

This application is received on 13 NOV 2024
The Planning Board will formally acknowledge
the receipt 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

2402588

28/10

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	A/YL-KTS/1040
	Date Received 收到日期	13 NOV 2024

- 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)

TANG Ying Pok 鄧英博

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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)	Lots 564, 565 (Part) and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories
(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 3,009 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 607 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Rural Use" ("OU(RU)")
(f) Current use(s) 現時用途	Shop and Services (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 (DD/MM/YYYY), this application involves a total of "current land owner(s)".
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 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
09/10/2024 - 23/10/2024 (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 09/09/2024 (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

Proposed operating hours 擬議營運時間 08:00 to 21:00 daily, include public holiday. 					
(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 No 否	<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)) Accessible from Kam Sheung Road via a local access <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"/> No 否 <input checked="" type="checkbox"/>	Please provide details 請提供詳情			
(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 No 否 <input checked="" type="checkbox"/>	<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／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			
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<div style="display: flex; justify-content: space-between;"> <div>On environment 對環境</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>On traffic 對交通</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>On water supply 對供水</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>On drainage 對排水</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>On slopes 對斜坡</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Affected by slopes 受斜坡影響</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Landscape Impact 構成景觀影響</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Tree Felling 砍伐樹木</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Visual Impact 構成視覺影響</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Others (Please Specify) 其他 (請列明)</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <hr/> <hr/>				

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 Shop and Services (Vehicle Showroom) for a Period of 3 Years

(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 2,402sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 607sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 4

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

Proposed non-domestic floor area 擬議非住用樓面面積 607sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 607sq.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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VS*)	128 m ² (ABOUT)	128 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES (VS*) AND OFFICE	225 m ² (ABOUT)	225 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES (VS*) AND OFFICE	204 m ² (ABOUT)	204 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B4	WASHROOM AND RAIN SHELTER	50 m ² (ABOUT)	50 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		607 m ² (ABOUT)	607 m ² (ABOUT)	

*VS - VEHICLE SHOWROOM

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 10

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 1

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A

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 N/A

Coach Spaces 旅遊巴車位 N/A

Light Goods Vehicle Spaces 輕型貨車車位 1

Medium Goods Vehicle Spaces 中型貨車車位 N/A

Heavy Goods Vehicle Spaces 重型貨車車位 N/A

Others (Please Specify) 其他 (請列明)

	<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	<div style="display: flex; align-items: flex-start;"> <div style="width: 20px;"> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div> <div> <p>The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p>Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p>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> </div> </div>
(f) Renewal period sought 要求的續期期間	<div style="display: flex; align-items: flex-start;"> <div style="width: 20px;"> <input type="checkbox"/> <input type="checkbox"/> </div> <div> <p>year(s) 年 </p> <p>month(s) 個月 </p> </div> </div>

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

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）Position (if applicable)
職位（如適用）Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

☒ Company 公司 / ☐ Organisation 機構名稱及蓋章 (if applicable) 機構名稱及蓋章（如適用）

Date 日期

24/10/2024

(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

1. 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。

2. 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。

3. 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	Lots 564, 565 (Part) and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories
Site area 地盤面積	3,009 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
Zoning 地帶	"Other Specified Uses" annotated "Rural Use" ("OU(RU)")
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 Shop and Services (Vehicle Showroom) 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/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	607 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.2 <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	4	
(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	4 - 7.5 (about) <input type="checkbox"/> (Not more than 不多於) m 米	
		1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	20 % <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		11
	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) _____ _____		10 N/A 1 N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		N/A N/A 1 N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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, Zoning plan, Plan showing land status of the site, Swept path analysis, Location Plan, Fire Service Installations Proposal, Drainage Proposal +		
Reports 報告書		
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"/>
<hr/> <hr/>		
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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks to use Lots 564, 565 (Part) and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories (the Site) for '**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years**' (the proposed development) (**Plan 1**). The applicant intends to continue to operate the vehicle showroom to serve nearby locals living in Kam Tin and Pat Heung.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Other Specified Uses" annotated "Rural Use" zone ("OU(RU)") on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, 'shop and services' is a column 2 use within the "OU(RU)" zone, which requires permission from the Board. As the applied use intends to serve the nearby locals and the application is only on a temporary basis, it will not frustrate the long term planning intention of the "OU(RU)" zone. The building height and form of structures are similar to its surrounding area within the "OU(RU)" zone, therefore, it is considered not incompatible with the surrounding environment.
- 2.2 The Site is the subject of 2 two previous S.16 planning applications for the same use submitted by the same applicant, within which, the latest application (No. A/YL-KTS/889) was approved by the Board on a temporary basis of 3 years in 2022, hence, approval of the current application would not set an undesirable precedent within the same "OU(RU)" zone.
- 2.3 When compared with the previous application (No. A/YL-KTS/889), the major development parameters, i.e. site area, building height and parking spaces are remain unchanged while the plot ratio, site coverage and number of structures are slightly changed to meet the operational needs.
- 2.4 In support of the application, the applicant submitted a drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development (**Appendices I to II**).

3) Development Proposal

- 3.1 The Site occupies an area of 3,009 m² (about) (**Plan 3**). The current application involves of converting existing structures to the proposed scheme with 4 single storey structures are proposed at the site for shop and services (vehicle showroom), offices, washroom and rain shelter with a total GFA of 607 m² (about) (**Plan 4**). Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	3,009 m ² (about)
Covered Area	607 m ² (about)
Uncovered Area	2,402 m ² (about)
Plot Ratio	0.2 (about)
Site Coverage	20% (about)
Number of Structure	4
Total GFA	607 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	607 m ² (about)
Building Height	4m – 7.5m (about)
No. of Storey	1

- 3.2 The operation hours of the proposed development are 08:00 to 21:00 daily, including public holidays. The estimated number of staff working at the Site are 10 and it is estimated that the Site would attract not more than 20 visitors per day. A total of 30 vehicles (i.e., private cars (PC) and light goods vehicles (LGV)) will be stored and displayed at the Site, within which 8 vehicles are with license, while the remaining will be driven to the Site with trade license by staff.
- 3.3 The Site is accessible from Kam Sheung Road via a local access (**Plan 1**). A total of 10 PC parking spaces, 1 LGV parking space and 1 LGV loading/unloading (L/UL) space are provided at the Site for staff and visitors., details are shown below:

Table 2 - Provision of Parking and L/UL Space

Type of Space	No. of Space
Parking Space for PC for Staff	4

- 2.5 m (W) x 5 m (L)	
Parking Space for PC for Visitor - 2.5 m (W) x 5 m (L)	6
Parking Space for LGV for Staff - 3.5 m (W) x 7 m (L)	1
L/UL Space for LGV for Staff - 3.5 m (W) x 7 m (L)	1

- 3.4 5.5 tonnes lorry would be deployed for transportation of goods to/out of the Site, hence, 1 L/UL space for LGV is provided to support the operation. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local road (**Plan 5**). As trips generated and attracted by the proposed development is minimal (as shown below), adverse traffic impacts on the surrounding road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	5	2	1	1	9
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	1	4	1	1	7
Traffic trip per hour (average)	2	2	0.5	0.5	5

- 3.5 Medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are prohibited to be parked/stored on or enter/exit the Site at any time during the planning approval period. The applicant will strictly follow the proposed scheme and ensure that no vehicle parts will be stored at the Site at any time during the planning approval period.
- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes

(ProPECCPNs 5/93) when designing the on-site sewage system within the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development **(Appendices I to II)**.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years**'.

R-riches Property Consultants Limited

September 2024

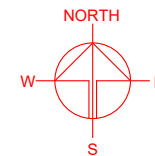
LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

APPENDICES

Appendix I	Drainage Proposal
Appendix II	Fire Service Installations Proposal

ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM KAM
— SHEUNG ROAD VIA A LOCAL
ACCESS



R-Riches
Property Consultants Ltd

PROPOSED TEMPORARY SHOP
AND SERVICES (VEHICLE
SHOWROOM) FOR A PERIOD OF
3 YEARS

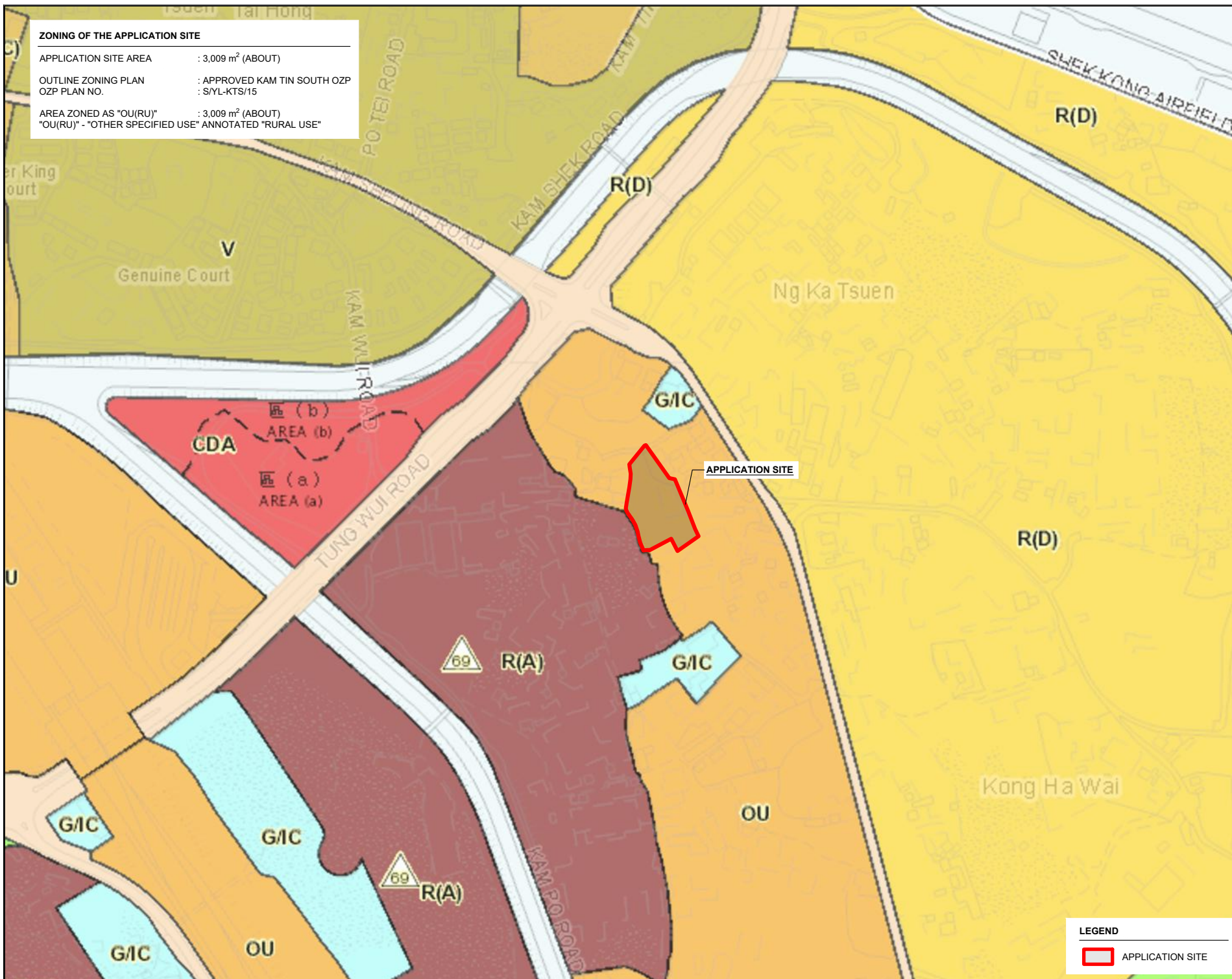
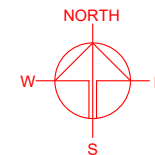
VARIOUS LOTS IN D.D. 106, KAM
SHEUNG ROAD, YUEN LONG,
NEW TERRITORIES

DWG NO.	VER.
PLAN 1	001

 APPLICATION SITE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,009 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP
OZP PLAN NO. : S/YL-KTS/15
AREA ZONED AS "OU(RU)" : 3,009 m² (ABOUT)
"OU(RU)" - "OTHER SPECIFIED USE" ANNOTATED "RURAL USE"



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

SCALE

1 : 4000 @ A4

DRAWN BY	DATE
MN	10.2.2023
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
ZONING OF THE SITE

DWG NO.	VER.
PLAN 2	001

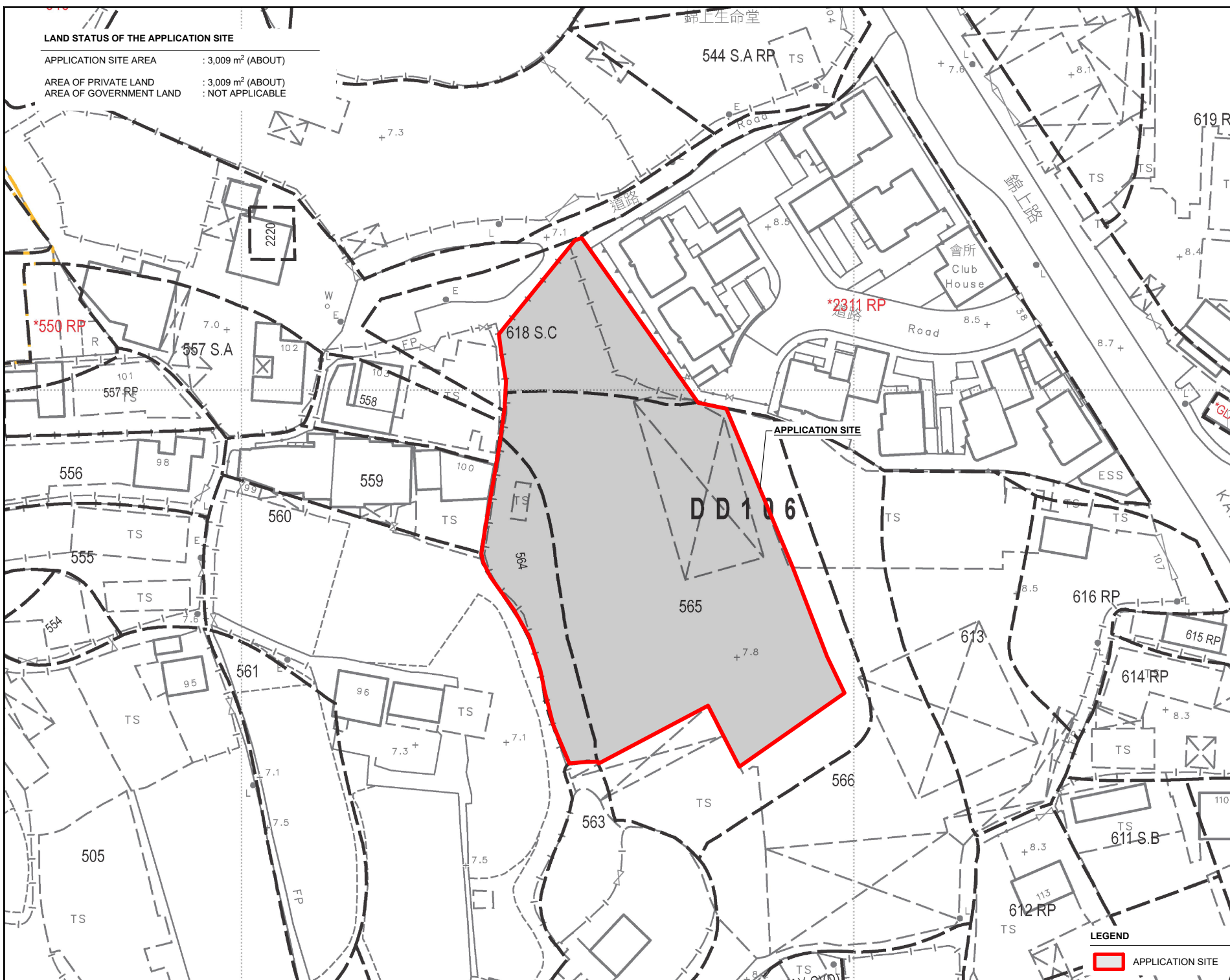
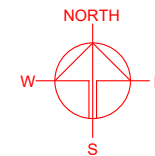
LEGEND



APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,009 m² (ABOUT)
 AREA OF PRIVATE LAND : 3,009 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

10.2.2023

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

LEGEND



APPLICATION SITE

DEVELOPMENT PARAMETERS

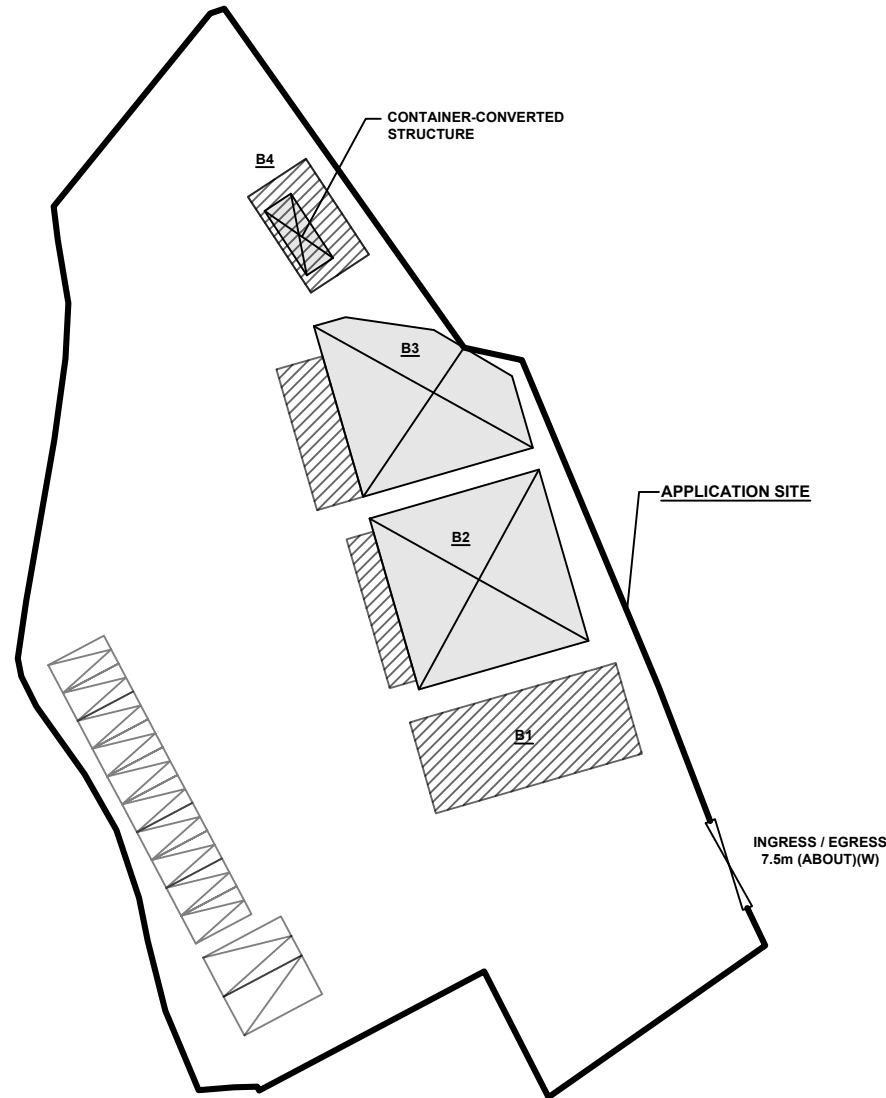
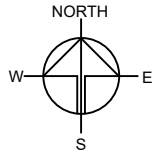
APPLICATION SITE AREA : 3,009 m² (ABOUT)
COVERED AREA : 607 m² (ABOUT)
UNCOVERED AREA : 2,402 m² (ABOUT)

PLOT RATIO : 0.2 (ABOUT)
SITE COVERAGE : 20 % (ABOUT)

NO. OF STRUCTURE : 4
DOMESTIC GFA : N/A
NON-DOMESTIC GFA : 607 m² (ABOUT)
BUILDING HEIGHT : 4 - 7.5 m (ABOUT)
NO. OF STOREY : 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VS*)	128 m ² (ABOUT)	128 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES (VS*) AND OFFICE	225 m ² (ABOUT)	225 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES (VS*) AND OFFICE	204 m ² (ABOUT)	204 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B4	WASHROOM AND RAIN SHELTER	50 m ² (ABOUT)	50 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		607 m ² (ABOUT)	607 m ² (ABOUT)	

*VS - VEHICLE SHOWROOM



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 10
DIMENSION OF PARKING SPACE : 5 m (L) X 2.5 m (W)

NO. OF LIGHT GOODS VEHICLE PARKING SPACE : 1
DIMENSION OF PARKING SPACE : 7 m (L) X 3.5m (W)

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1
DIMENSION OF L/UL SPACE : 7 m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (PARTIALLY ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

SCALE

1 : 600 @ A4

DRAWN BY MN DATE 10.2.2023

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

LAYOUT PLAN

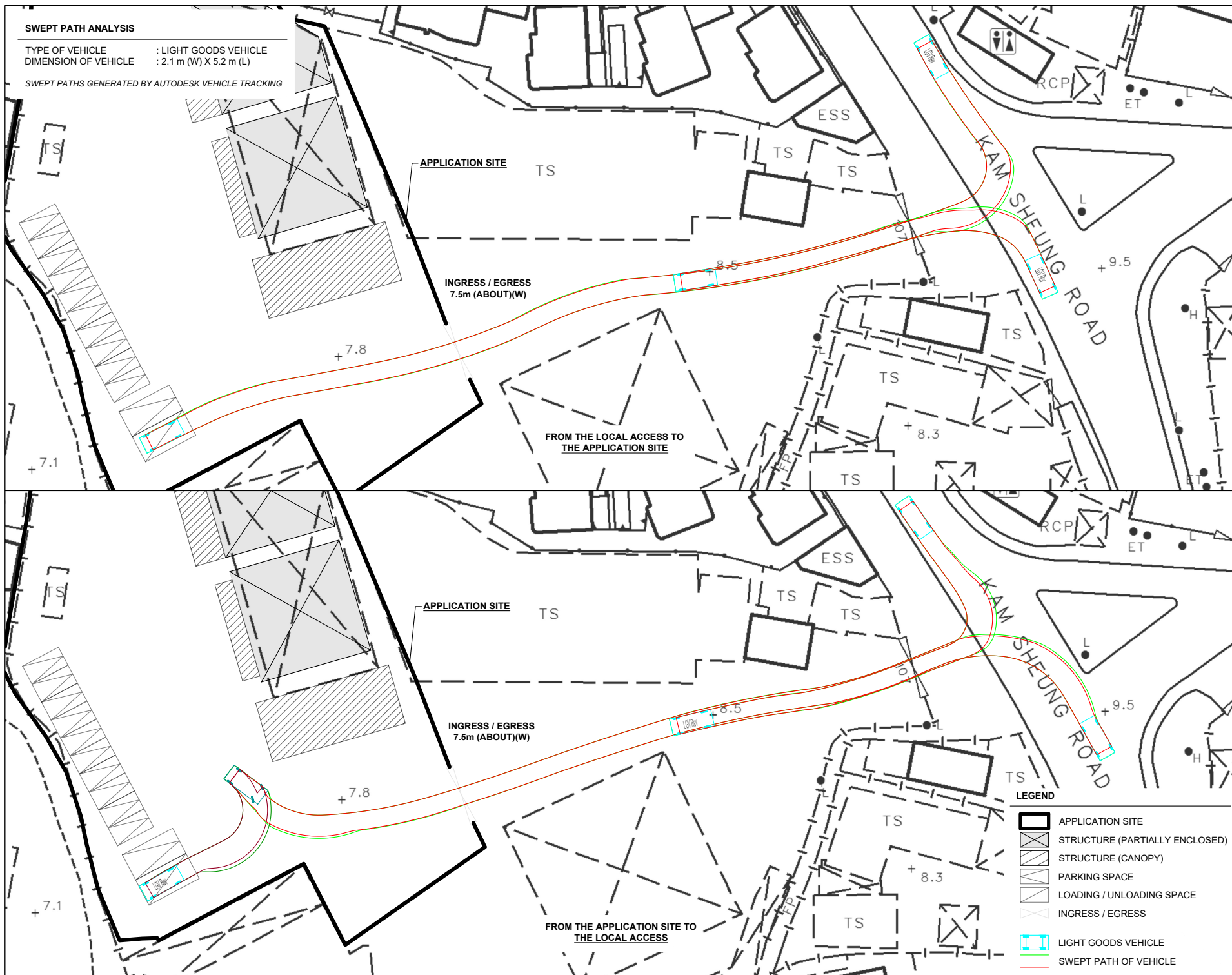
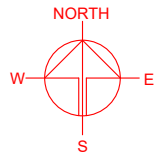
DWG NO. PLAN 4

VER. 001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES (VEHICLE
SHOWROOM) FOR A PERIOD OF
3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, KAM
SHEUNG ROAD, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 600 @ A4

DRAWN BY

MN

DATE

10.2.2023

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

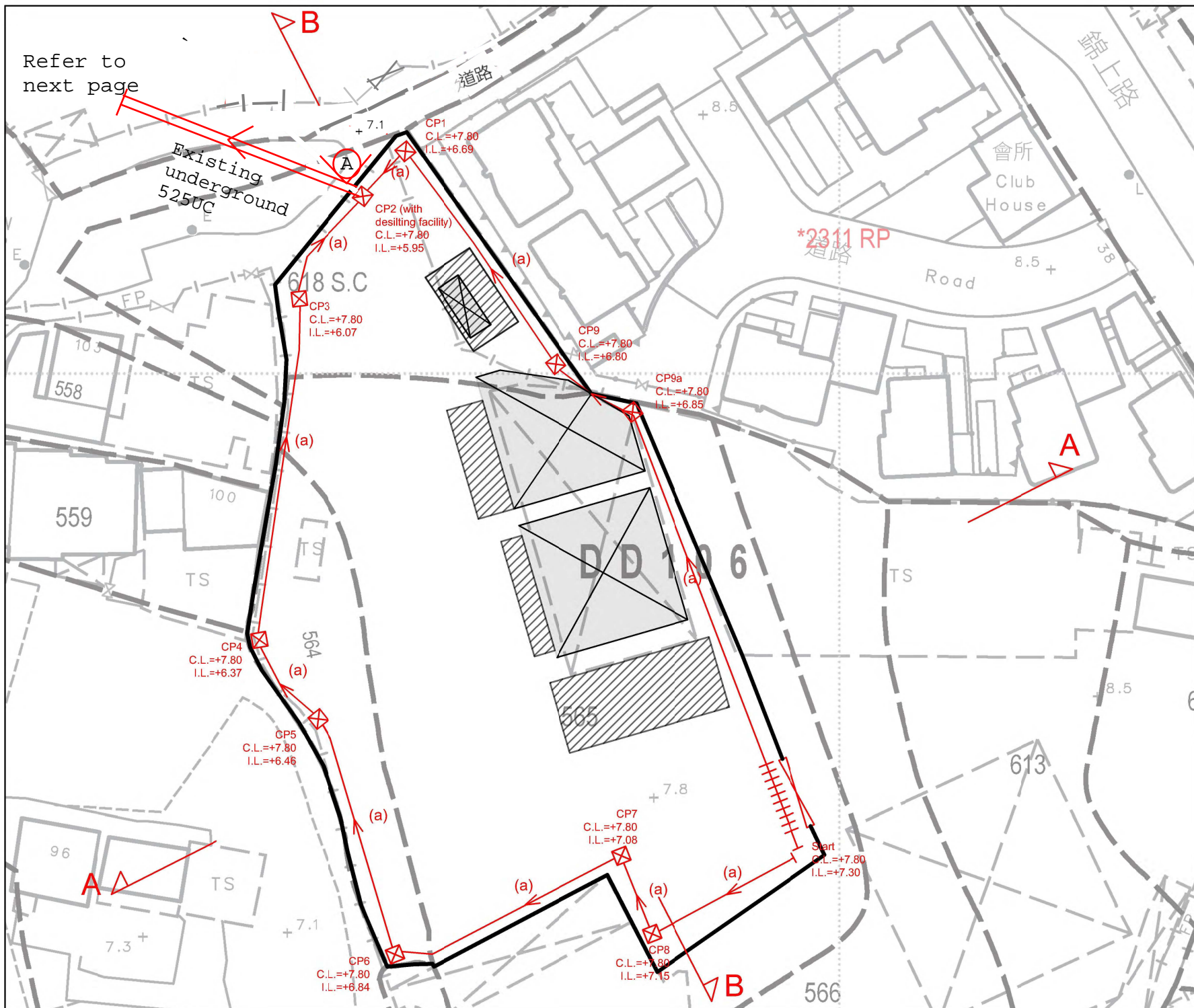
SWEPT PATH ANALYSIS

DWG NO.




PLAN 5

VER.

001



LEGEND

-  CP Proposed CatchPit
 (a) Proposed 450UC (1:100) with Cast Iron Cover
 (c) Existing 525UC/600mm dia.pipe (1:100)

$$\begin{aligned} \text{Total Area} &= 3009 + 1879 \\ &= 4888 \text{ sq.m.} \end{aligned}$$

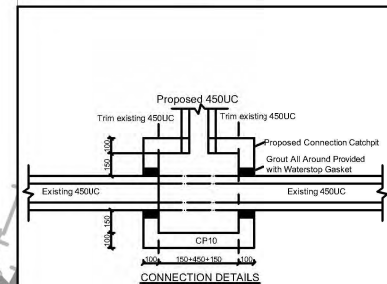
$$\begin{aligned} Q &= 0.278 \times 0.95 \times 250 \times 4888 / 1000000 \\ &= 0.323 \text{ m}^3/\text{hr} \\ &= 19363 \text{ lit/min} \end{aligned}$$

Provide 450UC(1:100) is OK

PROPOSED TEMPORARY
SHOP AND SERVICES
(VEHICLE SHOWROOM) FOR A
PERIOD OF 3 YEARS

VARIOUS LOTS IN D.D. 106,
KAM SHEUNG ROAD, YUEN
LONG, NEW TERRITORIES

DATE: 24-11-2023



Final Discharge to Existing Stream

Aerial Photo 1



Full Alignment of final discharge



View A(i). Existing discharge point from proposed site



View A(ii). Existing discharge point from proposed site



View B(i). Underground pipe and Existing 1m x 1m open channel
(inaccessible area)



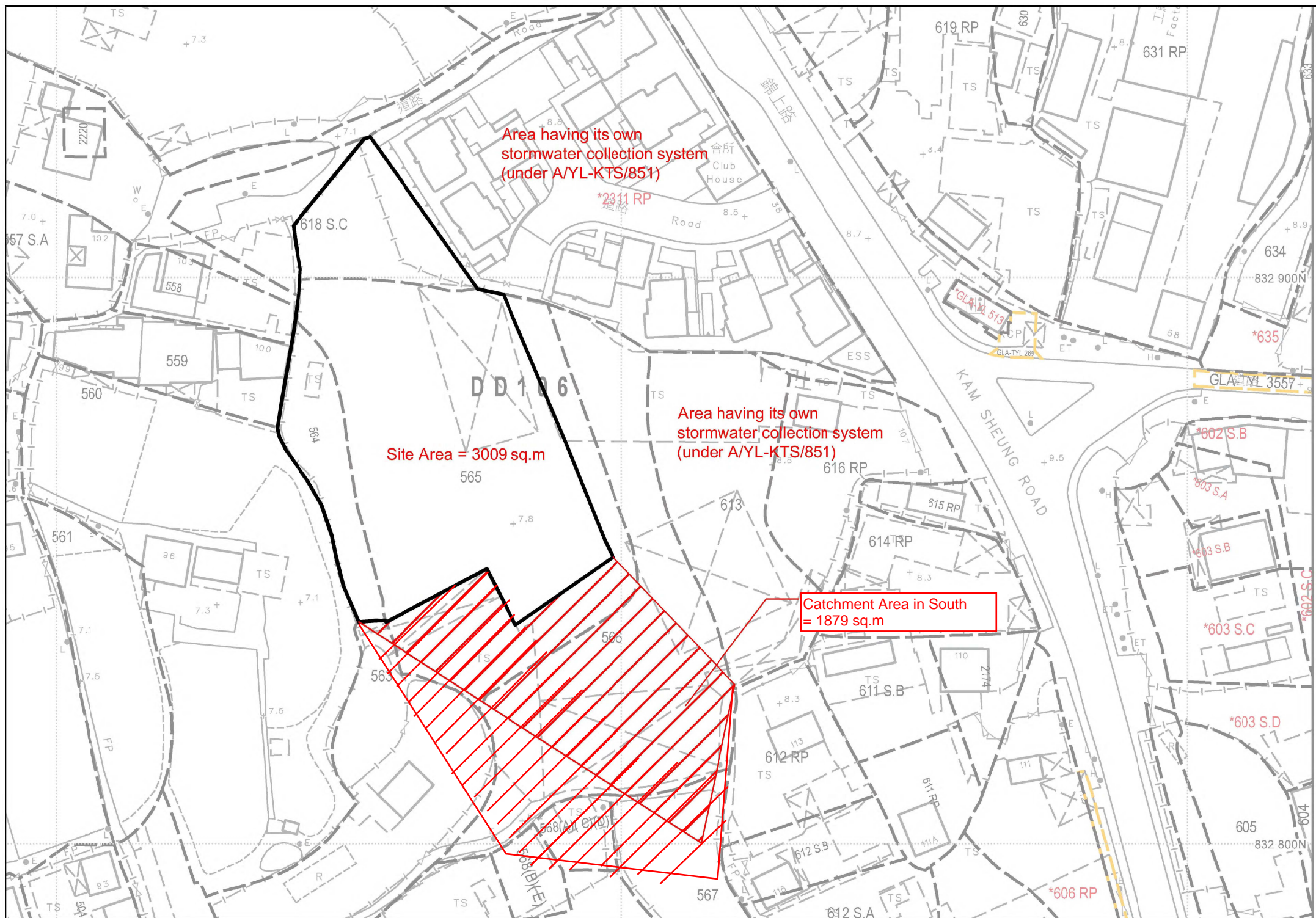
View B(ii). Underground channel outlet

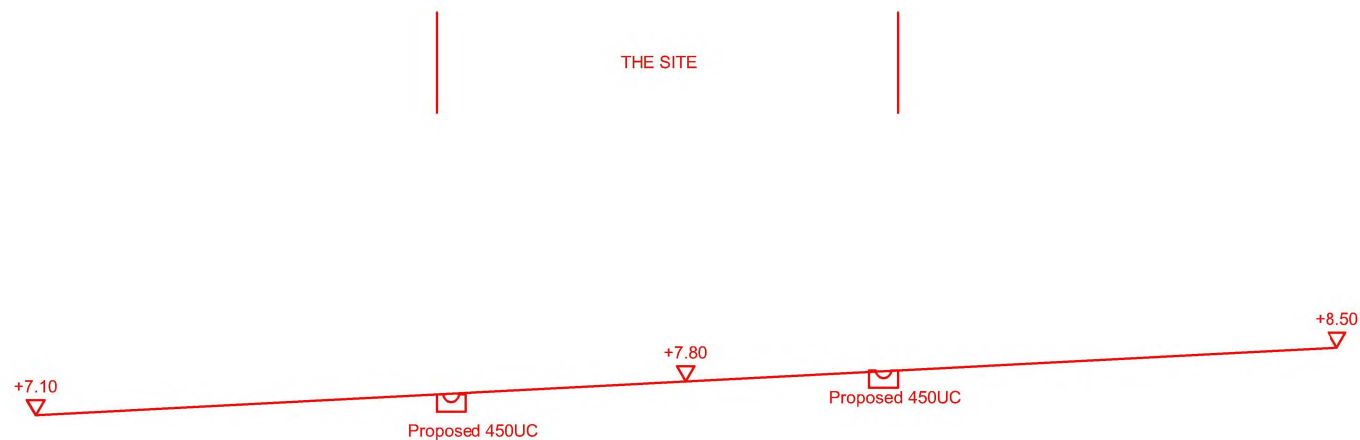


View C. Final Discharge Point

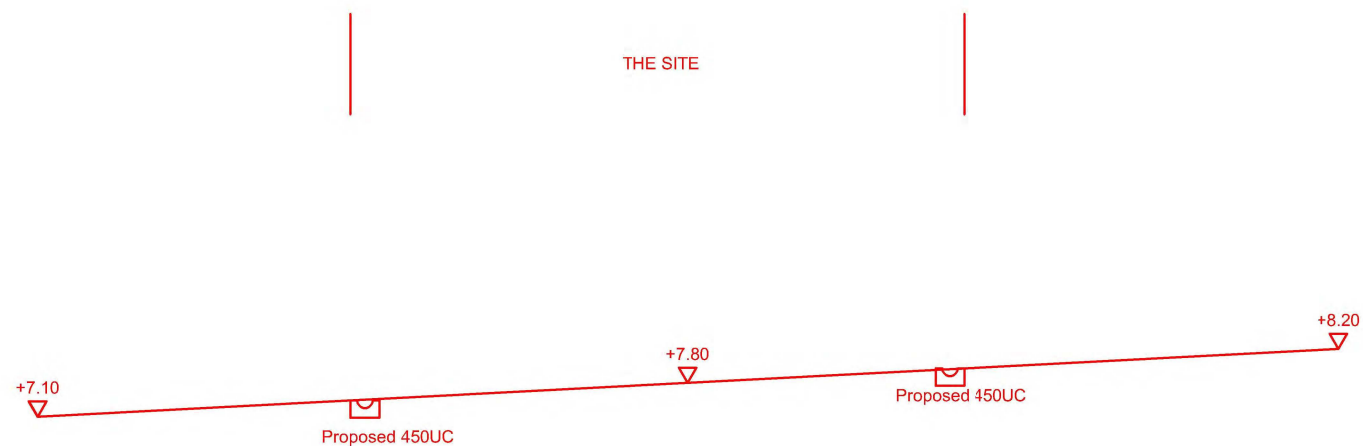


Aerial Photo 1: Full Discharge path





SECTION A-A



SECTION B-B

LEGEND

- CP Proposed CatchPit
- (a) — Proposed 450UC (1:100) with Cast Iron Cover
- (c) == Existing 450UC

Total Area = 3009+1538 sq.m.
= 4547sq.m.

$Q = 0.278 \times 0.95 \times 250 \times \frac{4547}{1000000}$
 $= 0.300 \text{ m}^3/\text{hr}$
 $= 18013 \text{ lit/min}$

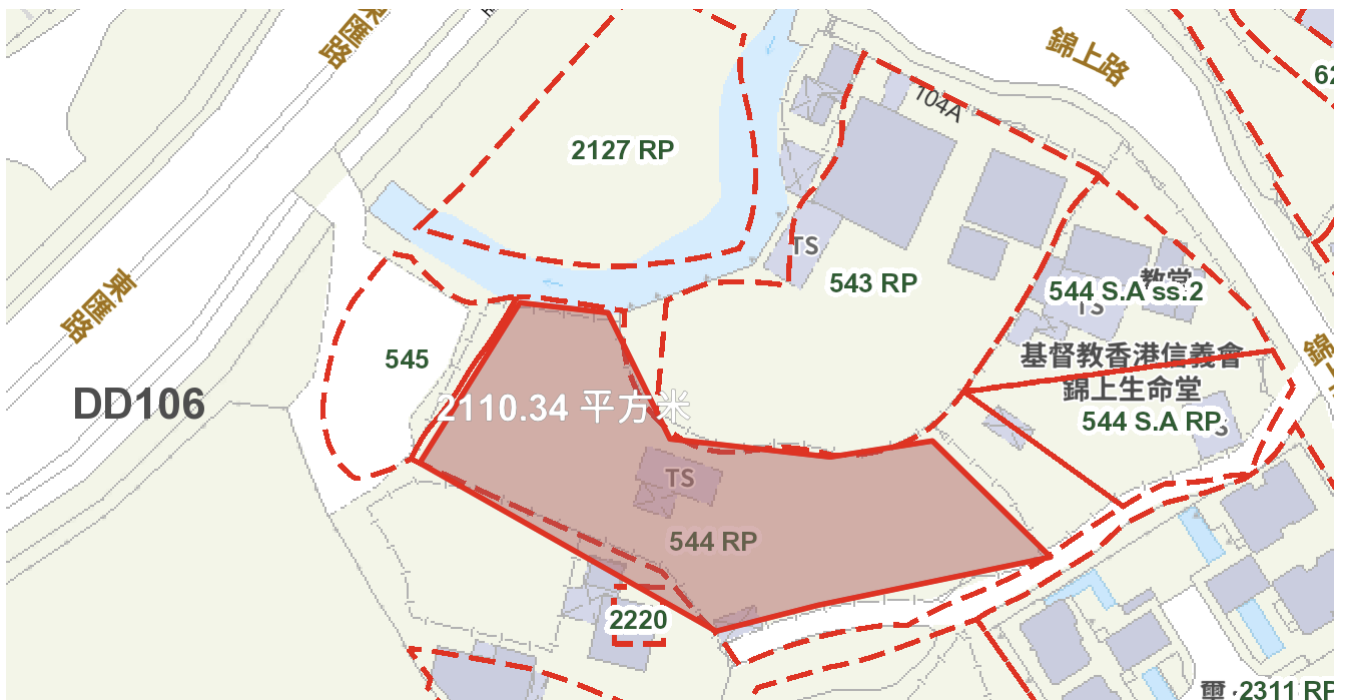
Provide 450UC(1:100) is OK

PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS

VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES (A/YL-KTS/956)

DATE: 6-8-2023

SECTIONS



Total Area = 2110m²

Coefficient of surface runoff = 0.95

For existing 1m x 1m open channel,

Catchment area = 2110+4547 = 6657 m²

$$Q = 0.278 C i A = 0.278(250)(0.95)(6657 \times 10^{-6})(3600) = 26371 \text{ liter/min} = 0.44 \text{ m}^3/\text{hr}$$

For checking 1m x 1m open channel,

By Manning's equation,

$$Q = \frac{1}{n} \frac{A^{5/3}}{P^{2/3}} S_0^{1/2} \quad \text{where} \quad n = 0.015$$

$$S_0 = 0.001$$

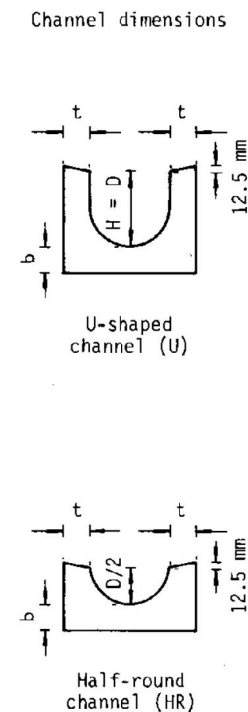
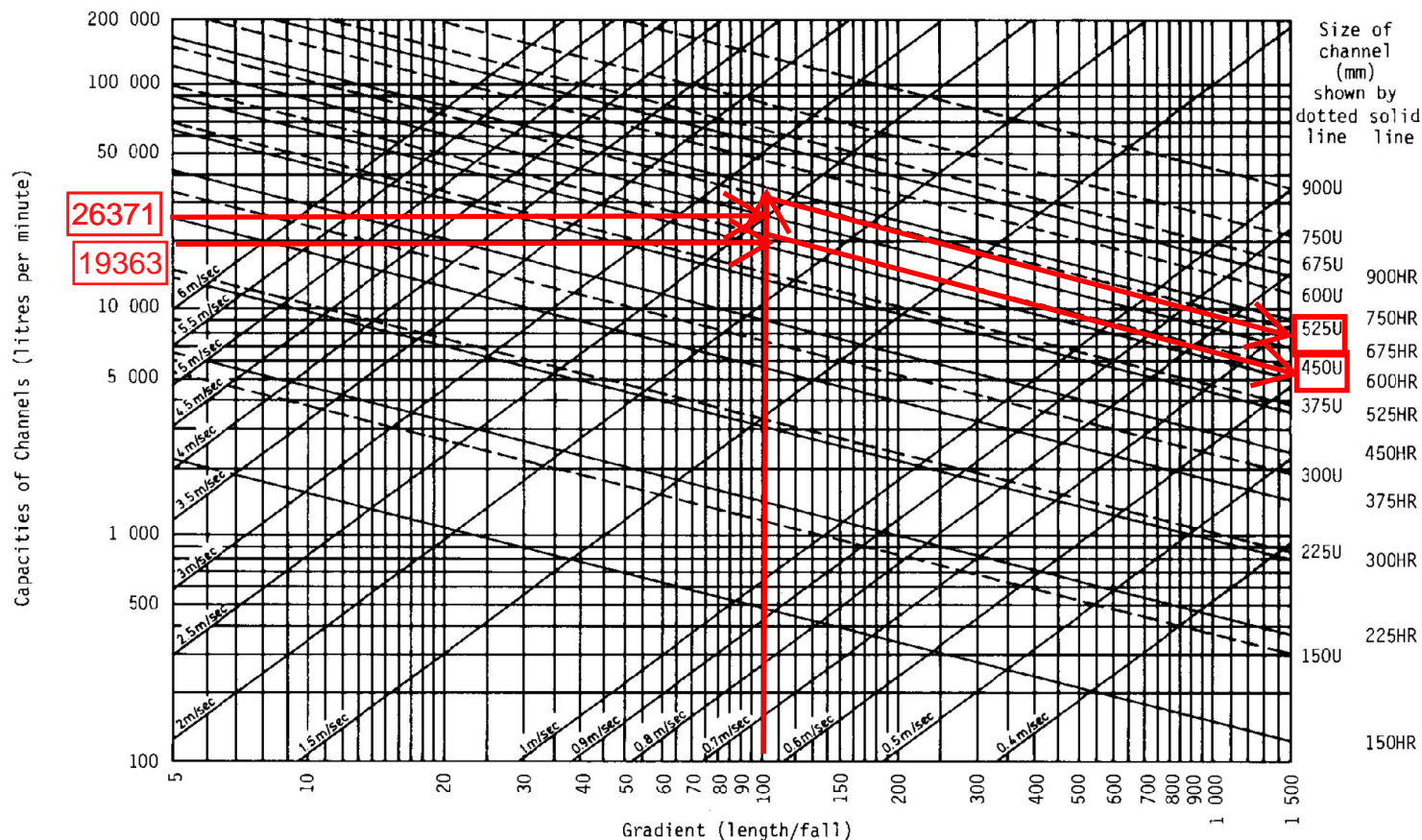
$$A = 1\text{m}^2$$

$$S = 3\text{m}$$

$$Q = 1/(0.015) \times (1)^{(5/3)} / (3)^{(2/3)} \times (0.001)^{0.5}$$

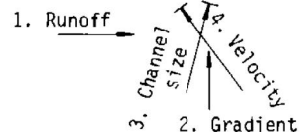
$$= 1.01 \text{ m}^3/\text{hr}$$

$$> 0.44\text{m}^3/\text{hr} \text{ OK!}$$



DESIGN METHOD USING CHART

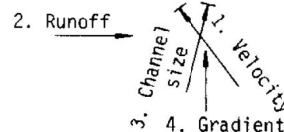
(a) Normal channel Solution



Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴OK)

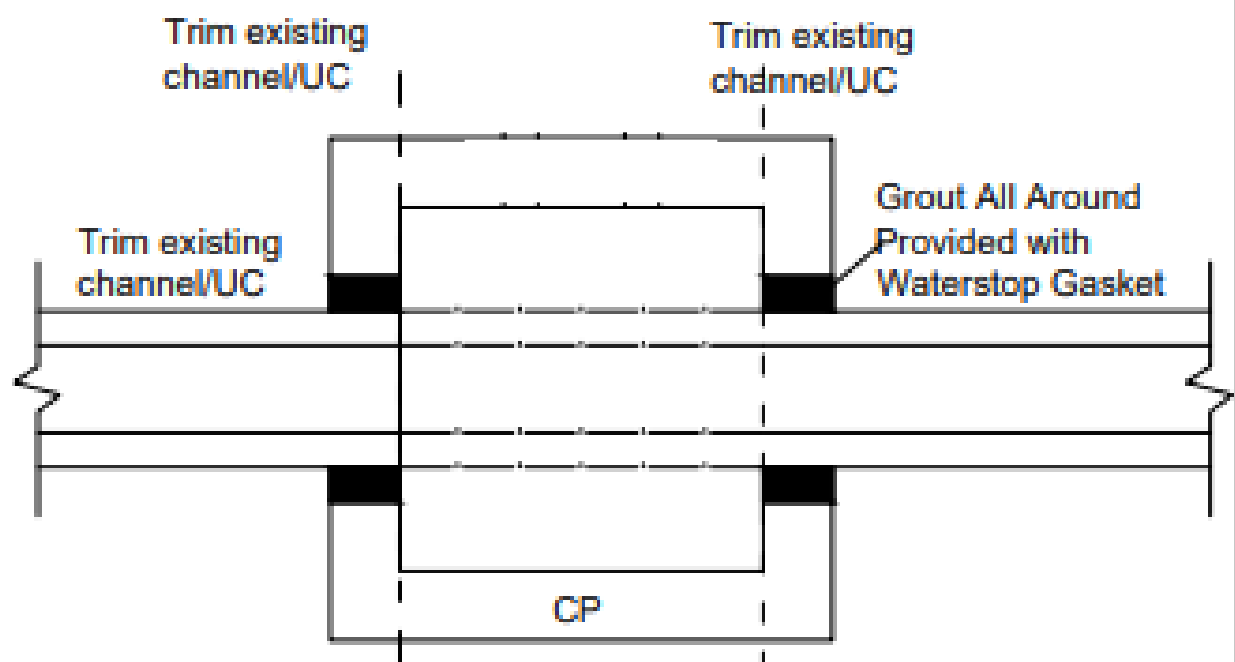
(b) Stepped channel Solution



Example :

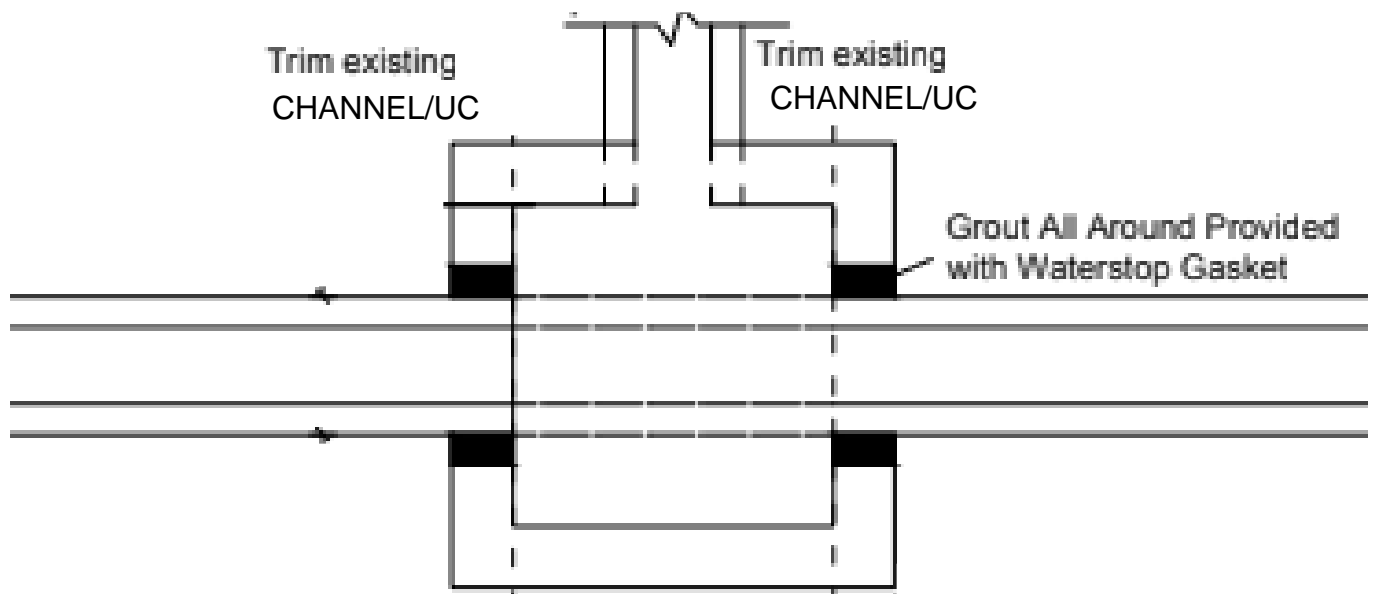
1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels

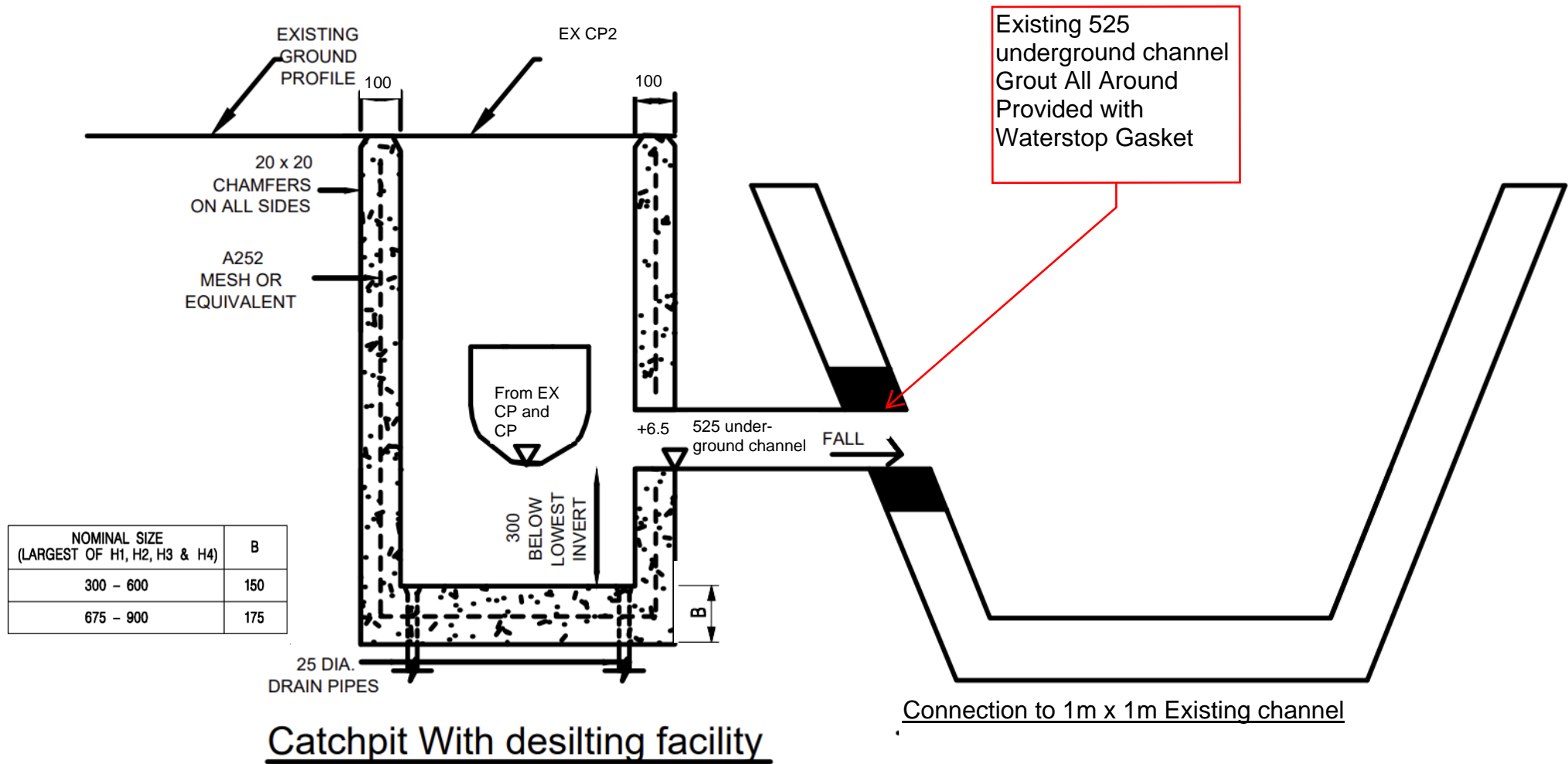


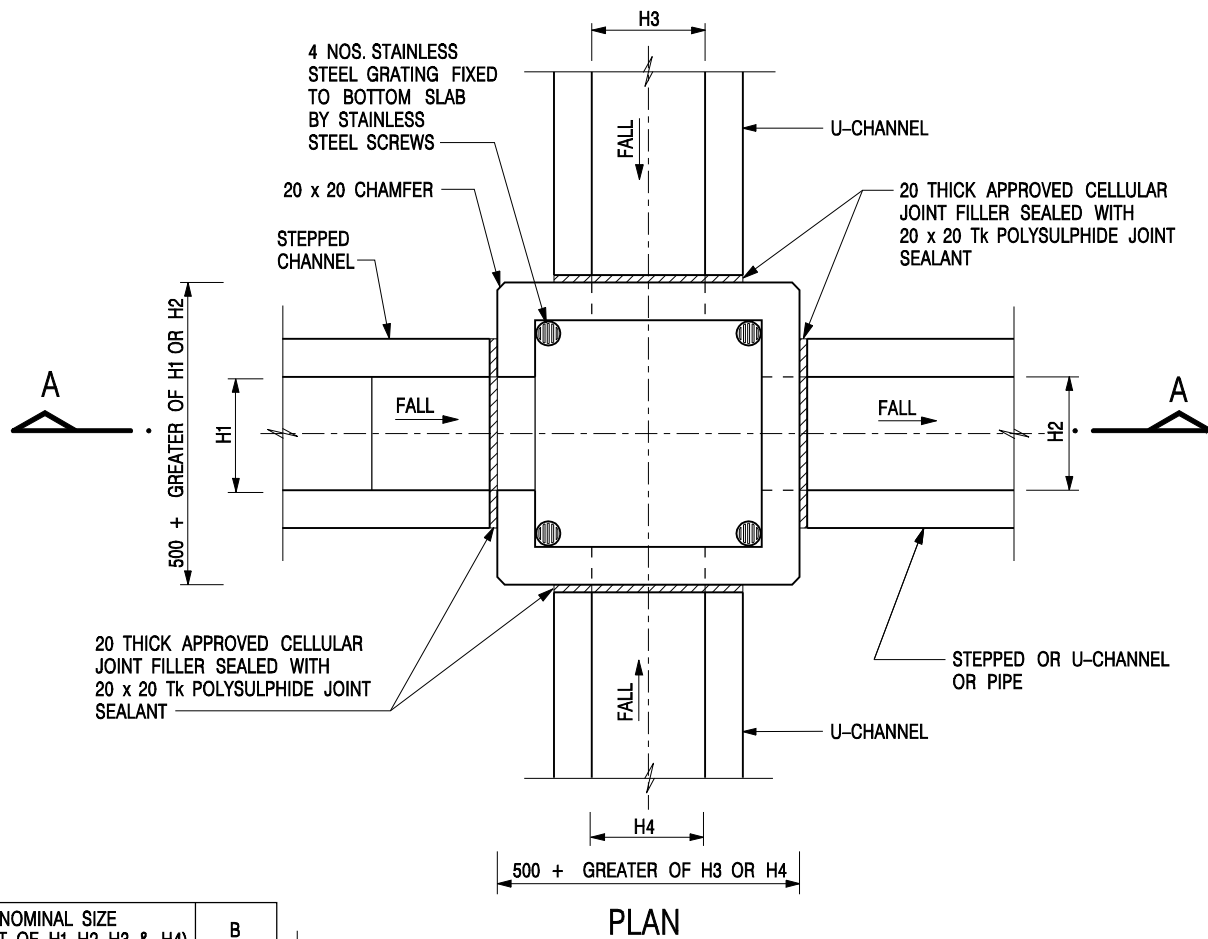
CONNECTION DETAILS

FOR CP1 , CP3 - CP9

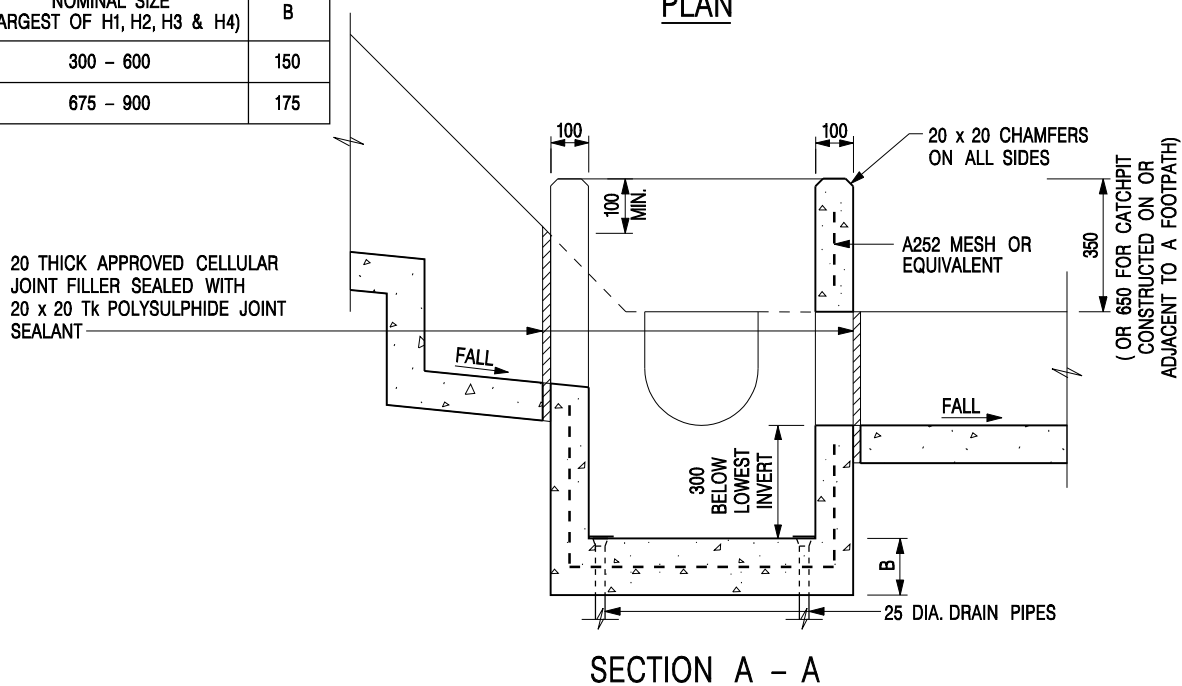


FOR CP2






NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

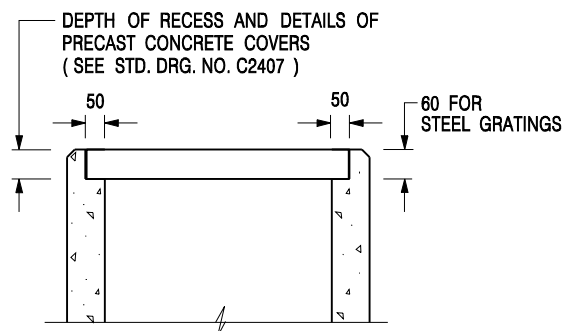


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20	
		DATE JAN 1991	
		DRAWING NO. C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

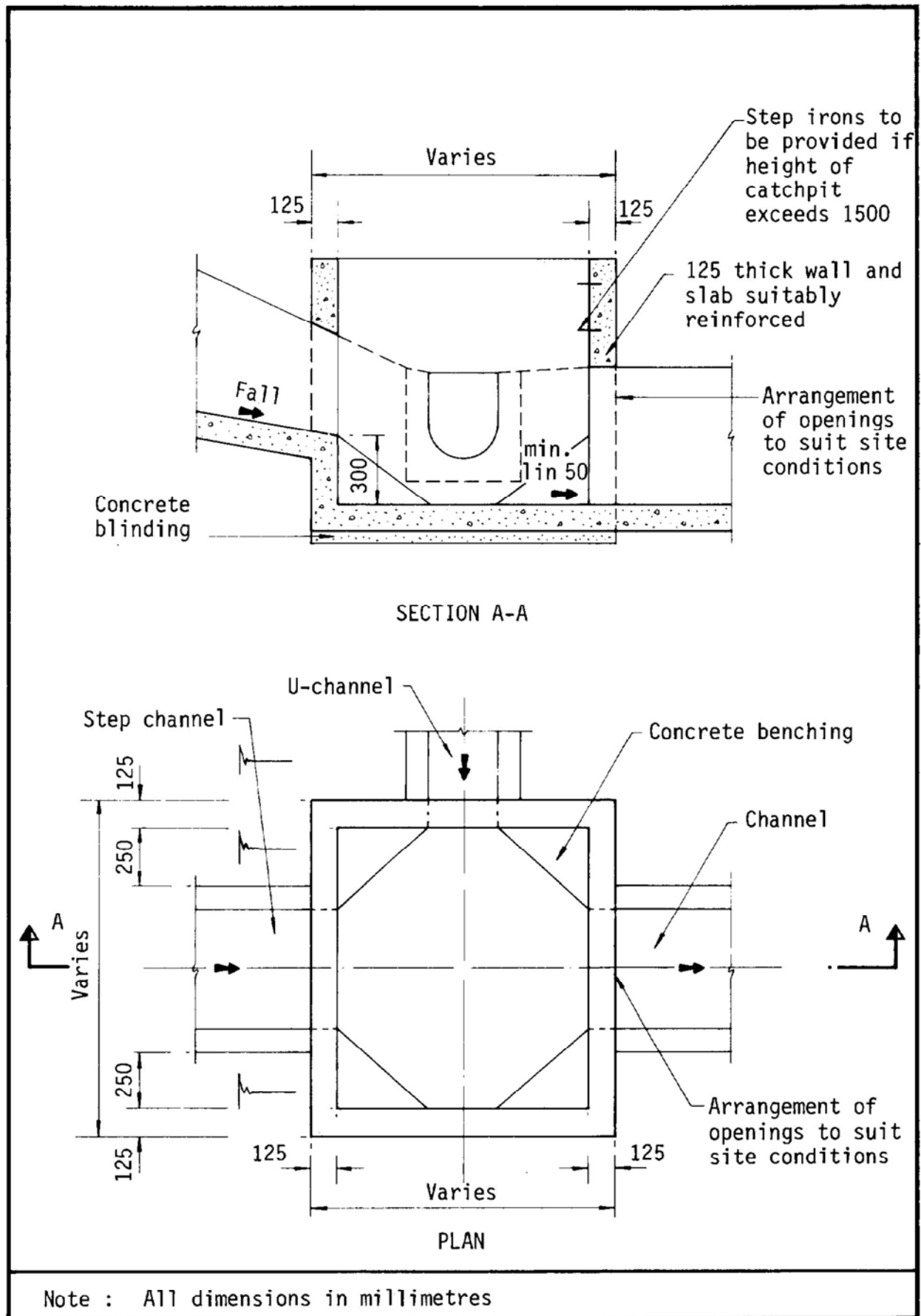
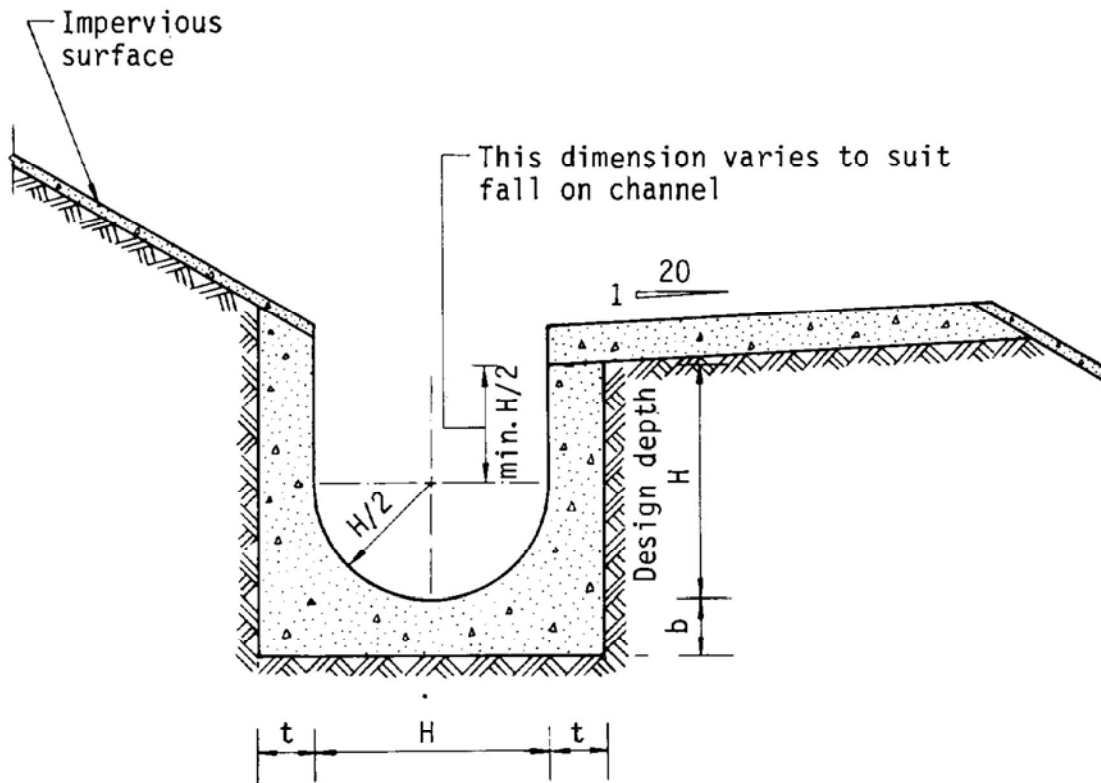


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

DEVELOPMENT PARAMETERS

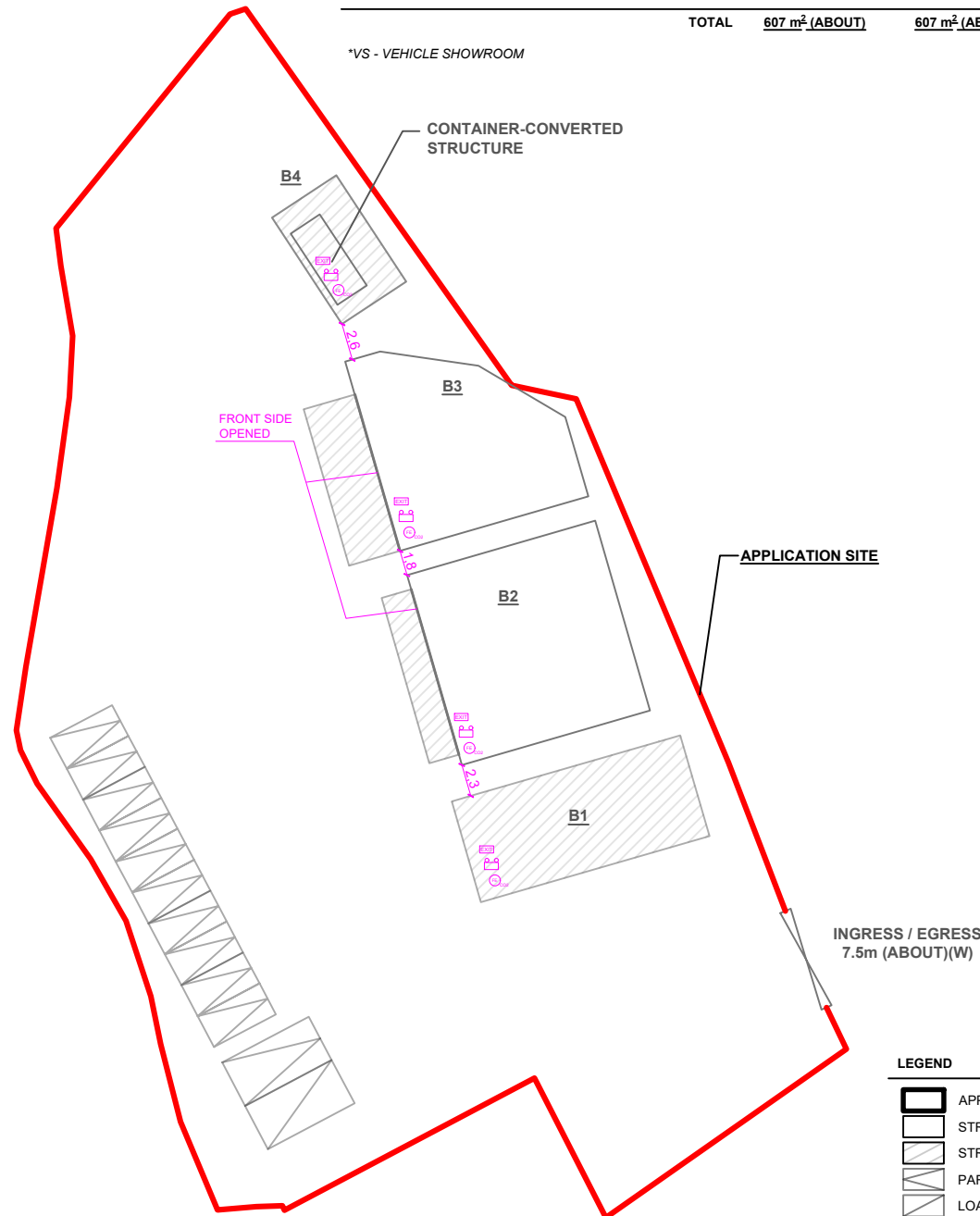
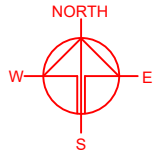
APPLICATION SITE AREA	: 3,009 m ²	(ABOUT)
COVERED AREA	: 607 m ²	(ABOUT)
UNCOVERED AREA	: 2,402 m ²	(ABOUT)
PLOT RATIO	: 0.2	(ABOUT)
SITE COVERAGE	: 20 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 607 m ²	(ABOUT)
BUILDING HEIGHT	: 4 - 7.5 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR	
PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS	
VEHICLE SPACE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5m (W)
NO. OF L/UL SPACE FOR	
LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5m (W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VS*)	128 m ² (ABOUT)	128 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES (VS*) AND OFFICE	225 m ² (ABOUT)	225 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES (VS*) AND OFFICE	204 m ² (ABOUT)	204m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B4	WASHROOM AND RAIN SHELTER	50 m ² (ABOUT)	50 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		607 m² (ABOUT)	607 m² (ABOUT)	

*VS - VEHICLE SHOWROOM



FIRE SERVICE INSTALLATIONS

	4 x EXIT SIGN
	4 x EMERGENCY LIGHT
	4 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND THE FSD CL NO. 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

	APPLICATION SITE
	STRUCTURE (PARTIALLY ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY OL DATE 12.9.2023

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO. APPENDIX II VER. 001



盈卓物業
顧問有限公司

Our Ref. : DD106 Lot 564 & VL
Your Ref. : TPB/A/YL-KTS/1040

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

By Email

4 March 2025

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in
“Other Specified Uses” annotated “Rural Use” Zone, Lots 564, 565 (Part)
and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1040)

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. [REDACTED] or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Selena SIN
(Attn.: Mr. Michael SO

email: symsin@pland.gov.hk)
email: mckso@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in
“Other Specified Uses” annotated “Rural Use” Zone, Lots 564, 565 (Part)
and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories**

(Application No. A/YL-KTS/1040)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. WONG Yu Chun/Ms. CHENG Sze Lai; Tel: 2443 3474/2443 1072)		
(a)	<p><u>Unauthorised 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 unauthorised structures and uses on Lot Nos. 564, 565 and 618 S.C both in D.D. 106 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>	Noted. The applicant will submit Short Term Waiver (STW) applications to LandsD to make way for the erection of the proposed structures at the application site (the Site) after planning approval has been obtained from the Town Planning Board (the Borad). No structure is proposed for domestic use.
(b)	<p>The following structure(s) within the said private lot(s) not covered by the planning application</p> <p><u>Unauthorised structure(s) within the said private lot(s) not covered by the planning application</u></p> <p>There are unauthorised structures within the said private lots not covered by the subject planning application. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p> <p>The lot owner(s)/applicant shall either remove the unauthorised structures not covered by the subject planning application immediately; or include the unauthorised structure(s) in the subject planning application for the further</p>	Noted. The unauthorised structures erected on the concerned lot not covered by the current application will be demolished by the applicant after planning approval has been obtained from the Board to facilitate the proposed scheme.

	<p>consideration by the relevant departments <u>and</u>, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for an STW to permit the structures erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s) for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future.</p> <p>Unless and until the unauthorised structures are duly rectified by the lot owner(s)/applicant or entirely included in the subject planning application, 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>	
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盈卓物業
顧問有限公司

Our Ref. : DD106 Lot 564 & VL
Your Ref. : TPB/A/YL-KTS/1040

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

By Email

6 May 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in
“Other Specified Uses” annotated “Rural Use” Zone, Lots 564, 565 (Part)
and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1040)

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. [REDACTED] or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

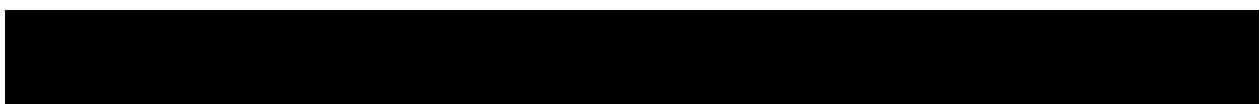
For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Selena SIN
(Attn.: Mr. Michael SO

email: synsin@pland.gov.hk)
email: mckso@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in
“Other Specified Uses” annotated “Rural Use” Zone, Lots 564, 565 (Part)
and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories**

(Application No. A/YL-KTS/1040)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG Wing-hei; Tel: 2733 7737)		
(a)	With the regard to the submitted FSI proposal, the standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'.	Noted and revised accordingly. Please refer to the revised fire service installations proposal (Annex I).
2. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Samuel HUI; Tel: 3565 3957)		
(a)	Some existing trees are observed along the eastern and western boundary within site. According to the proposed layout, the proposed structure B3 may be in conflict with the existing trees. No tree information, proposed tree treatment and mitigation measure are provided in the application.	All trees within the application site will be preserved and maintained by the applicant. No tree felling will be carried out within the application site during the planning approval period.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 3,009 m² (ABOUT)
COVERED AREA : 607 m² (ABOUT)
UNCOVERED AREA : 2,402 m² (ABOUT)

PLOT RATIO : 0.2 (ABOUT)
SITE COVERAGE : 20 % (ABOUT)

NO. OF STRUCTURE : 4
DOMESTIC GFA : N/A
NON-DOMESTIC GFA : 607 m² (ABOUT)
BUILDING HEIGHT : 4 - 7.5 m (ABOUT)
NO. OF STOREY : 1

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 10
DIMENSION OF PARKING SPACE : 5 m (L) X 2.5 m (W)

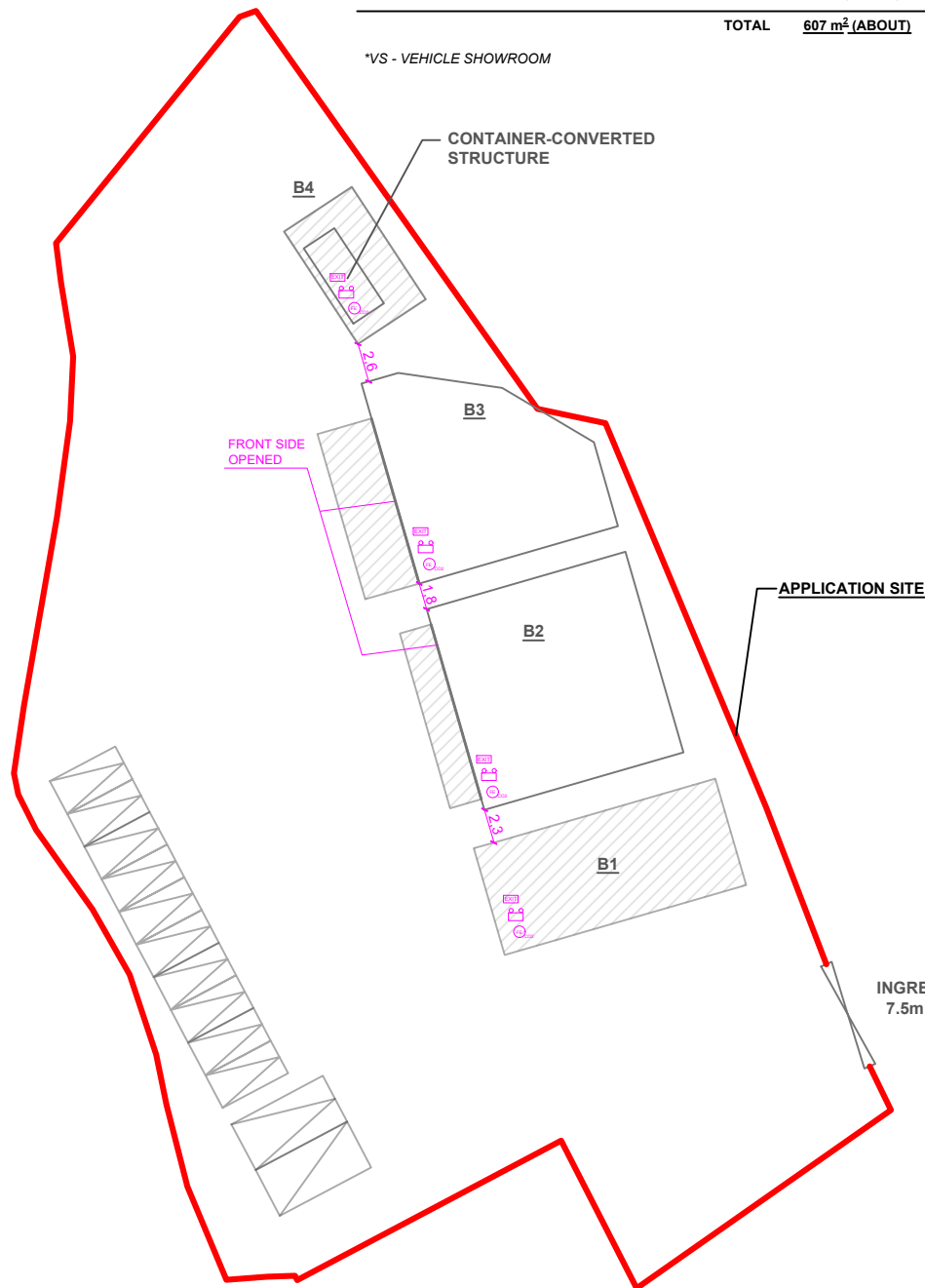
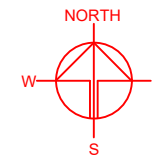
NO. OF LIGHT GOODS VEHICLE SPACE : 1
DIMENSION OF PARKING SPACE : 7 m (L) X 3.5m (W)

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1
DIMENSION OF L/UL SPACE : 7 m (L) X 3.5m (W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VS*)	128 m ² (ABOUT)	128 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES (VS*) AND OFFICE	225 m ² (ABOUT)	225 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES (VS*) AND OFFICE	204 m ² (ABOUT)	204m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B4	WASHROOM AND RAIN SHELTER	50 m ² (ABOUT)	50 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)

TOTAL 607 m² (ABOUT) 607 m² (ABOUT)

*VS - VEHICLE SHOWROOM



FIRE SERVICE INSTALLATIONS

- EXIT 4 x EXIT SIGN
- EL 4 x EMERGENCY LIGHT
- FE 4 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND THE FSD CL NO. 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

- APPLICATION SITE
- STRUCTURE (PARTIALLY ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY LT DATE 22.4.2025

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO. ANNEX I

VER. 001



盈卓物業
顧問有限公司

Our Ref. : DD106 Lot 564 & VL
Your Ref. : TPB/A/YL-KTS/1040

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

By Email

20 June 2025

Dear Sir,

3rd Further Information

**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in
“Other Specified Uses” annotated “Rural Use” Zone, Lots 564, 565 (Part)
and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1040)

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. [REDACTED] or the undersigned at your convenience.

Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Mr. Woody LIN
(Attn.: Ms. Anna TONG

email: wkwlin@pland.gov.hk)
email: akytong@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in
“Other Specified Uses” annotated “Rural Use” Zone, Lots 564, 565 (Part)
and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories**

(Application No. A/YL-KTS/1040)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Mr. Woody LIN; Tel: 3168 4040)		
(a)	Please advise whether all the 30 vehicles (as mentioned in para. 3.2 of the Supplementary Statement) will be stored and displayed at the Site within the proposed structures.	The 30 vehicles will be stored and displayed within the proposed structures at the application site (the Site).
(b)	Please confirm whether the Site will be used for retail purpose only and no workshop or open storage activity will be carried out on the Site.	The Site will be used for the applied use, i.e. vehicle showroom. No workshop or open storage activity will be carried out at the Site at any time during the planning approval period.

Relevant Extracts of Town Planning Board Guidelines on
Designation of “OU(RU)” Zone and Application for Development within “OU(RU)”
Zone under Section 16 of the Town Planning Ordinance
(TPB PG-No. 38)

The relevant assessment criteria are summarised as follows:

Application for development within “OU(RU)” zone would need to demonstrate that the proposed development is in line with the planning intention of the zone and will not adversely affect the rural environment, the conservation of the rural landscape and the maintenance of the rural character of the area and its surroundings and will not overstrain the capacity of existing and planned infrastructure such as transport, drainage, sewerage and water supply in the area. Each development proposal will be assessed on its individual merits, with particular reference to its sustainability in ecological, environmental and infrastructural terms.

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use(s)/Development(s)	Date of Consideration (Rural and New Town Planning Committee (RNTPC)/ Town Planning Board (TPB))
A/YL-KTS/36 [@]	Open Storage of Motor Vehicles	20.10.1995 (RNTPC)
A/YL-KTS/193 ^{*@}	Temporary Open Storage of Motor Vehicles for a Period of 3 Years	28.1.2000 (RNTPC) [revoked on 28.10.2000]
A/YL-KTS/340 [@]	Temporary Open Storage of New Coaches and New Vehicle Parts for a Period of 3 Years	18.3.2005 (RNTPC)
A/YL-KTS/416 [*]	Renewal of Planning Approval for Temporary “Open Storage of New Coaches and New Vehicle Parts” Use under Application No. A/YL-KTS/340 for a Period of 3 Years until 18.3.2011	7.3.2008 (RNTPC) [revoked on 7.3.2009]
A/YL-KTS/470 [*]	Temporary Open Storage of New Coaches and New Vehicle Parts for a Period of 3 Years	7.8.2009 (RNTPC) [revoked on 7.2.2010]
A/YL-KTS/479 [*]	Temporary Open Storage of New Coaches and New Vehicle Parts with Ancillary Workshop for a Period of 3 Years	4.12.2009 (RNTPC) [revoked 4.10.2010]
A/YL-KTS/569 [*]	Temporary Open Storage of New Coaches and New Vehicle Parts with Ancillary Workshop for a Period of 3 Years	16.11.2012 (TPB) [revoked on 16.2.2013]
A/YL-KTS/734 [*]	Proposed Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	11.8.2017 (RNTPC) [revoked on 11.9.2019]
A/YL-KTS/889 [*]	Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years	25.6.2021 (RNTPC) [revoked on 25.12.2022]

* denote revoked applications

@ the Site was zoned “Undetermined” at the time of consideration

Rejected Applications

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reasons
A/YL-KTS/525	Temporary Open Storage of New Coaches and New Vehicle Parts with Ancillary Workshop for a Period of 3 Years	2.9.2011 (RNTPC)	(1), (3)
A/YL-KTS/616	Temporary Open Storage of New Coaches and New Vehicle Parts with Ancillary Workshop for a Period of 1 Year	5.9.2014 (TPB)	(2) – (4)

Rejection Reasons:

- (1) The planning intention of the “Other Specified Uses” annotated “Rural Use” (“OU(RU)”) zone was for the preservation of the character of the rural area. Non-conforming and undesirable industrial-related uses such as the open storage use at the application site within the zone should be gradually phased out to help achieve the implementation of the planning intention to upgrade the environmental quality of the area. The surrounding land uses in the vicinity were predominated by residential structures/dwellings/ development, agricultural land and vacant/unused land. Besides, there has been material change in the planning circumstances upon approval of a proposed residential development to the immediate northeast of the site which would act as a catalyst to realise the planning intention. The continuation of the temporary open storage use at the site would jeopardize the compatible permanent uses hence the planning intention of the “OU(RU)” zone and contradict with existing and future residential land uses in the vicinity.
- (2) The planning intention of the “OU(RU)” zone is for the preservation of the character of the rural area. Non-conforming and undesirable industrial-related uses such as the open storage use at the site within the zone should be gradually phased out to help achieve the implementation of the planning intention to upgrade the environmental quality of the area. There has been material change in planning circumstances upon approval of a proposed residential development to the immediate northeast of the site which would act as a catalyst to realise the planning intention. The continuation of the temporary open storage use at the site would not be compatible with permanent uses and hence jeopardise the materialisation of the planning intention of the “OU(RU)” zone.
- (3) The development does not comply with the Town Planning Board Guidelines No. 13E (TPB PG-No. 13E) in that the applicant failed to demonstrate the genuine efforts in complying with the approval conditions of the previous planning applications, and that there were adverse departmental comments and public objections against the application.
- (4) The surrounding land uses in the vicinity are mainly existing or planned residential structures/dwellings/development, and agricultural land. The development is not compatible with the existing and future residential land uses in the vicinity.

**Similar s.16 Applications within the same “OU(RU)” Zone
on the Kam Tin South Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
A/YL-KTS/851	Temporary Shop and Services for a Period of 3 Years	15.9.2020
A/YL-KTS/911	Proposed Temporary Shop and Services for a Period of 5 Years	26.11.2021
A/YL-KTS/967	Proposed Temporary Shop and Services (Vehicles, Caravans and Construction Materials Showroom) with Ancillary Office for a Period of 5 Years	25.8.2023
A/YL-KTS/970	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	25.8.2023

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are in **Appendix V**.

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

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are in **Appendix V**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in-principle to the application from the public drainage point of view;
- the drainage proposal provided by the applicant are considered acceptable from drainage point of view;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to implement and maintain the accepted drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are in **Appendix V**.

3. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable to his office; and
- advisory comments are in **Appendix V**.

4. Landscape

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

- no adverse comment on the application from landscape planning perspective;

- based on the aerial photo, the application site (the Site) is located in a miscellaneous rural fringe landscape character comprising temporary structures, open storage and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character;
- based on the site photos, the Site is hard-paved with some temporary structures. Vehicle storage is in operation. Some existing trees are observed along the eastern and western boundary within the Site. According to the further information submitted by the applicant, all trees within the Site will be preserved and maintained by the applicant. No trees felling will be carried out. Significant adverse landscape impact on existing landscape resources is not anticipated; and
- advisory comments are in **Appendix V**.

5. Environment

Comments of the Director of Environmental Protection:

- no objection to the application;
- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are in **Appendix V**.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- as there is no record of approval by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application;
- it is noted that four structures are proposed in the application; and
- advisory comments are in **Appendix V**.

7. Civil Aviation Matters

Comments of the Director-General of Civil Aviation:

- no comment on the application from the perspective of safeguarding the operations of the Hong Kong International Airport; and
- the maximum level of the structures of the proposed use at the Site (i.e. below 10m) are in general compatible with the building heights in the surrounding areas and will not exceed the Airport Height Restriction as prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301).

8. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment on the application; and
- his office has not received any comment from the locals upon close of consultation.

9. **Other Departments**

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

- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Commissioner of Police; and
- Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s) at the application site (the Site);
- (b) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (c) the permission is given to the development/uses and structures under the application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/uses and remove such structures not covered by the permission;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - for the unauthorised structure(s) within the private lot(s) at the Site covered by the planning application, the lots owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - for the unauthorised structure(s) within the private lot(s) not covered by the planning application, the lot owner(s)/applicant shall either remove the unauthorised structures not covered by the subject planning application immediately; or include the unauthorised structure(s) in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for an Short Term Waiver (STW) to permit the structure(s) erected. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future;
- (e) 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 Transport Department. The applicant shall check the land status of the local access road with LandsD. Moreover, the management and maintenance responsibilities of the local access shall 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;

- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- HyD shall not be responsible for the maintenance of the proposed access connecting between the Site and Kam Sheung Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing drainage facilities in other private lots or on Government land outside the Site;
- (h) to note the comments of the Director of Fire Services that:
- the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
- the applicant shall review and revise the layout of structure 3 to avoid the conflict with the existing trees; and
 - approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant shall seek approval for any proposed tree works from relevant department prior to commencement of the works;
- (j) to note the comments of the Director of Environmental Protection that:
- the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by the Environmental Protection Department (EPD) shall be followed;
 - relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) shall be followed, in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by EPD”;
 - adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use shall be provided; and
 - the proposed use at the Site shall meet the statutory requirements under relevant environmental legislation;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- 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 (UBW) under the Building Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the 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 UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW 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;
- (l) to note the comments of the Commissioner of Police that the proposed use shall not cause traffic congestion; and
- (m) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241205-145703-31658

提交限期

Deadline for submission:

13/12/2024

提交日期及時間

Date and time of submission:

05/12/2024 14:57:03

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/1040

「提意見人」姓名/名稱

Name of person making this comment:

Aviation Club of Hong Kong, China

意見詳情

Details of the Comment :

Application No. A/YL-KTS/1040

This application for Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years is situated very close to Shek Kong (VHSK) RWY 11. This runway is used by the PLA, Hong Kong Government Flying Services (HKGFS), Heliservices HK Ltd., and the Aviation Club of Hong Kong, China (ACHKC).

The site is situated less than 570m south of Shek Kong runway, and almost directly under the 800ft circuit pattern path used by ACHKC helicopters.

Although we have no objection to the site being used for a temporary shop and services (vehicle showroom), consideration must be given to height restrictions. Given the close proximity of the site to the runway, and flight path of aircraft using the runway, from a flight safety perspective it is important that appropriate height restrictions are imposed on this planning approval.

As such, we recommend you consult the Civil Aviation Department (CAD) regarding building regulations, height restrictions and markings of building and / or objects in close proximity to the flight path of aircraft using an active runway.

Application No. A/YL-KTS/1040

This application for Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years is situated very close to Shek Kong (VHSK) RWY 11. This runway is used by the PLA, Hong Kong Government Flying Services (HKGFS), Heliservices HK Ltd., and the Aviation Club of Hong Kong, China (ACHKC).

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As such, we recommend you consult the Civil Aviation Department (CAD) regarding building regulations, height restrictions and markings of building and / or objects in close proximity to the flight path of aircraft using an active runway.



From: [REDACTED]
Sent: 2024-12-10 星期二 02:45:28
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTS/1040 DD 106 Kam Sheung Road Rural

Dear TPB Members,

983 also withdrawn so the operation is effectively using delaying tactics to avoid complying with the conditions.

Members should take note of the time line.

Operations that flaunt the regulations should not be tolerated. The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 11 January 2024 3:13 AM HKT
Subject: A/YL-KTS/983 DD 106 Kam Sheung Road Rural

Dear TPB Members,

956 withdrawn. Objections stated are relevant and upheld to this application.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 4 April 2023 2:26 AM HKT
Subject: A/YL-KTS/956 DD 106 Kam Sheung Road Rural

Dear TPB Members,

As approval of 889 was valid until June 2024, this appears to be a ploy to circumvent failure to comply with conditions.

Members have a duty to the community to inquire into this matter. There is a history of non-compliance with conditions.

Unfortunately media reports on the frequent fires and other incidents at brownfield sites do not provide the lot number that would allow concerned members of the public to check whether the operations involved had a history of non compliance with fire and other conditions.

By approving roll over applications on sites with compliance issues BOTH THE BOARD AND GOVERNMENT DEPTS INVOLVED ARE EFFECTIVELY COMPLICIT IN

NURTURING THE SENTIMENT THAT RULES AND REGULATIONS INVOLVING PUBLIC SAFETY ARE EXPENDABLE.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 25 May 2021 2:52 AM CST
Subject: A/YL-KTS/889 DD 106 Kam Sheung Road Rural

A/YL-KTS/889

Lots 564, 565 (Part) and 618 S.C (Part) in D.D.106, Kam Sheung Road, Yuen Long

Site area : About 3,009 m²

Zoning : "Rural Use"

Applied Use: Motor-vehicle Showroom / 12 Vehicle Parking

Dear TPB Members,

881 withdrawn. Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, March 24, 2021 12:15:57 PM
Subject: A/YL-KTS/881 DD 106 Kam Sheung Road Rural

Dear TPB Members,

Another applicant with a long history of failure to comply with conditions. Of particular concern is the tree preservation clause as the lots are zoned Rural Use.

Number of parking reduced, but that is academic as there is no control possible.

Will members roll over again?

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, April 14, 2017 1:42:56 AM
Subject: A/YL-KTS/734 DD 106 Kam Sheung Road Rural

A/YL-KTS/734

Lots 564, 565 (Part) and 618 S.C (Part) in D.D.106, Kam Sheung Road, Yuen Long

Site area : About 3,118 m²

Zoning : "Rural Use"

Applied Use: Motor-vehicle Showroom / 14 Vehicle Parking

Dear TPB Members,

It is obvious that the current application is merely an alternative form of storage.

On 5 Sept 2014 TPB rejected a review on the following grounds:

145. After deliberation, the Board decided to reject the application on review. Members then went through the reasons for rejection as stated in paragraph 7.1 of the Paper and considered that they were appropriate. The reasons were:

“(a) the planning intention of the “OU(RU)” zone is for the preservation of the character of the rural area. Non-conforming and undesirable industrial-related uses such as the open storage use at the site within the zone should be gradually phased out to help achieve the implementation of the planning intention to upgrade the environmental quality of the area. There has been material change in planning circumstances upon approval of a proposed residential development to the immediate northeast of the site which would act as a catalyst to realise the planning intention. The continuation of the temporary open storage use at the site would not be compatible with permanent uses and hence jeopardise the materialisation of the planning intention of the “OU(RU)” zone;

(b) the development does not comply with the TPB PG-No. 13E in that there are adverse departmental comment and local objection against the application and that the development would generate adverse environmental impacts on the surrounding areas; and

c) the surrounding land uses in the vicinity are mainly existing or planned residential structures/dwellings/development, and agricultural land. The development is not compatible with the existing and future residential land uses in the vicinity.”

No justification has been provided for a change in stance on this site. In fact public awareness of the issue of brownfield sites has intensified in recent years and expectations are that TPB curtail the proliferation of open storage and parking in order to encourage the development of custom built highrise facilities to cater for such facilities as car showrooms.

TPB should again reject the application as being inappropriate.

Mary Mulvihill