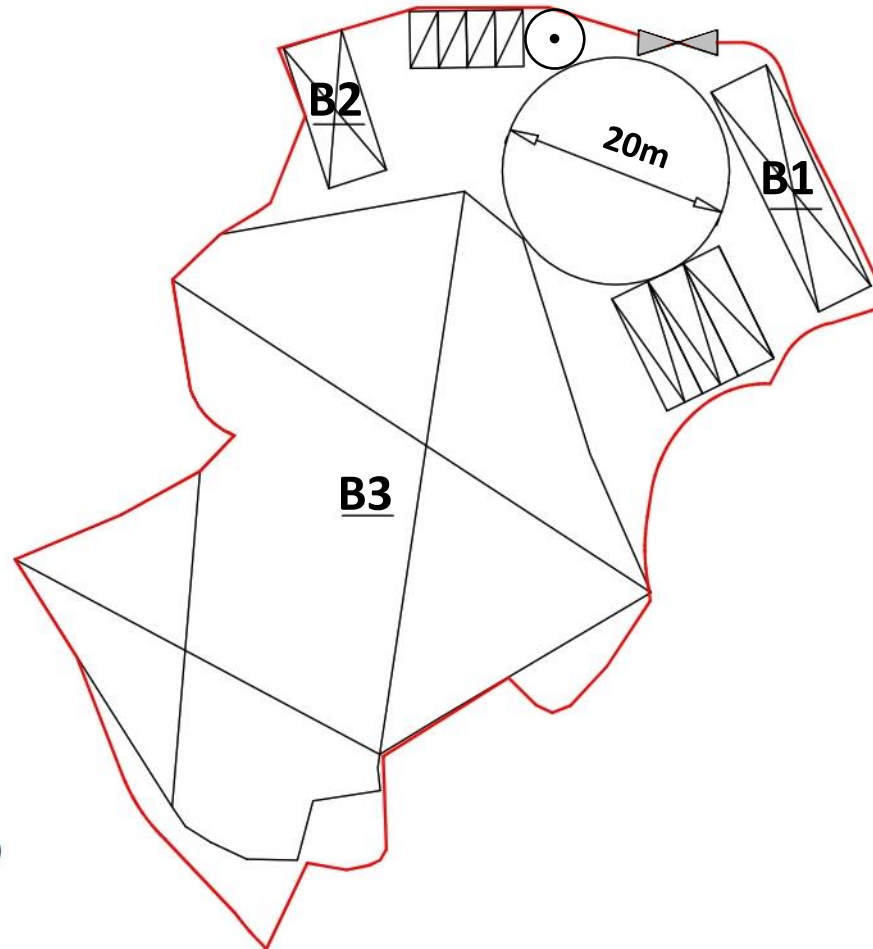
Dec 2024

MC Man Chi
 Consultants And Construction Limited

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	Ancillary Office	115 sq.m. (ABOUT)	230 sq.m. (ABOUT)	6M (NOT MORE THAN) (2 - STOREY)
B2	Ancillary Office	70 sq.m. (ABOUT)	140 sq.m. (ABOUT)	6M (NOT MORE THAN) (2 - STOREY)
B3	Vehicle Assembling and Conversion Centre (Lorry Crane) and Ancillary Maintenance Workshop	1,886 sq.m. (ABOUT)	1,886 sq.m. (ABOUT)	7M (NOT MORE THAN) (1 - STOREY)
Total		2,071 sq.m. (ABOUT)	2,256 sq.m. (ABOUT)	

LEGEND

-  Application Site Boundary (with Boundary Fencing of Not More than 3.5M)
-  Structures
-  Parking Space (Private Car)
-  Parking Space (M/HGVs)
-  Loading and Unloading Bay (M/HGVs)
-  Ingress/Egress
-  Existing Tree to be preserved



Project:

Section 16 Planning Application for Proposed Temporary Vehicle Assembling and Conversion Centre (Lorry Crane) 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

Title:

Indicative Layout Plan

Figure:

4

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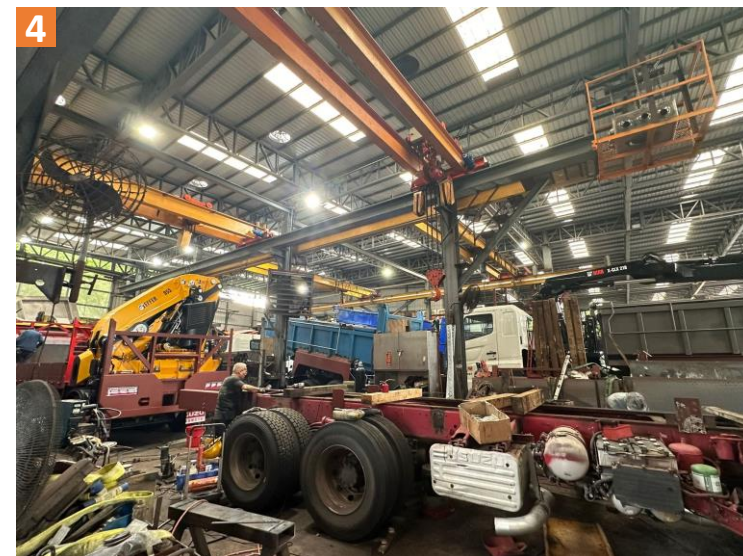
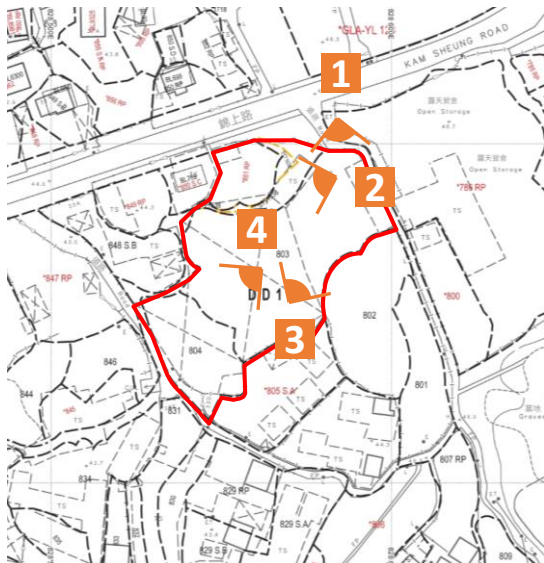
Date:

Jan 2024

Ref.: ADCL/PLG-10300/R001/F004

List of Illustrations

Illustration 1	Existing Condition of the Application Site
Illustration 2	Extract of Aerial Photo
Illustration 3	Surrounding Areas of the Application Site



LEGEND:

Application Site ➤ Viewpoints

(For Indicative Purposes Only)

Project:

Section 16 Planning Application for Proposed Temporary Vehicle Assembling and Conversion Centre (Lorry Crane) 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

Title:

Existing Condition of the Application Site

Illustration:

1

Scale:

Not to Scale

Date:

Dec 2024

MC Man Chi
Consultants And Construction Limited

Extract of Aerial Photo
No . A22942 dated 5.10.1995



LEGEND:

Application Site

(For Indicative Purposes Only)

Extract of Aerial Photo
No . CS52440 dated 3.5.2014



Project:

Section 16 Planning Application for Proposed Temporary Vehicle Assembling and Conversion Centre (Lorry Crane) 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

Title:

Extract of Aerial Photo

Illustration:

2

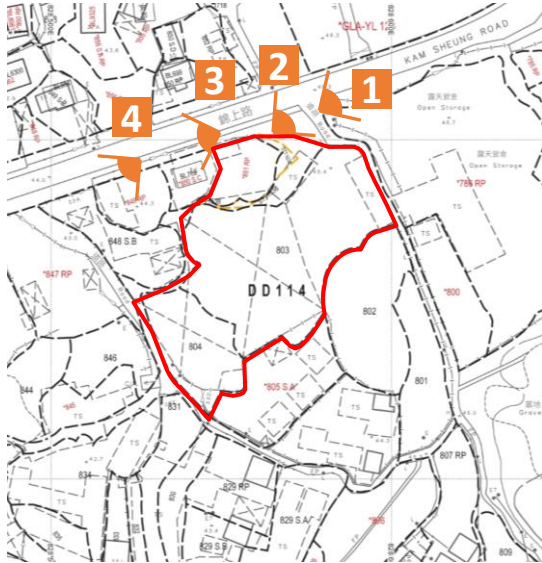
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Dec 2024

Ref.: ADCL/PLG-10300/R001/I002



LEGEND:

Application Site ➤ Viewpoints

(For Indicative Purposes Only)

Project:

Section 16 Planning Application for Proposed Temporary Vehicle Assembling and Conversion Centre (Lorry Crane) 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

Title:

Surrounding Areas of the Application Site

Illustration:

3

Scale:

Not to Scale

Date:

Dec 2024

MC Man Chi
Consultants And Construction Limited

Ref.: ADCL/PLG-10300/R001/I003

Man Chi Consultants and Construction Limited

敏志顧問及建築工程有限公司

Date : 25th April, 2025
Our Ref. : ADCL/PLG-10300/L004

The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Email

Dear Sir/Madam,

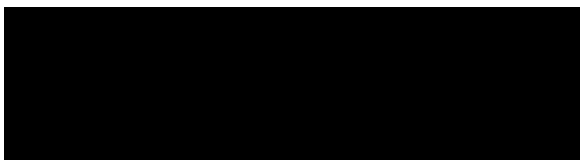
Re: Section 16 Planning Application for Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years at Lot Nos. 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long (Planning Application No. A/YL-SK/406)

We refer to the departmental comments received from the Transport Department and Lands Department regarding the subject application and would like to provide a Responses-to-Comments Table and clarifications to address the abovementioned departmental comments and facilitate considerations by the Board.

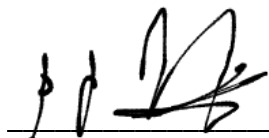
In addition, we would like to clarify on the following points:

- The proposed use is “*Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years*”, please refer to the attached Replacement Page of the Application Form and Planning Statement.
- The application site is a paved flat land, as such, no filling or excavation of land is involved for the temporary structures.
- The proposed use is not intended to support port back-up uses and it does not involve storage of dangerous goods.
- To the south of Kam Sheung Road are predominated by temporary structures and industrial uses, such as open storage and warehouse uses. There is also a sewage treatment work situated to the further south of Kam Sheung Road. Hence, the proposed use is considered compatible with the surroundings land uses.
- It is clarified that Structure B2 is proposed for office use, please refer to the Replacement Page of the Planning Statement.
- The current application seeks to resume operations that have been ongoing since 2014, which play a vital role in supporting local operators by providing necessary vehicle conversion and assembly services. The discontinuation of these operations would not only disrupt the services relied upon by local businesses but also negatively impact the local economy. It could lead to delays in vehicle modifications essential for various industries, resulting in increased costs and inefficiencies.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned [REDACTED].



Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited

A handwritten signature in black ink, appearing to be 'Thomas Luk', written over a horizontal line.

Thomas Luk
Planning Consultant

Encl.
c.c. DPO/ FSS&YLE
Client

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

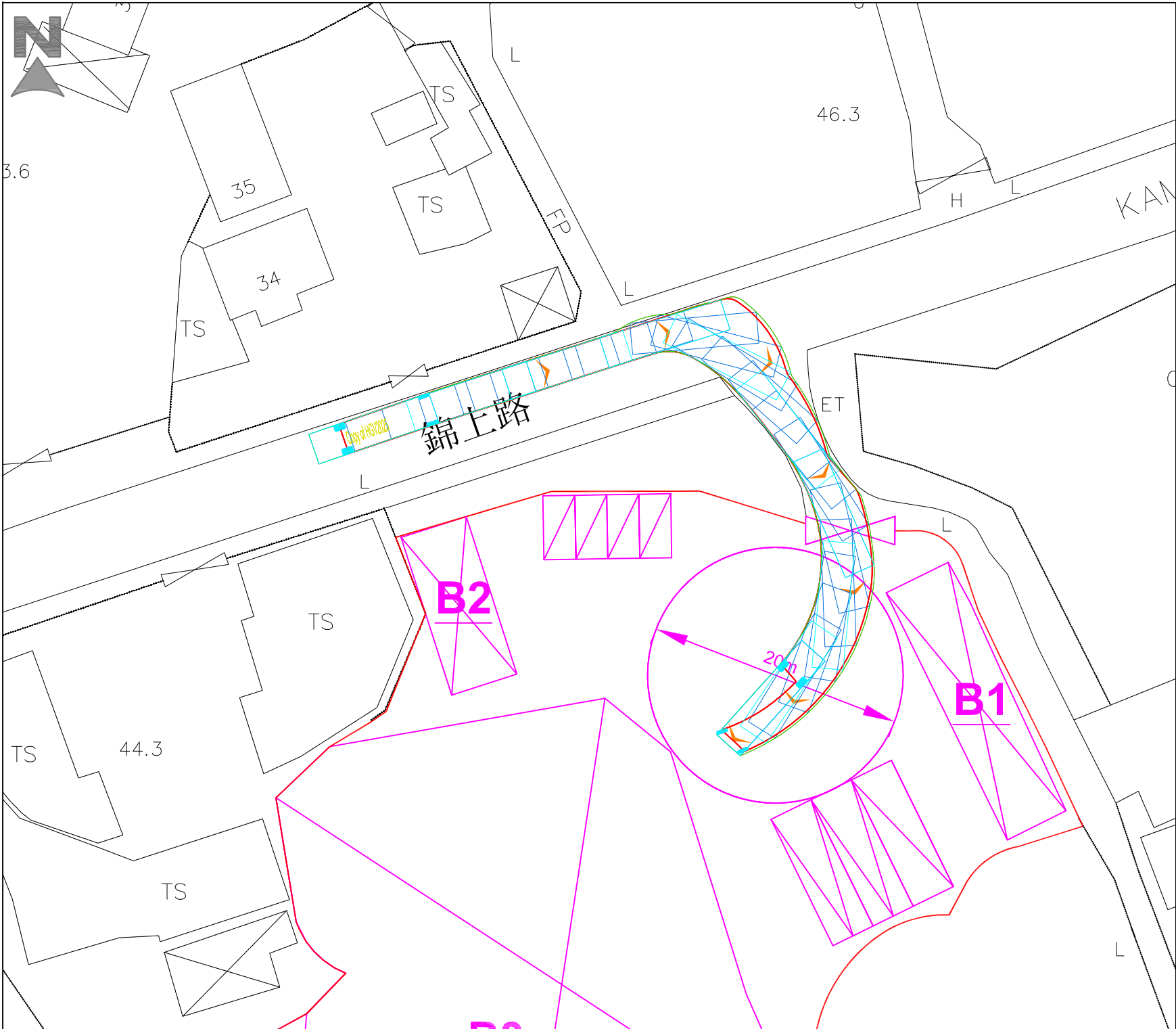
Department	Date	Comments	Responses to Departmental Comments
		<p><u>Unlawful occupation of Government land adjoining the said private lot(s) covered by the planning application.</u></p> <p>The Government land within the application site (Part 2 in the attached site plan) has been unlawfully occupied 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>	



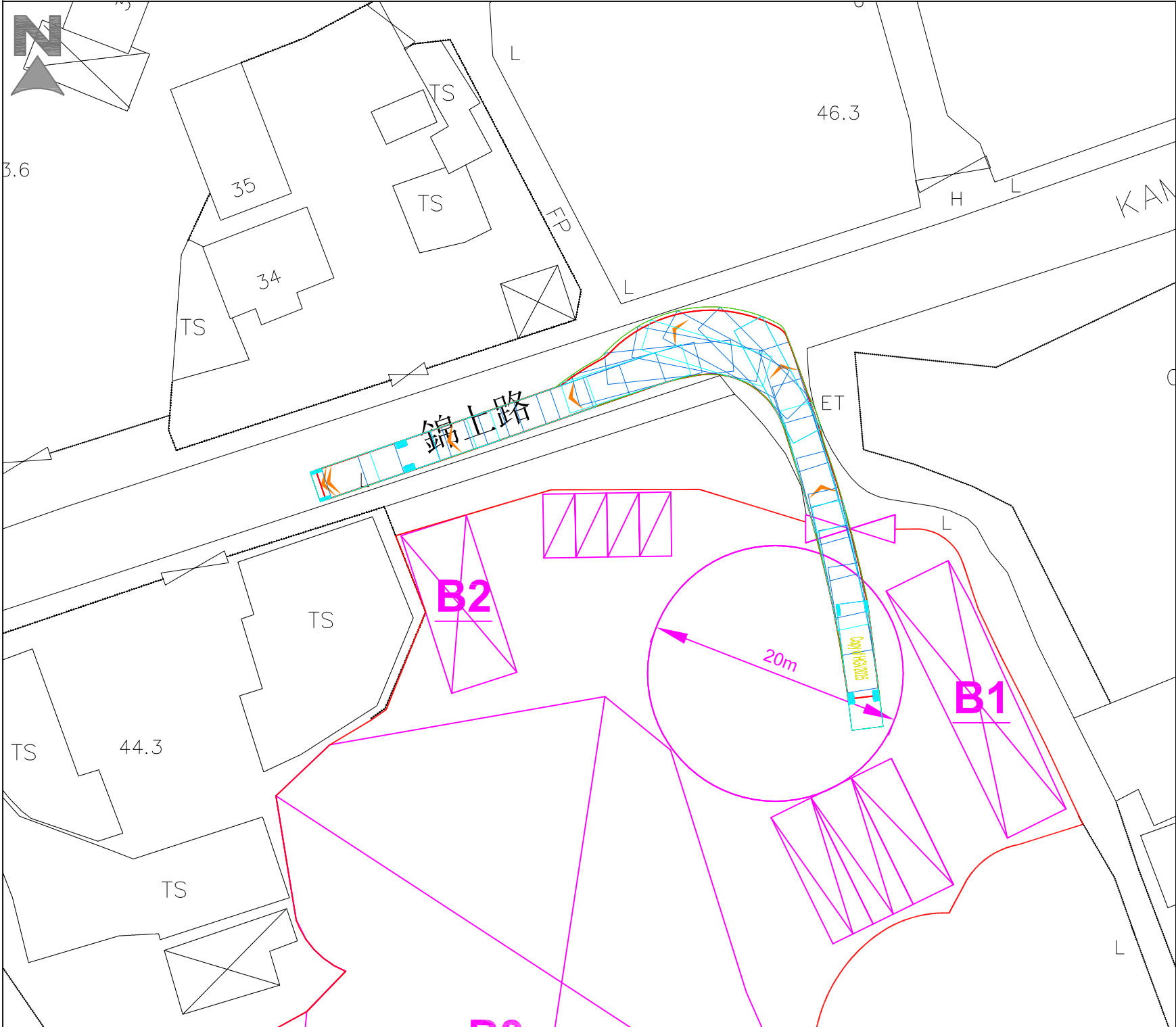
PROPOSAL -

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

Enclosure | 1

Replacement Pages of the Application Form and Planning Statement

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D)
(f) Current use(s) 現時用途	<p>Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 13/12/2024 (DD/MM/YYYY), this application involves a total of 2 “current land owner(s)”[#].
根據土地註冊處截至 13/12/2024 年 12 月 13 日的記錄，這宗申請共牽涉 2 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展**Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office**

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 **3**☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 **1,224**sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 **2,071**sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物／構築物數目 **3**

Proposed domestic floor area 擬議住用樓面面積 **N.A.**sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 **2,256**sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 **2,256**sq.m ☒About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Not more than 7m (Please refer to the Planning Statement)**Proposed number of car parking spaces by types 不同種類停車位的擬議數目**

Private Car Parking Spaces 私家車車位 **4**

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 **1 (MGV/HGV)**

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位 **2 (MGV/HGV)**

Others (Please Specify) 其他 (請列明)

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot Nos.803 (Part), 804 (Part), and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long
Site area 地盤面積	3,295 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 278 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
Zoning 地帶	Residential (Group D)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years

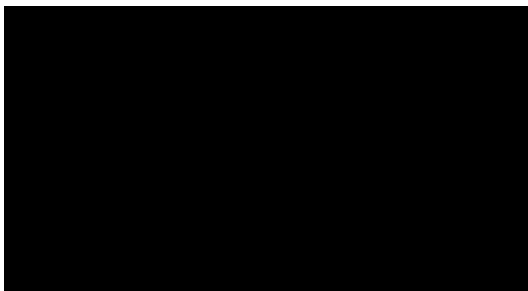


Section 16 Planning Application

Proposed Temporary Vehicle Assembling
and Conversion Centre with Ancillary
Maintenance Workshop and Office for a
Period of 3 Years

Lot Nos. 803 (Part), 804 (Part) and 851 RP
in D.D. 114 and adjoining Government
Land, Shek Kong, Yuen Long

Planning Statement



Prepared by
***Man Chi Consultants and
Construction Limited***

April 2025

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long (hereinafter referred to as “the Application Site”). The Application Site has a total area of approximately 3,295m² (including about 278m² of government land). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The Application Site currently falls completely within an area zoned “Residential (Group D)” (“R(D)”) on the approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 which was exhibited on 27.10.2006. As detailed throughout the Planning Statement, the proposed use is well justified on the grounds that:-

- (a) The proposed use supports the construction industry and the industrial undertakings in the area. Given the limited availability of suitable locations for vehicle-related businesses, the proposed use addresses a significant demand within the construction industry;*
- (b) The Application Site has long been paved and utilised for industrial undertakings. The Current Application involves no substantial change in physical setting, as it seeks to continue the current use;*
- (c) The Current Application aims to regularise current settings and enables an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s);*
- (d) The proposed use has previously been existed for more than 10 years, the proposed use will continue to be compatible with the existing land uses in the immediate vicinity which have long been utilized by open storage, warehouses and other informal industrial activities that are similar to the proposed use;*
- (e) Temporary nature of the proposed use will not jeopardize nor pre-empt the long-term planning intention of “R(D)” zone or any planned infrastructural development (if any) in future;*
- (f) No adverse traffic impact shall be anticipated since the number of trips generated by the proposed use will not be significant, there are minimal daily trips generation of vehicles to /from the Application Site for the proposed use;*
- (g) No adverse drainage impact nor flooding problems shall be envisaged since the Application Site has long been established with existing drainage network for discharge. The Applicant is prepared to submit detailed drainage proposal once the Current Application is allowed;*

- (h) No significant environmental impact shall be envisaged as the proposed use will involve simple assembly and conversion processes at restricted hours only, and items being stored within the proposed use will be non-polluting and non-dangerous in nature;*
- (i) No fire risks shall be envisaged since the items being stored within the proposed use will be non-dangerous in nature;*
- (j) No undesirable precedent will be set given there are similar approved applications on the same OZP.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the Current Application for the proposed use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」），作**擬議臨時車輛裝配及改裝中心連附屬維修工場及辦公室（為期三年）**（以下簡稱「擬議用途」）。該申請所涉及地點位於新界元朗石崗丈量約份第 114 約地段第 803 號(部分)、第 804 號(部分)及第 851 號餘段及毗鄰政府土地（以下簡稱「申請地點」）。申請地點的面積約為 3,295 平方米（「包括約 278 平方米政府土地」）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點於 2006 年 10 月 27 日展示的石崗分區計劃大綱核准圖（編號：S/YL-SK/9）內被劃為「住宅（丁類）」用途。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 擬議用途可支援建築業及該區的工業經營。由於適合從事與車輛有關的行業的地方和用地有限，擬議用途可滿足建造業的重大需求；
- (二) 申請地點長期以來已鋪設路面和進行工業活動。由於該申請旨在延續現有用途，故並無對實際環境造成重大改變；
- (三) 該申請旨在規範目前作業，並有助申請人將擬議用途受限於規劃及滿足相關法例及城規會/其他部門之要求；
- (四) 擬議用途已存在超過十年，擬議用途將繼續與鄰近地點的現有土地用途相容。因為鄰近地點長期用作露天貯物、貨倉及其他非正式工業活動，與建議用途相若；
- (五) 擬議用途的臨時性質不會損害或妨礙「住宅(丁類)」地帶的長遠規劃意向或日後任何已規劃的基建發展(如有)；
- (六) 擬議用途所產生的交通流量不大，每日往返申請地盤的車輛數目不顯著，預期不會對交通造成不良影響；
- (七) 申請地點早已設有現有排水網絡，因此預期不會對排水系統造成不良影響，亦不會出現水浸問題。申請人準備在現行申請獲批准後，提交詳細的排水建議；
- (八) 擬議用途不會造成嚴重的環境影響，理由是擬議用途只涉及在限定時間內進行簡單的裝配和改裝工序，而且在擬議用途內儲存物品屬非污染和非危險性質；
- (九) 擬議用途內所存放的封箱貨品全屬非危險性，因此不會有火警風險；及
- (十) 由於委員會已批准同一分區計劃大綱圖的類似申請，因此不會開立不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該擬議用途作為期三年之規劃申請。

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1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 1.1.2 Prepared on behalf of the Pak Shing Properties Management Limited (hereafter collectively referred to as “the Applicant”), Man Chi Consultants and Construction Limited (MCCCL) has been commissioned to prepare and submit the Current Application.
- 1.1.3 The Application Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Current OZP. According to the Schedule of Uses for “R(D)” zone attached to Notes of the OZP, the proposed use is neither one of the Column 1 or Column 2 uses. However, as stipulated in section (11)(b) of the Notes of the OZP, “...Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,...”. In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years.

1.2 Objectives

- 1.2.1 The Current Application strives to achieve the following objectives:-
- (a) *To be given an opportunity to the Applicant to resume existing operations whilst inducing no adverse environmental, traffic nor infrastructural impacts on its surroundings;*
 - (b) *To give an opportunity to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s).*

1.3 Structure of the Planning Statement

- 1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the Current Application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and neighbouring developments. Planning context of the Application Site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the

proposed use as well as its design. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location and Current condition of the Application Site

- 2.1.1 As shown in **Figure 1**, the the Application Site is located adjacent to Kam Sheung Road to the south, which connects to Kam Tin Road to the east.
- 2.1.2 The Application Site covers approximately 3,295m² (including about 278m² of government land). The Application Site is currently utilized as a temporary vehicle assembling and conversion centre with ancillary maintenance workshop and office. The perimeter of the Application Site is primarily enclosed by galvanized sheeting and fencing. As presented in **Illustration 1**, the Application Site features a maintenance workshop measuring about 7m tall with a covered area of approximately 1,886m², as well as two 2-story ancillary offices with gross floor areas of about 230m² and 140m², respectively. The uncovered area is currently used for parking of vehicles intended for the proposed use.
- 2.1.3 As evidenced in **Illustration 2**, a majority part of the Application Site has been piece of hard-paved land, utilised for open storage and other industrial undertakings which was in existence before the First DPA Plan dated 5.10.1990. Prior to 2014, the Application Site has been utilised for the similar use for open storage and parking of vehicles, with existing structures erected.

2.2 Surrounding Land-use Characteristics

- 2.2.1 As shown in **Illustration 3**, the locality of the Application Site and surrounding areas are predominately rural in character. The immediate environment surroundings are characterised by various brownfield operations such as open storage, warehouses and temporary structures.
- 2.2.2 To the east of the Application Site are some open storage uses abutting Kam Sheung Road. To the south are some temporary structures. To the west of the Application Site locates more temporary structures and a nullah. To the further south across the nullah, are some temporary structures with extensive cover. To the north across Kam Sheung Road sees some residential use with low-density buildings and other temporary structures.

3 PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The Application Site currently falls within an area zoned “**R(D)**” on the Current OZP (please refer to **Figure 4**). According to the notes of the current OZP, this zone is intended primarily for improvement and upgrading of 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.
- 3.1.2 Notwithstanding the proposed use is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for “**R(D)**” zone attached to Notes of the OZP, as stipulated in (11)(b) of the covering notes of the Current OZP, “*...Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,...*”.

3.2 Previous Planning Applications

- 3.2.1 The Application Site is not subject to any previous planning application.

3.3 Similar Planning Applications

- 3.3.1 As tabulated in **Table 1**, there are 3 similar applications for applying for similar use within the same OZP.

Table 1: Similar Planning Applications for Uses being similar to the Proposed Use covered by the Current OZP

Application No.	Proposed Use(s)	Decisions
A/YL-SK/22	Vehicle Stripping and Vehicle Repair Workshop	Approved with condition(s) on a temporary basis on 14.6.1996
A/YL-SK/23	Vehicle stripping and vehicle repair workshop	Approved with condition(s) on a temporary basis on 14.6.1996
A/YL-SK/97	Temporary Open Storage of Old Cars and Spare Parts with Repair Workshop for a Period of 3 Years	Approved with condition(s) on a temporary basis on 7.12.2001

- 3.3.2 On the other hand, there are similar applications for applying similar use within or staddles across “**R(D)**” zone on other OZPs over the past 10 years. **Table 2** illustrate these similar applications. These applications are approved by TPB with conditions on a temporary basis. While it is noted that the Board approved these cases based on their individual merits, however, with a view that the Current Application shares the

same nature and similar merits with these approved applications, it is sincerely hoped that the Board could give favourable considerations on the Current Application.

Table 2: Similar Planning Applications for Uses being similar to the Proposed Use in R(D)" zone on other OZPs in the recent 10 years

Application No.	Proposed Use(s)	Decisions
A/YL-ST/452	Temporary Vehicle Repair Workshop with Office for a Period of 3 Years	Approved with condition(s) on a temporary basis on 31/10/2014
A/YL-ST/465	Temporary Cargo Handling and Forwarding Facilities and Open Storage of Containers with Vehicle Repair Workshop for a Period of 3 Years	Approved with condition(s) on a temporary basis on 22/05/2015
A/YL-ST/475	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Type Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	Approved with condition(s) on a temporary basis on 04/09/2015
A/YL-ST/478	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years	Approved with condition(s) on a temporary basis on 09/10/2015
A/YL-ST/510	Renewal of Planning Approval for Temporary Vehicle Repair Workshop with Office for a Period of 3 Years	Approved with condition(s) on a temporary basis on 27/10/2017
A/YL-ST/527	Temporary vehicle park for goods vehicles and container vehicles and type repair area with ancillary canteen and site office for a Period of 3 Years	Approved with condition(s) on a temporary basis on 03/08/2018
A/YL-ST/535	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years	Approved with condition(s) on a temporary basis on 18/01/2019
A/YL-ST/577	Renewal of Planning Approval for Temporary Vehicle Repair Workshop with Office for a Period of 3 Years	Approved with condition(s) on a temporary basis on 18/09/2020
A/YL-ST/613	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years	Approved with condition(s) on a temporary basis on 04/03/2022
A/YL-ST/662	Temporary Vehicle Repair Workshop with Office for a Period of 3 Years	Approved with condition(s) on a temporary basis on 12/01/2024
A/YL-ST/663	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	Approved with condition(s) on a temporary basis on 26/01/2024

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The Application Site has a site area of approximately 3,295m² (including about 278m² of government land). It is proposed to retain some of the building envelopes of the existing structures (i.e. Structure B3 as presented in Figure 4) within the Application Site for the proposed use. Structure B1 is proposed to replace existing structure with converted containers and Structure B2 is proposed for office use.
- 4.1.2 The proposed use comprises of 3 temporary structures (Figure 4 refers). The temporary vehicle assembling and conversion centre with ancillary maintenance workshop is of 1 storey (not more than 7m) with a covered area of 1,886m². The two 2-storey temporary ancillary structures (not more than 6m) with a total GFA of 370m², will be utilized as office for general administrative work, storage and supporting use. The open area within the Application Site will be utilised for loading and unloading and parking of vehicles. The Applicant will ensure that the short-stay vehicles will not give rise to any internal traffic conflict within the open area.

Table 3: Proposed Key Development Parameters

Total Site Area	About 3,295m ² (including 278m ² of government land)
- Covered Area	About 2,071m ² (about 63%)
- Uncovered Area	About 1,224m ² (about 37%)
Total Plot Ratio	About 0.68
Total Gross Floor Area	About 2,256m ²
- Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop	About 1,886m ²
- Ancillary Office	About 370m ²
Total No of Structures	3
- Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop	1
- Ancillary Office	2
No. of Storey	Not Exceeding 2 storeys
Building Height	Not more than 7m
Site Coverage	About 63%
No. of Vehicle Parking Spaces	
- Private Cars	4
- Medium/Heavy Goods Vehicles	1
No. of Loading and Unloading	
- Medium/Heavy Goods Vehicles	2
Ingress/Egress	About 11 m wide

4.2 Operation

- 4.2.1 The proposed use involves the alteration of truck vehicles through the assembly of lorry cranes and other vehicle components to support the construction industry. Truck vehicles arriving at the application site will be stored and modified to incorporate lorry cranes or various vehicle parts. The maintenance workshop also provides a covered area for assembling works and equipment storage, including vehicle components, materials, machinery and tools. All materials and equipment stored on-site will be non-polluting and non-hazardous. Vehicle components, materials, and equipment are expected to be delivered to the Application Site twice a year, generating an anticipated 2-3 trips (M/HGVs) each time. Given that the proposed use involves storage of materials and equipment twice a year, such there is no urgent need for loading, the time of loading and unloading is flexible and under the control of the Applicant. Arrangements could be made to avoid busy traffic hours.
- 4.2.2 The proposed use provides services for the assembly of lorry cranes and other vehicle components for truck vehicles. According to the operators, the assembly process for each vehicle will take between 2 to 5 days. Once assembled, the vehicles will be stored within the covered area and moved to the open area for collection. They will be removed from the Application Site within 1 to 2 weeks after assembly is completed. Arrangements could be made to avoid busy traffic hours. The maximum capacity for assembly at the maintenance workshop will be two vehicles at the same time and the operation hour of the proposed use would be 9:00a.m. to 6:00p.m. (Monday to Saturday excluding Sunday and Public Holiday).
- 4.2.3 Vehicles entering or leaving the Application Site will be restricted to from 9:00a.m. to 6:00p.m. (Monday to Saturday excluding Sunday and Public Holiday) and the entrance doors will be closed outside the aforesaid operation hours without any active operation within or outside the maintenance workshop.
- 4.2.4 It is anticipated that by allowing the Current Application, the volume of the traffic generated from the proposed use would not adversely affect the existing or planned road networks (if any).

4.3 Vehicular Access and Parking Arrangement

- 4.3.1 The Application Site directly abuts Kam Sheung Road, which connects to Kam Tin Road to its east. The proposed use would make use of the current ingress/egress location at the northern boundary of the Application Site. The width of the ingress/egress point of the Application Site is about 11m wide and sufficient space for manoeuvring of vehicles is available within the Application Site to avoid vehicles waiting or queuing up at the frontage of the Application Site. As shown in **Figure 4**, manoeuvring circles with a diameter of 20m are proposed within the Application Site to ensure smooth manoeuvring of vehicles.

- 4.3.2 The proposed parking arrangement and parking spaces on the Application Site have complied with the requirements of 'Rural-based industrial use' of Special Industrial Use as stipulated under Chapter 4 of the Hong Kong Planning Standards and Guidelines. Two loading and unloading bay in HGV standard and one parking space for HGVs are proposed at the rear of the Application Site. 4 parking spaces for private cars are proposed at the north of the Application Site for staff's use.

4.4 Landscape Treatment

- 4.4.1 One existing tree to the northern boundary of the application site will be properly preserved. The existing fencing erected would be maintained, the Application Site will be bounded by galvanised sheeting and fencing along the Application Site boundary.

4.5 Provision of Drainage Facilities

- 4.5.1 The Application Site is flat and hard paved with gravel and there are existing public drainage pipe running in adjacent the Application Site. The existing drainage pipe connects to the public drain at the south. The Current Application would make use of existing drainage network installed. Given that the proposed use would be the same as existing use, it is anticipated that the proposed use would not give rise to any drainage impact to the adjoining areas. Should the Current Application be approved, the Applicant is willing to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

4.6 Fire Safety Considerations

- 4.6.1 The Applicant is well noted that fire safety consideration should be taken into once the proposed use is approved by the Board. In this case, the Applicant is prepared to submit and implement relevant fire services installation proposal to the satisfaction of the Board and/or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

4.7 Environmental Considerations

- 4.7.1 The proposed use will accommodate simple assembling and conversion process, and storage of non-polluting and non-dangerous goods. No leakage of pollutants or contamination of water is envisaged. The applicant will strictly follow the latest "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" issued by Environmental Protection Department. As such, no adverse impacts including noise and air quality are anticipated.

5 PLANNING JUSTIFICATIONS

5.1 Supports the Construction Industry and the Industrial Undertakings in the Area

- 5.1.1 The proposed use serves the burgeoning businesses along Kam Sheung Road, where there is a significant demand for vehicle-related services. As economic and industrial activities expand in the northern metropolis, the need for locations dedicated to vehicle assembly and alteration continues to rise. The proposed use helps improve logistics and supply chain efficiency and supports the construction industry and local industrial operations. Given the scarcity of suitable sites for vehicle-related businesses, the proposed use effectively meets a critical demand within the construction sector and facilitates the growth of vehicle services.

5.2 No Substantial Change to Existing Setting

- 5.2.1 The application site has long been paved and carried out industrial undertakings. The Current Application involves no substantial change in physical form since it seeks to continue current use. Most of the existing settings including the workshop and ancillary structures would be retained in the Current Application without further modification.

5.3 Regularization of Existing Setting with Proper Planning Control

- 5.3.1 The Current Application enables an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s). The Applicant is more than willing to comply with other departmental regulations.

5.4 Proposed Use Being Compatible with the Existing Land-use Characters of the Locality

- 5.4.1 The proposed use has been existed for more than 10 years. The immediate surrounding of the Application site is characterised by warehouse, open storage, recyclable collection centre and other informal industrial undertakings which are of similar nature to the proposed use. In this regard, the proposed use at the Application Site is deemed compatible with these surrounding land use characters and allowing the proposed use on site should not in any sense pose any interface problems to the locality.

5.5 Temporary Nature Would Not Jeopardize its Planning Intention of “R(D)” zone and Allow Optimization of Valuable Land Resources

- 5.5.1 Given that the proposed use in the Current Application is being applied for 3 years, its temporary nature is by no means jeopardise the long-term planning intention of “R(D)” zone should the Board consider essential to implement in future.

- 5.5.2 While the subject zone is intended for transformation of into residential uses to a certain extent, the surroundings are still characterised by industrial operations which were approved and allowed by the Board on temporary basis in recent years. In this regard, until the entire surrounding characteristics are reverted to permanent structures and residential development which are fully in line with the R(D) zone, bringing forward the planning intention of “R(D) zone that is yet to be materialised in short term would hinder optimisation of valuable land resources. In contrast, land use optimisation and concentration of similar uses in replacement of other industrial undertakings in unsuitable locations or planned development area could be achieved by allowing the proposed use.

5.6 No Adverse Traffic Impact

- 5.6.1 The Application site is directly accessible via Kam Sheung Road, with an existing ingress/egress. 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 or open storage. 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 very insignificant to the generation of the overall traffic in the local network.
- 5.6.2 Given that the proposed use has no urgent need for loading the goods, the time of loading and unloading is flexible and under the control of the Applicant. The time for loading and unloading activities would be arranged in advance. As such, it is anticipated that by allowing the Current Application, the volume of the traffic generated from the proposed use would not adversely affect the existing or planned road networks (if any).
- 5.6.3 Sufficient area within the Application Site has been provided to ensure smooth manoeuvring within the Application Site. It is anticipated that the proposed use will not generate any queuing back issue and will not significantly affect the ingress/egress to other industrial operation along the existing van track.

5.7 No Adverse Drainage Impacts

- 5.7.1 Given that the Application Site and its surrounding land have long been paved and established, the subject area was equipped with existing infrastructure support and there were no floodings problems arising from the Application Site. The proposed use would make use of existing drainage network without generating additional discharge, as such, no adverse drainage impact arising from the proposed use is anticipated. The Applicant is willing to submit and implement a drainage proposal to the satisfaction of the Board/ or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5.8 No Adverse Environmental Impact

- 5.8.1 The proposed use will involve simple assembly and conversion processes, as well as the storage of non-polluting and non-hazardous goods. There is no expectation of pollutant leakage or water contamination. The applicant will adhere closely to the most recent "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" issued by the Environmental Protection Department. Therefore, no negative impacts on noise levels or air quality are expected.
- 5.8.2 On the other hand, vehicles entering or leaving the application site will be restricted to from 9:00 a.m. and to 6:00p.m. (Monday to Saturday) and the entrance door will be closed outside the aforesaid operation hours within or outside the workshop. In this regard, it is anticipated that no adverse noise impact will be arisen out of the proposed use.

5.9 No Fire Risk

- 5.9.1 The proposed use involves storage of non-dangerous goods which is not prone to fire and non-dangerous in nature. The proposed use will be equipped with sufficient firefighting measures, and the Applicant is willing to submit and implement fire service installations and water supplies for firefighting to the satisfaction of the Board and/or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5.10 Not Setting an Undesirable Precedent

- 5.10.1 Given the unique history and nature of the Application Site and numerous temporary industrial activities and development within the "R(D)" zone in the locality approved by the Board were ever evidenced, approving the Current Application should be set an undesirable precedent.

6 CONCLUSION

6.1.1 This Planning Statement is submitted to the Board in support of a planning application for the proposed use at the Application Site. The Application Site has a total area of approximately 3,295m² (including about 278m² of government land). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

6.1.2 The Application Site currently falls completely within an area zoned “Residential (Group D)” (“R(D)”) on the approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 which was exhibited on 27.10.2006. As detailed throughout the Planning Statement, the proposed use is well justified on the grounds that: -

- (a) The proposed use supports the construction industry and the industrial undertakings in the area. Given the limited availability of suitable locations for vehicle-related businesses, the proposed use addresses a significant demand within the construction industry;*
- (b) The Application Site has long been paved and utilised for industrial undertakings. The Current Application involves no substantial change in physical setting, as it seeks to continue the current use;*
- (c) The Current Application aims to regularise current settings and enables an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s);*
- (d) The proposed use has previously been existed for more than 10 years, the proposed use will continue to be compatible with the existing land uses in the immediate vicinity which have long been utilized by open storage, warehouses and other informal industrial activities that are similar to the proposed use;*
- (e) Temporary nature of the proposed use will not jeopardize nor pre-empt the long-term planning intention of “R(D)” zone or any planned infrastructural development (if any) in future;*
- (f) No adverse traffic impact shall be anticipated since the number of trips generated by the proposed use will not be significant, there are minimal daily trips generation of vehicles to /from the Application Site for the proposed use;*
- (g) No adverse drainage impact nor flooding problems shall be envisaged since the Application Site has long been established with existing drainage network for discharge. The Applicant is prepared to submit detailed drainage proposal once the Current Application is allowed;*
- (h) No significant environmental impact shall be envisaged as the proposed use will involve simple assembly and conversion processes at restricted hours only, and items being stored within the proposed use will be non-polluting and non-dangerous in nature;*
- (i) No fire risks shall be envisaged since the items being stored within the proposed use will be non-dangerous in nature;*
- (j) No undesirable precedent will be set given there are similar approved applications*

on the same OZP.

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the Current Application for the proposed use for a temporary period of 3 years.

Man Chi Consultants and Construction Limited

敏志顧問及建築工程有限公司



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Date

28th April, 2025

Our Ref. : ADCL/PLG-10300/L005

The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Email

Dear Sir/Madam,

Re: 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 (Planning Application No. A/YL-SK/406)

We refer to the subject application and would like to provide the following clarifications to facilitate considerations by the Board.

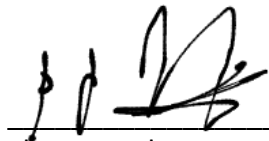
- The proposed use is “*Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years*”. Please refer to the revised Figure 4.
- It is proposed to retain most of the existing building envelope of Structure B3.
- The existing structure to the east of the Application Site will be replaced by a two-storeys ancillary structure (i.e., Structure B1).
- The existing two-storeys structure located to the north of Structure B3 will be removed. A new ancillary office will be erected at the northern portion of the Application Site (i.e. Structure B2), such that sufficient manoeuvring space (20m diameter) could be provided within the Application Site, ensuring no queuing back of vehicles along Kam Sheung Road and further minimising any traffic impact.
- The Application Site is a paved flat land, as such, no filling or excavation of land is involved for any new temporary structures.
- The maximum number of vehicles for assembly/alteration at the Application Site is 4 nos. At any time, the maximum number of vehicles engaged in the assembly/alteration process within Structure B3 will be two. Upon completion of the assembly/alteration process, there will be a maximum of two temporary parking in the open area. Hence, the Application Site will accommodate a maximum of four vehicles for the proposed use, which involves a maximum of two finished vehicles, and a maximum of two vehicles undergoing assembling and conversion process within Structure B3. The Applicant will ensure that the short-stay vehicles will not give rise to any internal traffic conflict within the open area. After the assembly/alteration process is completed, the vehicles will be collected and driven away during non-peak hours to avoid traffic impact on Kam Sheung Road.
- To minimize visual and environmental impact, all workshop activities will be conducted within Structure B3, which will be equipped with sound insulation panels. Additionally, the Application Site will be surrounded by a 3.5m boundary fencing to further reduce visual and environmental impacts.
- All storage of materials and equipment will be ancillary to the proposed use.

Address 地址 :

- Upon approval of the current application, the Applicant will comply with the relevant Fire Service Installation proposal and adhere to relevant departmental guidelines.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned

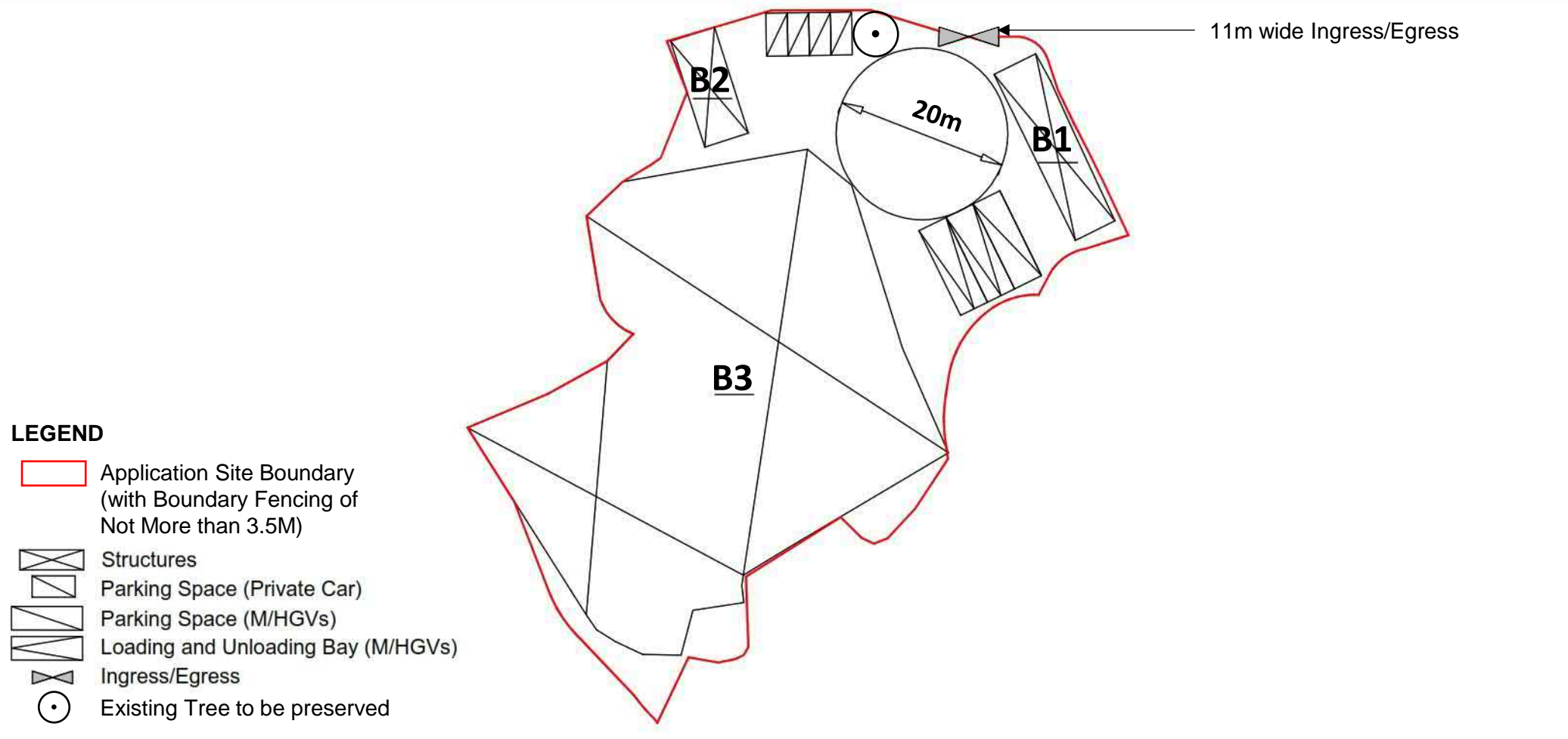
Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited

A handwritten signature in black ink, appearing to be 'Thomas Luk', written over a horizontal line.

Thomas Luk
Planning Consultant

Encl.
c.c. DPO/ FSS&YLE
Client

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	Ancillary Office	115 sq.m. (ABOUT)	230 sq.m. (ABOUT)	6M (NOT MORE THAN) (2 - STOREY)
B2	Ancillary Office	70 sq.m. (ABOUT)	140 sq.m. (ABOUT)	6M (NOT MORE THAN) (2 - STOREY)
B3	Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop	1,886 sq.m. (ABOUT)	1,886 sq.m. (ABOUT)	7M (NOT MORE THAN) (1 - STOREY)
Total		2,071 sq.m. (ABOUT)	2,256 sq.m. (ABOUT)	



Project:
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

Title:
Indicative Layout Plan

Figure:
4

Scale:
Not to Scale

Date:
Apr 2025

Ref.: ADCL/PLG-10300/R001/F004

MC Man Chi
Consultants And Construction Limited

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no objection to the application from traffic engineering perspective; and
- advisory comments are detailed in **Appendix III**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in-principle objection to the application; and
- advisory comments are detailed in **Appendix III**.

2. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the application site (the Site) falls within “Residential (Group D)” (“R(D)”) zone, which is a non-landscape sensitive zoning from landscape planning perspective. No significant landscape impact arising from the applied uses is anticipated.

3. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are detailed in **Appendix III**.

4. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- no objection to the application from nature conservation perspective as the Site is zoned “R(D)” and has been paved; and
- advisory comments are detailed in **Appendix III**.

5. Other Departments

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix III**:

- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Railway Development 1-1, HyD;

- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD);
- Project Manager (West), CEDD;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Electrical and Mechanical Services;
- Commissioner of Police; and
- District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the permission is given to the development and structures under application. It does not condone any other development or structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development or remove such structures not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
- there is/are unauthorized structure(s) on the Lots 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 regularisation on the lease breaches as demanded by LandsD;
 - the Government Land (GL) within the Site has been unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice;
 - the GL adjoining Lot 803 in D.D. 114 has been unlawfully occupied with unauthorised structure(s) without permission. The GL being unlawfully occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice;
 - the occupier(s) shall remove the unauthorised structure(s) and cease the unlawful occupation of the GL not covered by the application immediately; and
 - if the planning application is approved, the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of the GL. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
- the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;

- sufficient manoeuvring space shall be provided within the Site; and
 - no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- the Site involves GL where is not under HyD's maintenance purview;
 - the proposed access arrangement of the Site should be commented and approved by TD;
 - HyD shall not be responsible for the maintenance of proposed access connecting between the Site and Kam Sheung Road; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to D of FS for approval;
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - if the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
- the applicant shall adopt appropriate measures to avoid causing pollution or disturbance to the adjacent watercourse;
- (h) to note the comments of the Director of Environmental Protection that:
- the applicant shall:
 - (i) follow the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites";
 - (ii) follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department";

- (iii) provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and
 - (iv) meet the statutory requirements under relevant environmental legislation;
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH):
- the operation must not cause any environmental nuisance to the surrounding. The refuse generated by the applied use is regarded as trade refuse. The operator or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance to the vicinity; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that three structures are proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBWs) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
 - the Site abuts on a specified street (Kam Sheung Road) of not less than 4.5m wide. Its development intensity shall be determined under the First Schedule of the B(P)R at building plan submission stage;
 - if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage.

城市規劃委員會秘書

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強烈反對

元朗石崗丈量約份第 114 約地段第 803 號(部分)、第 804 號(部分)及第 851 號餘段及毗鄰政府土地 臨時車輛裝配及改裝中心(貨車吊臂)連附屬維修工場及辦公室(為期 3 年)
(申請編號：A/YL-SK/406)

執事先生/女士：

本人是元朗八鄉上村居民，就上述申請作強烈反對。

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八鄉上村居民簽署：



姓名：



2025 年 1 月 27 日

通訊：

電話：

副本呈交八鄉鄉事委員會

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八鄉上村居民簽署：



姓名：



2025 年 1 月 27 日

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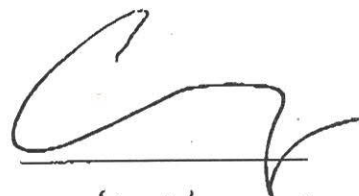
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八鄉上村居民簽署：

姓名：


杜美球

2025 年 1 月 27 日

通訊：

電話：

副本呈交八鄉鄉事委員會

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八鄉上村居民簽署：



姓名：

曾秀福

2025 年 1 月 27 日

通訊：

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八鄉上村居民簽署：

杜文傑

姓名：

杜文傑

2025 年 1 月 27 日

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電話：

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八鄉上村居民簽署：

黎偉光

姓名：

黎偉光

2025 年 1 月 27 日

通訊：

電話：

副本呈交八鄉鄉事委員會

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八鄉上村居民簽署：



姓名：

甄國樑

2025 年 1 月 27 日

通訊：

電話：

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城市規劃委員會秘書

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八鄉上村居民簽署：

黎柏希

姓名：

黎柏希

2025 年 1 月 ✓ 日

通訊：

電話：

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八鄉上村居民簽署：伍維基

姓名：伍維基

2025 年 1 月 27 日

通訊：

電話：

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八鄉上村居民簽署：

黎添棠

姓名：

黎添棠

2025 年 1 月 27 日

通訊：

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八鄉上村居民簽署：黎添南

姓名：黎添南

2025 年 1 月 17 日

通訊：

電話：

副本呈交八鄉鄉事委員會

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

傳真 2877 0245 電郵 www.tpbpd@pland.gov.hk

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元朗石崗丈量約份第 114 約地段第 803 號(部分)、第 804 號(部分)及第 851 號餘段及毗鄰政府土地 臨時車輛裝配及改裝中心(貨車吊臂)連附屬維修工場及辦公室(為期 3 年)
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八鄉上村居民簽署：黎恩庭

姓名：黎恩庭

2025 年 1 月 27 日

通訊：

電話：

副本呈交八鄉鄉事委員會

13

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八鄉上村居民簽署：黎恩章

姓名：黎恩章

2025 年 1 月 27 日

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八鄉上村居民簽署：

Wally Fy

姓名：

TSANG TIN WO

2025 年 1 月 27 日

通訊：

電話：

副本呈交八鄉鄉事委員會



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八鄉上村居民簽署：

姓名：

2025 年 1 月 27 日

通訊：

電話：

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八鄉上村居民簽署：

黎存禮

姓名：

黎存禮

2025 年 1 月 27 日

通訊

電話

副本呈交八鄉鄉事委員會



From: [REDACTED]
Sent: 2025-02-07 星期五 04:27:52
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-SK/406 DD 114 Shek Kong

A/YL-SK/406

Lots 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong

Site area: About 3,295sq.m Includes Government Land of about 278sq.m

Zoning: "Resi (Group D)"

Applied use: Vehicle Assembling and Conversion Centre (Lorry Crane) with Ancillary Maintenance Workshop and Office / 7 Vehicle Parking

Dear TPB Members,

As the application is to regularize an existing operation, one has to question why now an application.

The site includes Government Land that should have subject to STT but it appears that the operator has been given a free lunch for many years.

Members have a duty to question why it has taken so long to address this issue. Vehicle assembly is an operation that can cause considerable negative impact. Take drainage for example. According to the details provided the site is connected with the public system. However, that does not address the issue of the discharge of pollutants that should be treated at source before being discharged.

Then there is the issue of Fire Services. Welding for sure is part of the operation. How come there has been no inspection to ensure that the interests of the community with regard to fire hazard have been addressed.

The applicant's statement underlines the reality that no provisions have been made until now.

Applications like this if they are to be approved should be for initially a term of one year only to ensure timely action with regard to the conditions.

Mary Mulvihill