

2025年 5月 8日

此文件在 收到。城市規劃委員會
只會在收到申請表格的資料及文件後才正式確認收到
申請的資料。

2025-05-08

This document is received on
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-III
電子表格第 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

2500874
20250402BZP 2/4 by EPASS

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|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/4C-KT-1074 |
| | Date Received 收到日期 | 2025-05-8 |

- 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。

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|--------------------------------------|
| 1. Name of Applicant 申請人姓名/名稱 |
| 順盈汽車服務有限公司 (Company 公司) |

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

| | |
|--|---|
| 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) | 新界元朗錦田錦田公路丈量約份第 103 約地段 第 460 號餘段 (部分) 及第 461 號餘段 (部分) |
| (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 1295 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 406 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) | _____ sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|--|
| <p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p> | <p>錦田南分區計劃大綱核准圖編號 S/YL-KTS/15</p> |
| <p>(e) Land use zone(s) involved 涉及的土地用途地帶</p> | <p>「農業」</p> |
| <p>(f) Current use(s) 現時用途</p> | <p>空置</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> |
| <p>(g) Additional Information (if applicable) 附加資料（如適用）</p> | |

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|--|
| <p>4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」</p> |
| <p>The applicant 申請人 –</p> <p><input type="checkbox"/> 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)。</p> <p><input type="checkbox"/> 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)。</p> <p><input checked="" type="checkbox"/> is not a “current land owner”[#]. 並不是「現行土地擁有人」[#]。</p> <p><input type="checkbox"/> 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）。</p> |

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 (日/月/年) 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) |
| | | |
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(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
_____ 12/03/2025 (DD/MM/YYYY)
於 _____ 12/03/2025 (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 _____ 02/04/2025 (DD/MM/YYYY)
於 _____ 02/04/2025 (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 | 擬議臨時汽車修理工場及商店及服務行業（汽車零件及汽車銷售）連附屬儲存設施 (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 | <input checked="" type="checkbox"/> year(s) 年 3 _____ <input type="checkbox"/> month(s) 個月 _____ |

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 889 sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 406 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 sq.m □About 約

Proposed non-domestic floor area 擬議非住用樓面面積 406 sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 406 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)

詳情可見附頁

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

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 5

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

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間

星期一至星期六，上午九時至晚上六時，星期日及公眾假期休息。

(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

☒ 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))

錦田公路

□ 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)

No 否

☐

| | | | |
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| (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 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> |
| | _____ | | |

| | |
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| | <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> <hr/> |
|--|---|

| (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 | |

| | |
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| <p>(e) Approval conditions 附帶條件</p> | <div data-bbox="555 197 1410 488"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： <div data-bbox="638 539 1043 548" style="border-bottom: 1px solid black; height: 4px; margin-top: 5px;"></div> </div> <div data-bbox="638 857 975 936"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="638 972 1043 981" style="border-bottom: 1px solid black; height: 4px; margin-top: 5px;"></div> </div> <div data-bbox="638 1014 1294 1093"> <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> |
| <p>(f) Renewal period sought 要求的續期期間</p> | <div data-bbox="619 1357 1153 1391"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="619 1451 1153 1485"> <input type="checkbox"/> month(s) 個月 </div> |

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

可參閱附頁申請理由

8. Declaration 聲明 (Applicant 申請人 #1)

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

Signed with recognised
e-signature

Signer: HUI HANG YU

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

文員

Name
姓名

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

順盈汽車服務有限公司

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：
 - 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
 - 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 <u>as far as possible</u> . This part will also 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 | 新界元朗錦田錦田公路丈量約份第 103 約地段 第 460 號餘段 (部分) 及第 461 號餘段 (部分) | | |
| Site area 地盤面積 | 1295 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約) | | |
| Plan 圖則 | 錦田南分區計劃大綱核准圖編號 S/YL-KTS/15 | | |
| Zoning 地帶 | 「農業」 | | |
| 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 | 擬議臨時汽車修理工場及商店及服務行業 (汽車零件及汽車銷售) 連附屬儲存設施 | | |
| (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 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 406 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.31 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |

| | | |
|--|---|---|
| (ii) No. of blocks 幢數 | Domestic 住用 | |
| | Non-domestic 非住用 | 3 |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) |
| | Non-domestic 非住用 | m 米 <input checked="" type="checkbox"/> (Not more than 不多於) |
| | | Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) |
| (iv) Site coverage 上蓋面積 | 31.35 % <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 <u>5</u> 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 <u>5</u> Others (Please Specify) 其他 (請列明) _____ | |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____ 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) _____ | |

| 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 checked="" type="checkbox"/> | <input 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） | | |
| 場地大綱圖、場地位置圖、排水設施狀況記錄、消防裝置建議、渠務建議 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input checked="" type="checkbox"/> | <input 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"/> |
| Air Ventilation Assessment 空氣流通評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Management Plan 管理計劃 | <input type="checkbox"/> | <input type="checkbox"/> |
| Social Impact Assessment 社會影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Heritage Impact Assessment | <input type="checkbox"/> | <input type="checkbox"/> |
| Ecological Impact Assessment 生態影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Conservation Management Plan 保育管理計劃 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |

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。

申請理由

申請地點位於新界元朗錦田錦田公路丈量約份第103約地段 第460號餘段（部分）及第461號餘段（部分），位於錦田南分區計劃大綱核准圖編號 S/YL-KTS/15 的「農業」地帶內，總面積約 1295 平方米，不涉及政府土地。由順盈汽車服務有限公司提出申請作擬議臨時汽車修理工場及商店及服務行業（汽車零件及汽車銷售）連附屬儲存設施（為期3年）。申請地點共涉及兩幅私人土地。申請地點地型不規則，地勢平坦。場地共有 3 個由金屬搭建的上蓋物，詳情如下：

| 構築物序號 | 上蓋面積 (平方米) | 樓面面積 (平方米) | 高度 (米) | 層數 | 建築物料 | 用途 |
|-------|---------------|---------------|-----------|----|------|-------------------|
| 構築物1 | 220 | 220 | 7 | 1 | 金屬搭建 | 汽車修理工場 |
| 構築物2 | 182 | 182 | 7 | 1 | 金屬搭建 | 商店 (汽車零件及汽車銷售) |
| 構築物3 | 4 | 4 | 4 | 1 | 金屬搭建 | 洗手間 |

場地申請用途為臨時汽車修理工場及商店及服務行業（汽車零件及汽車銷售）連附屬儲存設施，主要提供給附近居民使用。以上構築物為封閉式構築物，有助隔音及減少塵粒飛散，相信釋出的分貝不會影響市民。其餘露天的位置會作車輛迴轉空間及行人通道，不會作露天存放及汽車修理用途。此申請擬議臨時汽車修理工場及商店及服務行業（汽車零件及汽車銷售）連附屬儲存設施不涉及燃燒、溶解、汽車清洗及拆卸。

場地早年發展作臨時露天存放汽車零件連附屬工場（為期 3 年），（檔案編號：A/YL-KTS/922），是次申請場地範圍與舊有規劃申請一致，但用途、構築物大小及數量均有變動。由於申請地點過去已取得許可發展，已進行了地基平整，地面鋪築成硬地表，容易去水。此外，所有基本設施齊備，無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。

按規劃署記錄，在申請地點的同一「農業」地帶內，申請地點四周有類似申請獲通過。以下為獲通過之案件：

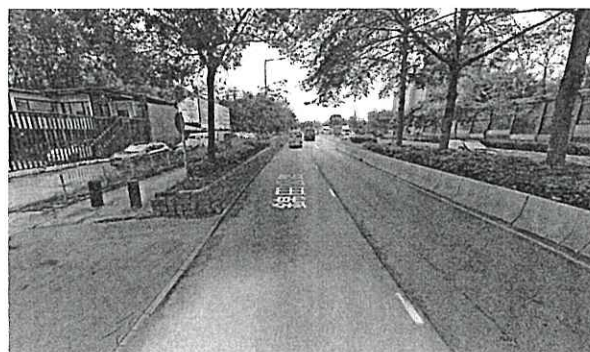
- 檔案編號：A/YL-KTS/457，順盈汽車服務有限公司臨時露天存放待售車輛(旅遊巴士及拖頭/貨車)及附屬設施（為期3年），於27/02/2009在有條件下批給臨時性質的許可。

- 檔案編號：A/YL-KTS/483，臨時露天存放汽車零件連附屬工場（為期3年），於18/12/2009在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-KTS/488，臨時露天存放待售車輛（旅遊巴士及拖頭 / 貨車）及附屬設施（為期3年），於19/03/2010在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-KTS/515，臨時「露天存放汽車零件連附屬工場」用途的規劃許可續期（為期3年），於10/12/2010在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-KTS/821，臨時露天存放汽車零件連附屬工場（為期3年），於21/06/2019在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-KTS/922，臨時露天存放汽車零件連附屬工場的規劃許可續期（為期3年），於10/06/2022在有條件下批給臨時性質的許可。

場地出入口（閘門）設於場地北邊，出入口位置寬敞明確，闊度約 8 米，可供消防車之類的緊急車輛進入，可經錦田公路進入申請地點，透過錦田公路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。

申請地點內有車輛迴旋圈，有足夠空間供車輛轉動，並預留了許多場地範圍作緩衝空間。由於有足夠空間，車輛會進入申請地點內掉頭，任何時間均不會有車輛在公共道路排隊等候，申請人會嚴格規定，所有車輛任何時間均不許以倒車方式進出公共道路，不會對週邊地區的交通構成不良影響。

錦田公路實況照片



申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾、噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能，對規劃及地方環境均帶有好處及產生正面作用。

申請地點開放時間為星期一至星期六，上午九時至晚上六時，星期日及公眾假期休息，夜間並不會產生噪音。申請地點設有 5 個重型貨車泊車位，每個面積 11 米x 3.5 米，作汽車維修用。申請地點內設有迴旋空間，供車輛調頭及停泊。除了客人到場及員工補給物資，申請地點並無其他運輸工作。出現的汽車流量都在預計之內。車次流量低，對附近交通不會構成壓力。所有運輸工作，只會在申請地點開放時間內進行。

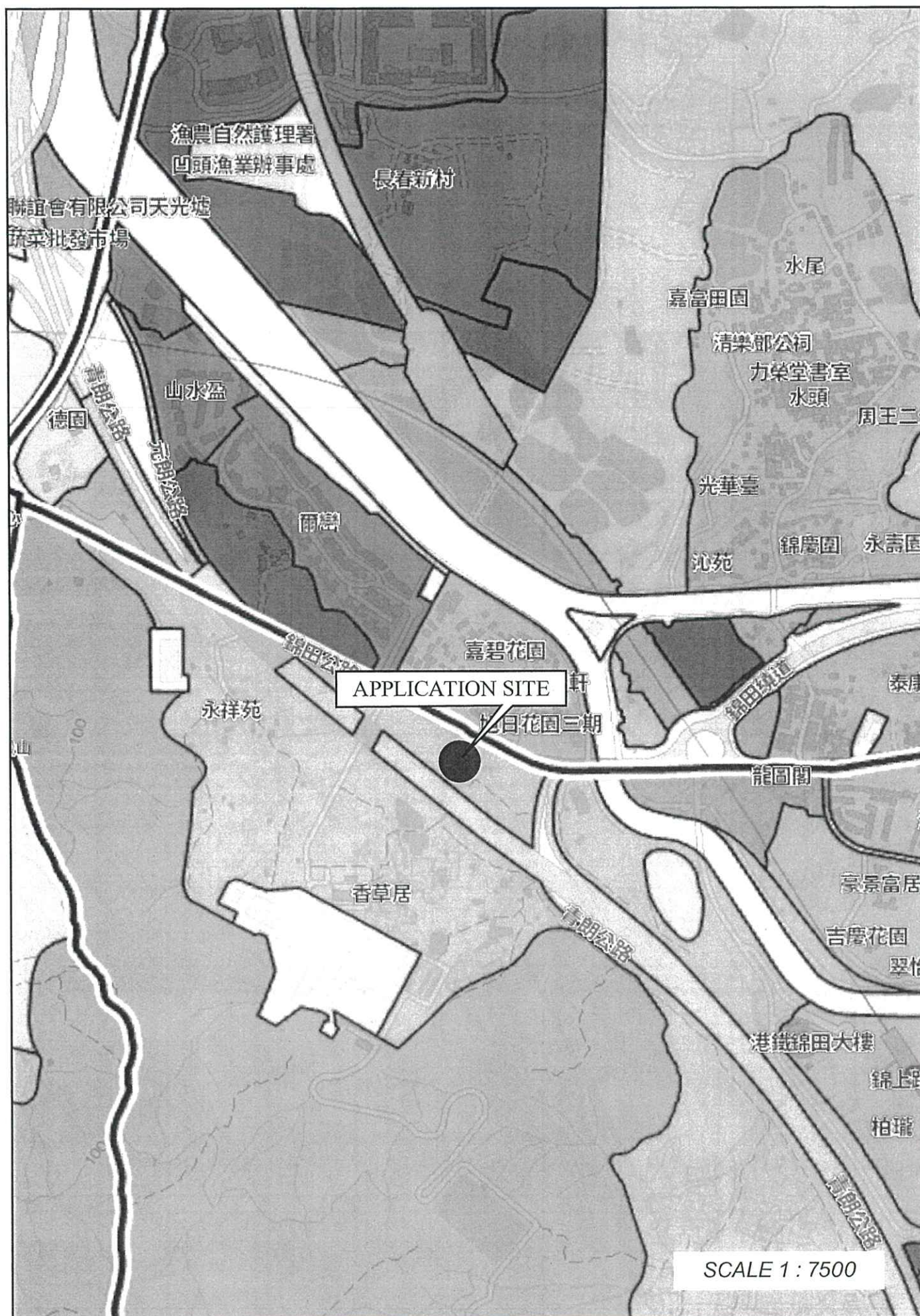
總括而言，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

| 申請地點的車輛流量預算 | | | |
|---|-------|---|-----------|
| | 星期一至日 | | |
| | 重型貨車 | | |
| | 入 | 出 | 每小時車輛出入次數 |
| 09:00 - 10:00 | 1 | 0 | 1 |
| 10:00 - 11:00 | 4 | 0 | 4 |
| 11:00 - 12:00 | 0 | 3 | 3 |
| 12:00 - 13:00 | 0 | 2 | 2 |
| 13:00 - 14:00 | 0 | 0 | 0 |
| 14:00 - 15:00 | 3 | 0 | 3 |
| 15:00 - 16:00 | 2 | 2 | 4 |
| 16:00 - 17:00 | 0 | 3 | 3 |
| 17:00 - 18:00 | 0 | 0 | 0 |
| 申請地點尚未發展，以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。 | | | |

申請地點發展性質，形式及佈局與週邊環境協調，不會影響附近環境風貌。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用。申請場地並不會進行工場活動，不會有機械運作處理回收物料。發展項目不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，於提交申請前，申請人已廣泛向地區人士徵詢意見，區內人士對擬議發展並無反對意見。申請人無意永遠作標題的發展，假使政府在申請地點有其他發展，此擬議發展便會自然地消失。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請只屬過渡性質，發展項目簡單，容易還原。敬希城規會能接受這份合乎情理的申請，並予以批准。

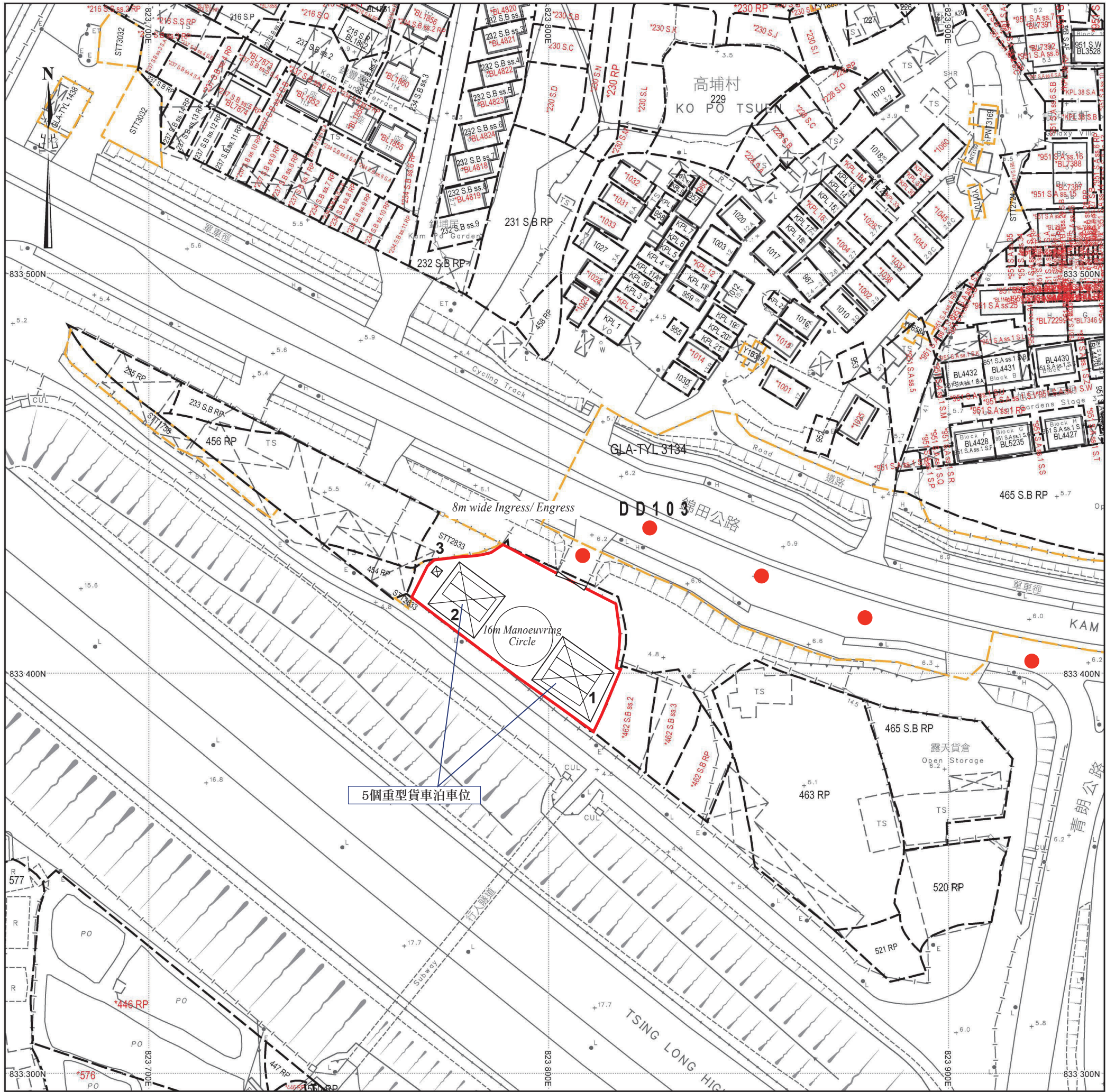
場地大綱圖



場地位置圖



SCALE 1 : 1000



場地設計圖

構築物(1)
用途：汽車修理工場
建築物料：以金屬搭建
高度：約7米
層數：1層
面積：約220平方米
總樓面面積：約220平方米

構築物(2)
用途：商店（汽車零件及汽車銷售）
建築物料：以金屬搭建
高度：約7米
層數：1層
面積：約182平方米
總樓面面積：約182平方米

構築物(3)
用途：洗手間
建築物料：以金屬搭建
高度：約4米
層數：1層
面積：約4平方米
總樓面面積：約4平方米

● ● ● 行車路線
SCALE 1 : 1000

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Anna Ka Yan TONG/PLAND

寄件者: 陳灝然 <[REDACTED]>
寄件日期: 2025年05月15日星期四 14:38
收件者: tpbpd/PLAND
副本: Anna Ka Yan TONG/PLAND
主旨: A/YL-KTS/1074補充資料
附件: 場地設計圖.pdf; 申請理由.pdf

類別: Internet Email

敬啟者

此電郵取代今日 09:54、10:14 發出的電郵。

申請人現提交補充資料。另外，申請人現撤回以上案件的消防建議及渠務建議。

申請理由

申請地點位於新界元朗錦田錦田公路丈量約份第103約地段 第460號餘段（部分）及第461號餘段（部分），位於錦田南分區計劃大綱核准圖編號 S/YL-KTS/15 的「農業」地帶內，總面積約 1295 平方米，不涉及政府土地。由順盈汽車服務有限公司提出申請作擬議臨時汽車修理工場及商店及服務行業（汽車零件及汽車銷售）連附屬儲存設施（為期3年）。申請地點共涉及兩幅私人土地。申請地點地型不規則，地勢平坦。場地共有 3 個由金屬搭建的上蓋物，詳情如下：

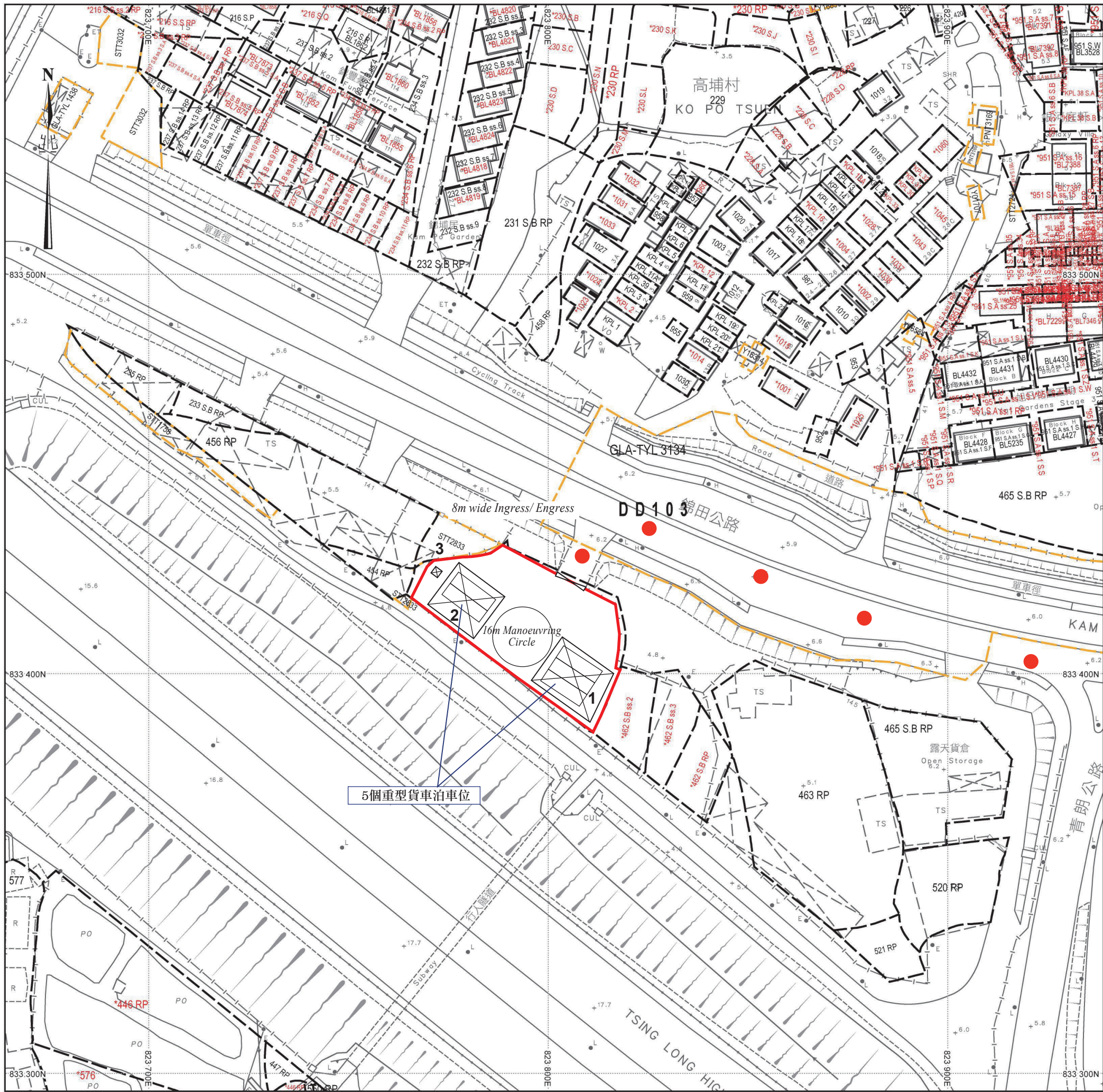
| 構築物序號 | 上蓋面積 (平方米) | 樓面面積 (平方米) | 高度 (米) | 層數 | 建築物料 | 用途 |
|-------|---------------|---------------|-----------|----|------|-------------------|
| 構築物1 | 220 | 220 | 7 | 1 | 金屬搭建 | 汽車修理工場 |
| 構築物2 | 182 | 182 | 7 | 1 | 金屬搭建 | 商店 (汽車零件及汽車銷售) |
| 構築物3 | 4 | 4 | 4 | 1 | 金屬搭建 | 洗手間 |

場地申請用途為臨時汽車修理工場及商店及服務行業（汽車零件及汽車銷售）連附屬儲存設施，主要提供給附近居民使用。以上構築物為封閉式構築物，有助隔音及減少塵粒飛散，相信釋出的分貝不會影響市民。其餘露天的位置會作車輛迴轉空間及行人通道，不會作露天存放及汽車修理用途。此申請擬議臨時汽車修理工場及商店及服務行業（汽車零件及汽車銷售）連附屬儲存設施不涉及燃燒、溶解、汽車清洗及拆卸。

場地早年發展作臨時露天存放汽車零件連附屬工場（為期 3 年），（檔案編號：A/YL-KTS/922），是次申請場地範圍與舊有規劃申請一致，但用途、構築物大小及數量均有變動。由於申請地點過去已取得許可發展，已進行了地基平整，地面鋪築成硬地表，容易去水。此外，所有基本設施齊備，無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。

按規劃署記錄，在申請地點的同一「農業」地帶內，申請地點四周有類似申請獲通過。以下為獲通過之案件：

- 檔案編號：A/YL-KTS/457，順盈汽車服務有限公司臨時露天存放待售車輛(旅遊巴士及拖頭/貨車)及附屬設施（為期3年），於27/02/2009在有條件下批給臨時性質的許可。



場地設計圖

構築物(1)
用途：汽車修理工場
建築物料：以金屬搭建
高度：約7米
層數：1層
面積：約220平方米
總樓面面積：約220平方米

構築物(2)
用途：商店（汽車零件及汽車銷售）
建築物料：以金屬搭建
高度：約7米
層數：1層
面積：約182平方米
總樓面面積：約182平方米

構築物(3)
用途：洗手間
建築物料：以金屬搭建
高度：約4米
層數：1層
面積：約4平方米
總樓面面積：約4平方米

● ● ● 行車路線
SCALE 1 : 1000

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Anna Ka Yan TONG/PLAND

寄件者: 陳灝然 [REDACTED] >
寄件日期: 2025年06月24日星期二 16:36
收件者: tpbpd/PLAND
副本: Anna Ka Yan TONG/PLAND
主旨: A/YL-KTS/1074補充資料
附件: 場地設計圖.pdf; 申請理由.pdf

類別: Internet Email

敬啟者

此電郵取代今日 16:17 發出的電郵。

申請人現提交補充資料。

首先，場地只會修理重型貨車，場地不涉及停泊及修理貨櫃車。第二，構築物 2 有兩個停泊車位，作擺放銷售的汽車。第三，附屬儲存設施方面，申請人會在構築物 2 預留部分的位置作儲存汽車零件，會預留位置擺放貨架。最後，場地設有 2 個私家車泊車位供場地員工使用。

申請理由

申請地點位於新界元朗錦田錦田公路丈量約份第103約地段 第460號餘段（部分）及第461號餘段（部分），位於錦田南分區計劃大綱核准圖編號 S/YL-KTS/15 的「農業」地帶內，總面積約 1295 平方米，不涉及政府土地。由順盈汽車服務有限公司提出申請作擬議臨時汽車修理工場及商店及服務行業（汽車零件及汽車銷售）連附屬儲存設施（為期3年）。申請地點共涉及兩幅私人土地。申請地點地型不規則，地勢平坦。場地共有 3 個由金屬搭建的上蓋物，詳情如下：

| 構築物序號 | 上蓋面積 (平方米) | 樓面面積 (平方米) | 高度 (米) | 層數 | 建築物料 | 用途 |
|-------|---------------|---------------|-----------|----|------|-------------------|
| 構築物1 | 220 | 220 | 7 | 1 | 金屬搭建 | 汽車修理工場 |
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場地申請用途為臨時汽車修理工場及商店及服務行業（汽車零件及汽車銷售）連附屬儲存設施，主要提供給附近居民使用。以上構築物為封閉式構築物，有助隔音及減少塵粒飛散，相信釋出的分貝不會影響市民。其餘露天的位置不會作其他用途，因為場地的佈局限制，只會作車輛迴轉空間及行人通道，不會作露天存放、汽車修理及工場活動用途。此申請擬議臨時汽車修理工場及商店及服務行業（汽車零件及汽車銷售）連附屬儲存設施不涉及燃燒、溶解、汽車清洗及拆卸。

場地早年發展作臨時露天存放汽車零件連附屬工場（為期 3 年），（檔案編號：A/YL-KTS/922），是次申請場地範圍與舊有規劃申請一致，但用途、構築物大小及數量均有變動。由於申請地點過去已取得許可發展，已進行了地基平整，地面鋪築成硬地表，容易去水。此外，所有基本設施齊備，無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。

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- 檔案編號：A/YL-KTS/483，臨時露天存放汽車零件連附屬工場（為期3年），於18/12/2009在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-KTS/488，臨時露天存放待售車輛（旅遊巴士及拖頭 / 貨車）及附屬設施（為期3年），於19/03/2010在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-KTS/515，臨時「露天存放汽車零件連附屬工場」用途的規劃許可續期（為期3年），於10/12/2010在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-KTS/821，臨時露天存放汽車零件連附屬工場（為期3年），於21/06/2019在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-KTS/922，臨時露天存放汽車零件連附屬工場的規劃許可續期（為期3年），於10/06/2022在有條件下批給臨時性質的許可。

場地出入口（閘門）設於場地北邊，出入口位置寬敞明確，闊度約 8 米，可供消防車之類的緊急車輛進入，可經錦田公路進入申請地點，透過錦田公路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。

申請地點內有車輛迴旋圈，有足夠空間供車輛轉動，並預留了許多場地範圍作緩衝空間。由於有足夠空間，車輛會進入申請地點內掉頭，任何時間均不會有車輛在公共道路排隊等候，申請人會嚴格規定，所有車輛任何時間均不許以倒車方式進出公共道路，不會對週邊地區的交通構成不良影響。

錦田公路實況照片



申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾、噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管

理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能，對規劃及地方環境均帶有好處及產生正面作用。

申請地點開放時間為星期一至星期六，上午九時至晚上六時，星期日及公眾假期休息，夜間並不會產生噪音。申請地點設有 5 個重型貨車泊車位，每個面積 11 米x 3.5 米，作汽車維修用。申請地點內設有迴旋空間，供車輛調頭及停泊。除了客人到場及員工補給物資，申請地點並無其他運輸工作。出現的汽車流量都在預計之內。車次流量低，對附近交通不會構成壓力。所有運輸工作，只會在申請地點開放時間內進行。

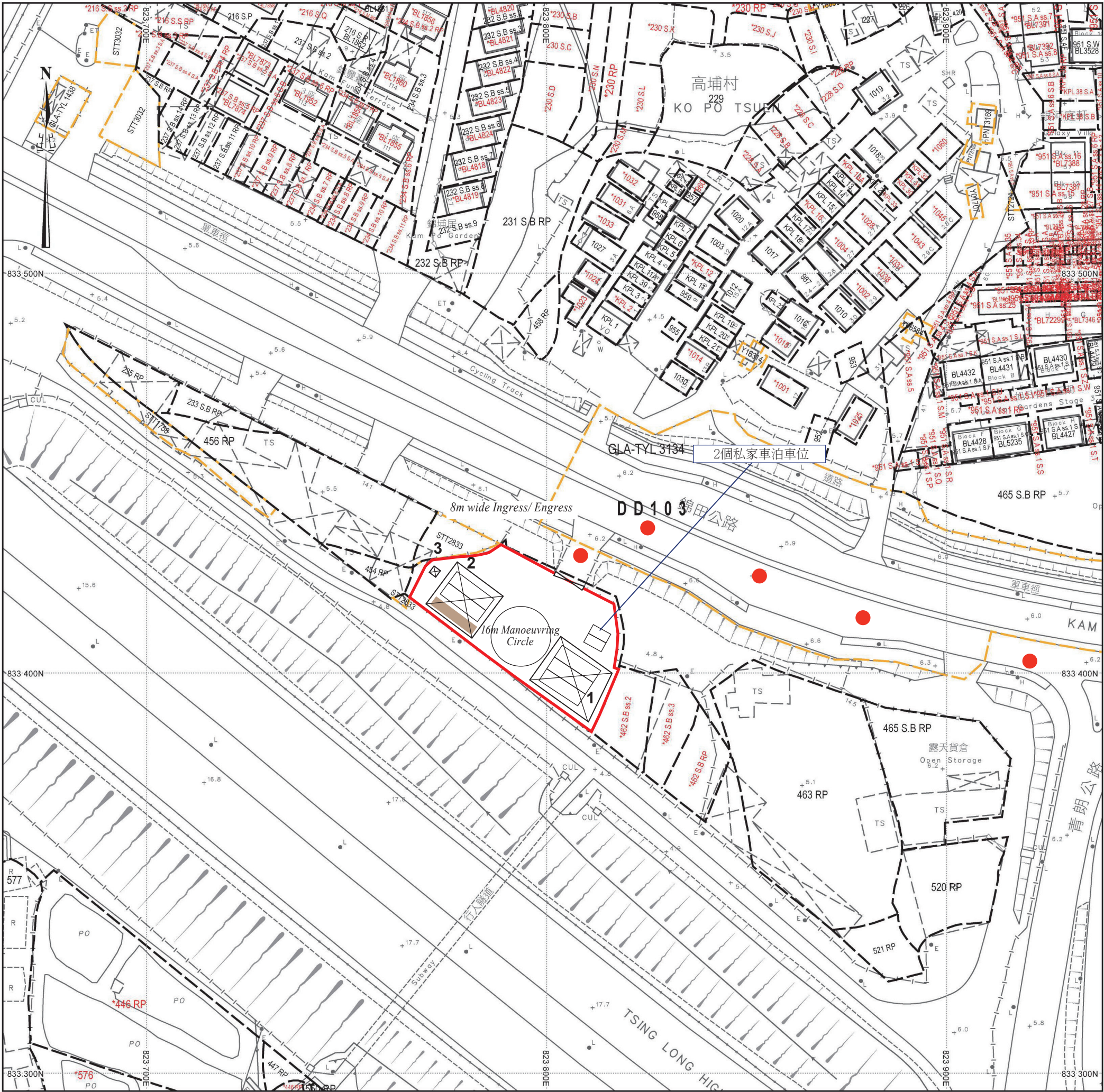
總括而言，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

| 申請地點的車輛流量預算 | | | |
|---|-------|---|-----------|
| | 星期一至日 | | |
| | 重型貨車 | | |
| | 入 | 出 | 每小時車輛出入次數 |
| 09:00 - 10:00 | 1 | 0 | 1 |
| 10:00 - 11:00 | 4 | 0 | 4 |
| 11:00 - 12:00 | 0 | 3 | 3 |
| 12:00 - 13:00 | 0 | 2 | 2 |
| 13:00 - 14:00 | 0 | 0 | 0 |
| 14:00 - 15:00 | 3 | 0 | 3 |
| 15:00 - 16:00 | 2 | 2 | 4 |
| 16:00 - 17:00 | 0 | 3 | 3 |
| 17:00 - 18:00 | 0 | 0 | 0 |
| 申請地點尚未發展，以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。 | | | |

申請地點發展性質，形式及佈局與週邊環境協調，不會影響附近環境風貌。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用。申請場地並

不會進行工場活動，不會有機械運作處理回收物料。發展項目不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，於提交申請前，申請人已廣泛向地區人士徵詢意見，區內人士對擬議發展並無反對意見。申請人無意永遠作標題的發展，假使政府在申請地點有其他發展，此擬議發展便會自然地消失。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請只屬過渡性質，發展項目簡單，容易還原。敬希城規會能接受這份合乎情理的申請，並予以批准。



場地設計圖

構築物(1)
用途：汽車修理工場
建築物料：以金屬搭建
高度：約7米
層數：1層
面積：約220平方米
總樓面面積：約220平方米

構築物(2)
用途：商店（汽車零件及汽車銷售）
建築物料：以金屬搭建
高度：約7米
層數：1層
面積：約182平方米
總樓面面積：約182平方米

構築物(3)
用途：洗手間
建築物料：以金屬搭建
高度：約4米
層數：1層
面積：約4平方米
總樓面面積：約4平方米

附屬儲存設施位置
行車路線
SCALE 1 : 1000

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)) |
|------------------------|--|--|
| A/DPA/YL-KTS/88 | Open Storage of New Cars | 1.7.1994 |
| A/YL-KTS/70 | Open storage of Vehicles for a Temporary period of 12 months | 16.5.1997 |
| A/YL-KTS/147 | Temporary Open Storage of Left-hand Drive Vehicles for a period of 12 Months | 8.1.1999 |
| A/YL-KTS/194 | Temporary Open Storage of Left-Hand Drive Vehicles for 3 Years | 28.1.2000 |
| A/YL-KTS/289 | Temporary Open Storage of left-hand Vehicles for a period of 3 years | 21.2.2003 |
| A/YL-KTS/360 | Temporary Open Storage of Left-hand Vehicles for a Period of 3 Years | 3.2.2006 |
| A/YL-KTS/458* | Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of 3 Years | 27.2.2009 [revoked on 10.7.2009] |
| A/YL-KTS/483 | Temporary Open Storage of Vehicle Parts with Ancillary Workshop for a Period of 3 Years | 18.12.2009 |
| A/YL-KTS/515 | Renewal of Planning Approval for Temporary "Open Storage of Vehicle Parts with Ancillary Workshop" for a Period of 3 Years | 10.12.2010 |
| A/YL-KTS/628* | Temporary Open Storage of Vehicle Parts with Ancillary Workshop for a Period of 3 Years | 7.2.2014 [revoked on 7.11.2014] |
| A/YL-KTS/687 | Temporary Open Storage of Vehicle parts with Ancillary Workshop for a Period of 3 Years | 8.1.2016 |
| A/YL-KTS/821 | Temporary Open Storage of Vehicle parts with Ancillary Workshop for a Period of 3 Years | 21.6.2019 |
| A/YL-KTS/922 | Renewal of Planning Approval for Temporary Open Storage of Vehicle Parts with Ancillary Workshop for a Period of 3 Years | 10.6.2022 |

* denote revoked applications

Rejected Applications

| Application No. | Use(s)/Development(s) | Date of Consideration (Town Planning Board) | Rejection Reasons |
|------------------------|------------------------------|--|------------------------------|
| A/DPA/YL- KTS/70 | Open Storage of New Cars | 29.4.1994 | (1) - (3) |

Rejection Reasons:

- (1) The proposed development is not in line with the planning intention for the area which is to encourage agricultural and recreational uses that are generally compatible with the rural environment and are unlikely to adversely affect local communities.
- (2) The proposed development is not compatible with the village settlements in the vicinity.
- (3) The proposed development will be affected by the imminent implementation of the Route 3 - Country Park section project.

**Similar s.16 Applications within the same “AGR” 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/931 | Proposed Temporary Vehicle Repair Workshop and Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 3 Years | 11.11.2022 |
| A/YL-KTS/1064 | Proposed Temporary Vehicle Repair Workshop for a Period of 3 Years | 2.5.2025 |

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots 460 RP and 461 RP both in D.D. 103 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;
- Lot 461 RP in D.D. 103 is covered by Short Term Waiver (STW) No. 2784 for the purpose of “Ancillary use to open storage of left-hand drive vehicles”. If the planning application is approved, the 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 an STW to permit the structure(s) erected within Lot 460 RP in D.D.103. 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 by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
- advisory comments are in **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

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

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 IV**.

3. 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;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to submit a drainage proposal and to implement

and maintain the drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and

- advisory comments are in **Appendix IV**.

4. **Fire Safety**

Comments of the Director of Fire Services:

- no objection in principle to the application subject to the fire service installations and water supplies for firefighting being provided to his satisfaction; and
- advisory comments are in **Appendix IV**.

5. **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 Site is mainly located in an area of miscellaneous rural fringe landscape character comprising temporary structures, car parking, village houses and scattered tree groups. The proposed use is not incompatible with the surrounding landscape setting of the area;
- based on the site photos, the Site is hard paved with some temporary structures. Some existing trees of common species are observed along the northeastern site boundary. According to Planning Statement, no tree felling/filling of land is required. Significant adverse landscape impact on landscape resources arising from the proposed use is not anticipated; and
- advisory comments are in **Appendix IV**.

6. **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 IV**.

7. **Building Matters**

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

- no objection to the application;
- there is no record of approval by the Building Authority for the existing structures at

the Site;

- it is noted that three structures are proposed in the application; and
- advisory comments are in **Appendix IV**.

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 IV**:

- 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 Site;
- (b) 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;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - 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 an STW to permit the structure(s) erected within Lot 460 RP in D.D.103. 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 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 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;
- (e) 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 the Site and Kam Tin Road, including the existing local track; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (f) to note the comments of the Director of Fire Services that:
 - in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised that the layout plans should be drawn to

scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and

- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant shall seek comments and approval for any proposed tree works from the relevant departments;
- (h) to note the comments of the Director of Environmental Protection that:
- noisy activities shall be conducted in places as far as possible from noise-sensitive uses (e.g., residential buildings) where practicable;
 - for areas where repairing activities will be conducted shall be paved with concrete;
 - 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, in particular the Cap. 400 Noise Control Ordinance;
- (i) 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 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;
- (j) to note the comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, HyD that the upcoming construction works of Northern Link (NOL) Main Line project for any possible interface which the construction of NOL Main Line would commence in 2025 for completion in 2034 shall be taken into account; and
- (k) to note the comments of the Commissioner of Police that:
- the proposed use shall not cause traffic congestion; and
 - any vehicles or parts of vehicle or articles shall not be parked/placed outside the Site.