

2025年 2月 3日
此文件在 收到・城市規劃委員會
只會在收到所有相關的資料及文件後才正式確認收到
申請

The application received on 3 FEB 2025.
The Board will formally acknowledge
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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-KTs/1061
	Date Received 收到日期	3 FEB 2025

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

1. Name of Applicant 申請人姓名/名稱

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

Dragon Earner Limited

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

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

Aikon Development Consultancy Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 401(Part), 404(Part), 405 RP(Part), 406 RP, 408 RP(Part), 409 and 410(Part) in D.D. 106, Pat Heung, 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 1,486 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 60 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)	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"
(f) Current use(s) 現時用途	With Temporary Structures (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 at14/01/2025..... (DD/MM/YYYY), this application involves a total of1..... "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 notified1..... “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)
1	Lots 401, 404, 405 RP, 406 RP, 408 RP, 409 and 410 in D.D. 106	13/01/2025

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

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

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

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

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

Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office 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 1,426sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 60sq.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 60sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 60sq.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)

Please see the attached Planning Statement.

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

Private Car Parking Spaces 私家車車位

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) 9 (Freezer Vehicle)

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

	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) 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)
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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	<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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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）。

Please refer to the attached Planning Statement.

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

.....
Thomas LUK

Name in Block Letters

姓名（請以正楷填寫）

Planning Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)

專業資格

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

Others 其他

on behalf of
代表

Aikon Development Consultancy Limited

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

Date 日期

14/01/2025

(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 <u>as far as possible</u> . 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 401 (Part), 404 (Part), 405 RP (Part), 406 RP, 408 RP(Part), 409 and 410 (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories 新界元朗錦上路丈量約份第106約地段第401號(部分)、第404號(部分)、第405號餘段(部分)、第406號餘段、第408號餘段(部分)、第409號及第410號(部分)
Site area 地盤面積	1,486 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 錦田南分區計劃大綱核准圖 (編號：S/YL-KTS/15)
Zoning 地帶	"Other Specified Uses" annotated "Rural Use" 「其他指定用途」註明「鄉郊用途」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office for a Period of 3 Years 臨時私人停車場 (只限冷藏車) 連附屬辦公室 (為期3年)

(i) <input type="checkbox"/> Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N / <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N / <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	60 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.04 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) <input type="checkbox"/> No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	4	
(iii) <input type="checkbox"/> Building height/No. of storeys 建築物高度／層數	Domestic 住用	N / <input type="checkbox"/> (Not more than 不多於) m 米	
		N / <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	2.6 <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) <input type="checkbox"/> Site coverage 上蓋面積	4 % <input type="checkbox"/> About 約		
(v) <input type="checkbox"/> 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 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) <u>9 (Freezer Vehicle)</u> _____ _____		9
	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		
	<u>Chinese</u> 中文	<u>English</u> 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, Lot Index Plan extract, Outline Zoning Plan extract, Indicative Layout Plan, Drainage Proposal, Site Photos		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input 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"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



Section 16 Planning Application

Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office for a Period of 3 Years

Lot Nos. 401 (Part), 404 (Part), 405 RP (Part), 406 RP, 408 RP (Part), 409 and 410 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories

Planning Statement

Prepared by
Aikon Development Consultancy Ltd.

January 2025

EXECUTIVE SUMMARY

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

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 401 (Part), 404 (Part), 405 RP (Part), 406 RP, 408 RP (Part), 409 and 410 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories (hereinafter referred to “the Application Site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board.

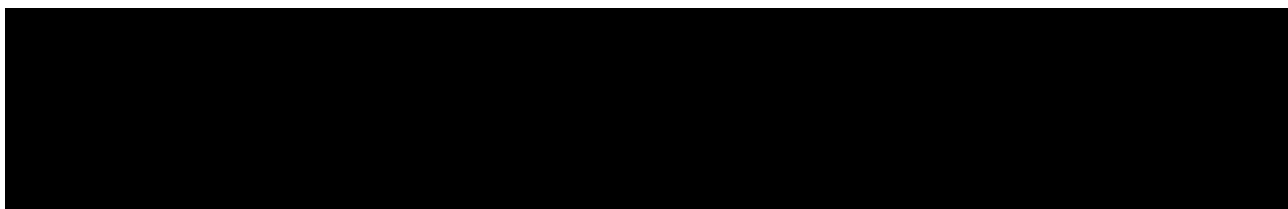
The Application Site falls within area zoned “Other Specified Uses (Rural Use)” on the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 which was gazetted on 21.12.2018. According to the Notes of the Current OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. In this connection, the Applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of three years.

The Application Site has a total area of approximately 1,486m². The proposed use aims to provide 9 car parking spaces (7m x 3.5m each) with ancillary site offices for management of freezer vehicles only. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) The proposed use supports the local industry by providing a proper and regulated private vehicle park for freezer vehicles in an accessible and suitable location;*
- (b) The Application Site has long been paved and utilized for related uses. The Current Application involves no substantial change in physical setting but represents a reduction in development intensity compared to previous uses. The Current Application allows for the optimization of valuable land resources due to its advantageous position and the exceptionally physical state;*
- (c) The proposed use will continue to be compatible with the existing land uses in the immediate vicinity which have long been utilized by open storage, warehouses and other rural use that are similar to the proposed use;*
- (d) Temporary nature of the proposed use will not jeopardize nor pre-empt the long-term planning intention of “OU(Rural Use)” zone or any planned infrastructural development (if any) in future;*
- (e) No adverse traffic impact shall be anticipated since the number of trips generated by the proposed use will not be significant, there are minimal daily trips generation of vehicles to /from the Application Site for the proposed use;*
- (f) There will be no adverse effect on the landscape character of the area, as the surrounding landscape is expected to remain unchanged. The proposed use will utilize existing vacant land for parking without altering the overall setting; and*
- (g) The Application Site has been paved and utilized for similar use for more than 10 years.*

No adverse drainage impact nor flooding problems is envisaged.

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



行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作臨時私人停車場（只限冷藏車）連附屬辦公室（為期3年）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界元朗錦上路丈量約份第106約地段第401號(部分)、第404號(部分)、第405號餘段(部分)、第406號餘段、第408號餘段(部分)、第409號及第410號(部分)（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點於2018年12月21日刊憲的錦田南分區計劃大綱核准圖（編號S/YL-KTS/15）中被劃定為「其他指定用途」註明「鄉郊用途」。根據現行分區計劃大綱圖的註釋，任何土地或建築物的臨時用途或發展，如為期不超過三年，須向城市規劃委員會申請規劃許可。

申請地點的面積約為1,486平方米。擬議用途旨在提供停車位（每個7m x 3.5m）及附屬辦公室，僅用於管理冷藏車。此規劃報告書內詳細闡述擬議用途的規劃理據，當中包括：-

- (一) 擬議用途在便捷及合適的地點，為冷藏車車輛提供妥善及受規管的私人停車場，支持本地產業；
- (二) 申請地點早已鋪設路面並作相關用途。該申請並不會對現場環境造成重大改變，與之前的用途相比，發展密度亦有所降低。考慮其優越的地理位置和特殊的實際狀況，該申請可優化及善用寶貴的土地資源；
- (三) 擬議用途將繼續與鄰近地區的現有土地用途相容，該地區長期以來一直使用露天貯物、倉庫及其他與擬議用途類似的鄉郊用途；
- (四) 擬議用途的臨時性質不會損害或妨礙「其他指定用途（鄉郊用途）」地帶的長遠規劃意向或日後任何已規劃的基礎設施發展（如有）；
- (五) 由於擬議用途所產生的交通流量不大，每日往返申請地點的車輛數目極少，因此預期不會對交通造成不良影響；
- (六) 由於周邊景觀預計將保持不變，因此擬議用途不會對該地區的景觀特色造成不利影響。擬議用途將利用現有空地作停車場，不會改變整體環境；
- (七) 申請地點已鋪設路面並用作類似用途超過十年。預計不會對排水造成不良影響，亦不會有水浸問題。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員酌情考慮批准該申請作臨時三年擬議用途。

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1 INTRODUCTION

1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 401 (Part), 404 (Part), 405 RP (Part), 406 RP, 408 RP (Part), 409 and 410 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories (hereinafter referred to “the Application Site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the Application Site involves.

1.1.2 The Application Site falls within area zoned “Other Specified Uses (Rural Use)” on the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 which was gazetted on 21.12.2018 (hereinafter referred to as “the Current OZP”) (please refer to **Figure 3**). According to the Covering Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the Applicant wishes to seek planning permission from the Board for the proposed use on a **temporary basis of three years**.

1.1.3 Prepared on behalf of *Dragon Earner Limited* (hereafter referred to as “the Applicant”), *Aikon Development Consultancy Limited* have been commissioned to prepare and submit the current application.

1.2 Objectives

1.2.1 The current application strives to achieve the following objectives:-

- (a) *To be given an opportunity to the Applicant to utilise the Application Site for the proposed use under the circumstances that it would provide a proper and regulated private vehicle park to serve the local industry;*
- (b) *To maximize land utilization in an area with great locational advantage in terms of the proximity to the Kam Sheung Road; and*
- (c) *To induce no adverse traffic, environmental, drainage nor infrastructural impacts on its surroundings.*

1.3 Structure of the Planning Statement

1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the Application Site in terms of the current

land-use characteristics and neighbouring developments. Planning context of the Application Site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location and Current Condition of the Application Site

2.1.1 The Application Site covers an area of about 1,486m². The Application Site is paved, fenced off and erected with temporary structures. The location of the Application Site is shown in **Figure 1** whilst **Figure 2** indicates the relevant private lots which the Application Site involves.

2.1.2 As shown on **Figure 1**, the Application Site is situated to the west of Kam Sheung Road and is accessible via a local track that leads directly to the road. The current condition of the Application Site is presented in **Illustration 1**.

2.2 Surrounding Land-use Characteristics

2.2.1 The surrounding areas are rural in character intermixed with open storage, warehouses, workshops and some temporary structures and vacant land. To the north of the Application Site is a warehouse. To the east of the Application Site are temporary structures. To the south of the Application Site is a nullah.

3 PLANNING CONTEXT

3.1 The Current OZP

3.1.1 The Application Site currently falls within an area zoned “OU(Rural Use)” on the Current OZP (please refer to **Figure 3**). The planning intention of “OU(Rural Use)” zone is *“primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view to upgrading or improving the area or providing support to the local communities.”*

3.1.2 As stipulated in (11)(b) of the covering Notes of the Current OZP, *“...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”*. In this connection, the proposed use requires planning permission from the Board.

3.2 Previous Planning Applications

3.2.1 The Application Site is subject to three previous planning applications (No. A/YL-KTS/485, 558 and 751) for relevant use. **Table 3** encapsulates details of these previous planning applications. The previous planning application no. A/YL-KTS/751 (i.e. Temporary Open Storage of Freezer Vehicles, Air-conditioned Compartments and Spare Parts of Cooling Machinery Components for Vehicles for Sale, and Installation and Maintenance Workshop for Freezer Vehicles for a Period of 3 Years) was approved by the Board on 2.3.2018.

Table 1: Previous Planning Application at the Application Site

Application No.	Proposed Use(s)	Date of Decision	Decision
A/YL-KTS/485	Proposed Temporary Open Storage of Freezer Vehicles, Air-conditioned Compartments and Spare Parts of Cooling Machinery Components for Vehicles for Sale, and Installation and Maintenance Workshop for Freezer Vehicles for a Period of 3 Years	15.01.2010	Approved with conditions on temporary basis

Application No.	Proposed Use(s)	Date of Decision	Decision
A/YL-KTS/558	Temporary Open Storage of Freezer Vehicles, Air-conditioned Compartments and Spare Parts of Cooling Machinery Components for Vehicles for Sale, and Installation and Maintenance Workshop for Freezer Vehicles for a Period of 3 Years	18.05.2012	Approved with conditions on temporary basis
A/YL-KTS/ 751	Temporary Open Storage of Freezer Vehicles, Air-conditioned Compartments and Spare Parts of Cooling Machinery Components for Vehicles for Sale, and Installation and Maintenance Workshop for Freezer Vehicles for a Period of 3 Years	02.03.2018	Approved with conditions on temporary basis

4 DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 The Application Site has an area of about 1,486m² (**Figure 2** refers). It is proposed to utilise the Application Site for the proposed use (i.e. Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office for a Period of 3 Years).
- 4.1.2 A total of 9 parking spaces for freezer vehicles (Dimension: 7m(L) x 3.5m(W)) are proposed at the Application Site. All parking spaces are situated in open area and the indicative layout is presented in **Figure 4**. There are four converted containers (6.1m(L) x 2.45m(W) x 2.6m(H)) serving as ancillary site offices for the proposed use. The 4 temporary structures are of 1-storey with a total GFA of about 60m².
- 4.1.3 The proposed private vehicle park will be restricted to freezer vehicles only. The type of freezer vehicles is similar to Light Goods Vehicle standard (see **Photo 1**). No cleaning or workshop activities will be carried out at the Application Site and no vehicles exceeding 5.5 tonnes will enter the Site. The operation hours are proposed to be 24 hours daily, Monday to Sunday (including public holidays).



Photo 1. Type of Freezer Vehicle for the Proposed Use

- 4.1.4 The Indicative Layout Plan is shown on **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 2**.

Table 2: Proposed Key Development Parameters

Items	Design Parameter(s) (About)
Total Site Area	About 1,486m ²
Covered Area	About 60m ² (About 4%)
Uncovered Area	About 1,426m ² (About 96%)
Proposed Use(s)	Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office for a Period of 3 Years
Structure No(s).	4 (Ancillary Site Office) (6.1m(L) x 2.45m(W) x 2.6m(H))
Total Floor Area	About 60m ²
No. of Parking Spaces	9 (7m x 3.5m for Freezer Vehicles)
Operation Hours of the Private Vehicle Park	24 hours, Monday to Sunday (including public holidays)
Ingress/Egress	About 8m wide

4.2 Vehicular Access and Parking Arrangement

4.2.1 Currently, an ingress/egress point with a width of approximately 8m is provided at the northern boundary of the Application Site, connecting to a local track leading to Kam Sheung Road. It is proposed to make use of the existing ingress/egress point vehicular access. There is sufficient space are allocated for manoeuvring and waiting, thus preventing any potential queuing of vehicles back onto Kam Sheung Road. Additionally, traffic management measures are in place, including signage at the ingress/egress point (See **Illustration 1-I**).

4.2.2 There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is allowed throughout the Application Site, and no waiting or queuing of vehicles along Kam Sheung Road will arise under any circumstances. The dimension of private car parking space complies with the requirements stipulated in the Hong Kong Planning Standards and Guidelines.

4.3 Traffic Considerations

4.3.1 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Table 3: Average Traffic Generation and Traffic Generation Rate at Peak Hours

	Traffic Generation at Peak Hours (pcu)	Traffic Attraction at Peak Hours (pcu)	Trip Generation Rate (pcu/parking space)	Trip Attraction Rate (pcu/parking space)
Proposed Temporary Private Vehicle Park (Freezer Vehicles) - 9 CPS	5	5	0.56	0.56

- 4.3.2 As shown in **Table 3**, no significant increase in traffic trip rate is anticipated. Considering the nature of the proposed use is to serve insignificant amount of freezer vehicles (9 nos.), which entering/leaving the Application Site is not frequent per day, it should induce no significant negative impacts on the traffic network of the area. The traffic management measures proposed in **Section 4.4** would be implemented to manage the proposed use.

4.4 Pedestrian Safety and Traffic Management Measures

- 4.4.1 The proposed use aims to provide a proper and regulated vehicle park for management of freezer vehicles only. The surrounding area that is predominately serving rural use is observed with limited traffic flow and low pedestrian flow. As evidenced in **Illustration 1**, existing traffic management measures are already available including the installation of traffic signs at the ingress/egress of the Application Site. Considering limited parking spaces (9 nos.) and existing traffic safety measures are available, the proposed use should not affect pedestrian safety.

- 4.4.2 To ensure the proposed use will not induce additional adverse traffic impact on the surrounding road network and affect pedestrian safety, The Applicant also undertakes to strictly monitor the proposed private vehicle park and implement the following management measures:-

- No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the Application Site at any time;
- Only LGV as defined in the Road Traffic Ordinance are allowed to be parked on or enter/exit the Application Site at any time; and
- No car washing, vehicle repairing, inspection, dismantling, paint spraying or other workshop activities is allowed on the Application Site at any time.

4.5 Landscape and Visual Aspect

- 4.5.1 The Application Site is fully paved without vegetation. It was previously utilised as freezer vehicles-related uses (i.e. temporary open storage of freezer vehicles, air-conditioned compartments and spare parts of cooling machinery components for vehicles for sale, and installation and maintenance workshop for freezer vehicles). Boundary fencing has been erected since previous planning approvals and has been well-maintained (**Illustration 1** refers). Comparing to the previous uses, the proposed use involves a significant reduction in cover area and development intensity and served for a private vehicle park for 9 freezer vehicles only. No noise or visual impact is anticipated.

4.6 Provision of Drainage Facilities

- 4.6.1 The Application Site is a paved, flat land surrounded by natural drainage, including an existing nullah to the south. The flat terrain has not experienced flooding issues since the previous planning approvals. Considering the proposed use involves provision of

9 nos. of parking spaces with ancillary site offices only, no substantial change to current setting is involved and adverse drainage impacts are not anticipated with the proposed use. A drainage proposal has been prepared (**Figure 5** refers), which drainage channel would be implemented to the satisfaction of DSD by way of approval conditions.

4.7 Environmental Considerations

- 4.7.1 The Applicant will adhere to the relevant mitigation measures and requirements outlined in the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimize any potential environmental impacts. Based on this, no adverse environmental impacts are anticipated from the proposed use.

5 PLANNING JUSTIFICATIONS

5.1 Supports the Local Industry by Providing a Proper and Regulated Vehicle Park for Freezer Vehicles at an Accessible and Suitable Location

- 5.1.1 The proposed use intends to establish a private vehicle park specifically designed for freezer vehicles. The Application Site is in close proximity to Kam Sheung Road and is considered an ideal and convenient location, for parking of freezer vehicles. The Application Site has previously received three planning approvals for freezer vehicle-related uses, demonstrating its suitability for freezer vehicles related operations. The proposed use is anticipated to enhance logistics and supply chain efficiency while supporting the food industry and local operations. Given the scarcity of suitable sites for freezer vehicles-related businesses, the proposed use effectively addresses a critical demand within the industry and contributes to the overall sustainability and resilience of local food supply chains.

5.2 No Substantial Change to Current Setting and Allow Optimization of Land Resources

- 5.2.1 The Application Site has long been paved and utilized for industrial undertakings. The Current Application involves no substantial change in physical setting. Compared to previous uses, the proposed use involves a significant reduction in site coverage and development intensity and should induce no significant impact. Considering the previous uses has ceased and the Application Site is current vacant with some temporary structures, the current application allows optimization of valuable land resources due to its advantageous position and the exceptionally physical state.

5.3 Compatible with Existing Land-use Characters of the Locality

- 5.3.1 The immediate surrounding of the Application site is characterised by open storage, warehouses, workshops and some temporary structures and vacant land which are of similar nature to the proposed use. In this regard, the proposed use at the Application Site is deemed compatible with these surrounding land use characters and allowing the proposed use on site should not in any sense pose any interface problems to the locality.

5.4 Temporary Nature Would Not Jeopardize its Planning Intention of “OU(Rural Use)” Zone

- 5.4.1 Notwithstanding the application site falls within “OU(Rural Use)” zone on the Current OZP, temporary nature of the current application will by no means jeopardize the long term planning intention of “OU(Rural Use)” zone.
- 5.4.2 While the subject zone is intended for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view to upgrading or improving the area or providing support to the local communities. As such, the proposed use is considered not to

contravene the planning intention.

- 5.4.3 Moreover, the proposed use in the interim at the Application Site is deemed not unsuitable and is able to continuously and flexibly meet the demands on the proposed use. It is the mere fact that such period of the planning approval could be adjusted by the Board to a period of three years or less, and that a fresh section 16 planning application is required upon its expiry. The entire authority is always from the board that whether a new planning application for the continuation of the proposed use is further allowed or not. In this connection, the temporary nature of the proposed use would not in any sense pose any constraint to jeopardize nor pre-empt the long-term planning intention of OU(Rural Use)" zone.

5.5 No Adverse Traffic Impact

- 5.5.1 The Application site is accessible via Kam Sheung Road, with an existing ingress/egress. Considering the nature of the proposed use is parking of vehicles with a maximum capacity of 9 nos. of vehicles, traffic demand is not as huge as other public vehicle parks or open storage uses. In addition, given the nature of the operations, vehicles would be arrived at designated hours, and advanced arrangement should be made to avoid busy traffic hours. There will only be a small amount of trips generation daily, it is anticipated that vehicles trip due to the operation of the proposed use will be very insignificant to the generation of the overall traffic in the local network.
- 5.5.2 Sufficient area within the Application Site has been provided to ensure smooth manoeuvring within the Application Site. It is anticipated that the proposed use will not generate any queuing back issue and will not significantly affect the ingress/egress to other industrial operation along the existing local track.

5.6 No Adverse Landscape and Visual Impact

- 5.6.1 The Application Site is situated within a predominantly rural landscape, characterized by industrial undertaking and other rural use. The proposed use that provides 9 carparking spaces and 4 ancillary structures of 1 storey is considered minimal from visual point of view. The proposed use would not disturb the integrity of the landscape while accommodating necessary operational needs.

5.7 No Adverse Drainage and Environmental Impact

- 5.7.1 Given that the Application Site and its surrounding land have long been paved and established, there were no floodings problems arising from the Application Site. No adverse drainage impact arising from the proposed use is anticipated. The Applicant is willing to implement the drainage proposal to the satisfaction of the Board/ or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.
- 5.7.2 The Applicant also undertakes to strictly monitor the proposed use and implement management measures of no vehicle without valid licence issued under the Road Traffic Ordinance and no vehicle other than LGVs being allowed to be parked/stored

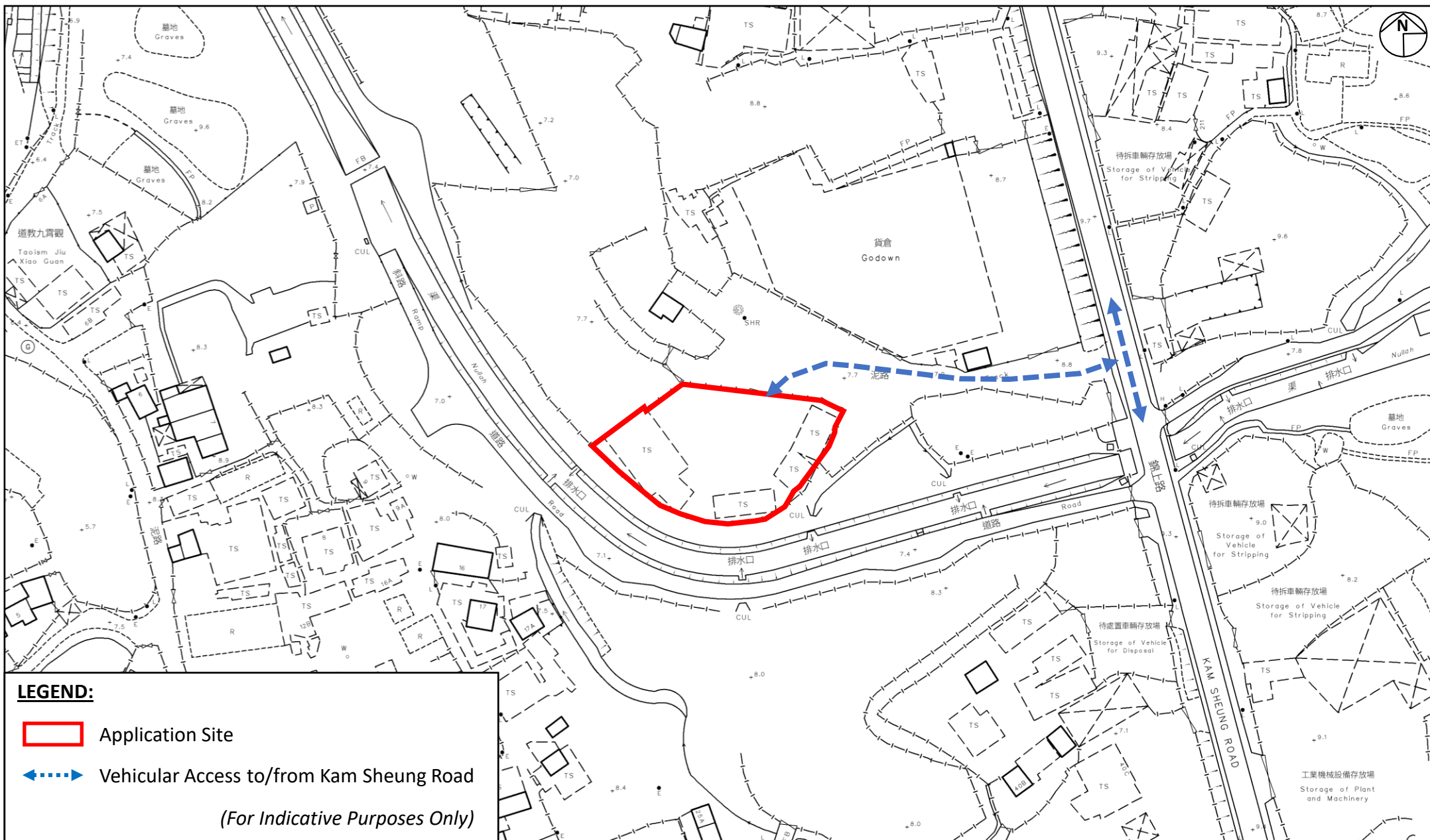
on the Application Site at any time; no car washing, vehicle repairing, inspection, dismantling, paint spraying or other workshop activities. As such, **no adverse environmental impact** and misuse of the temporary private vehicle park is anticipated.

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of a planning application for **Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office for a Period of 3 Years** at Various Lot in D.D. 106, Pat Heung, Yuen Long, New Territories. The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board.
- 6.1.2 The Application Site falls within area zoned “OU (Rural Use)” on the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 which was gazetted on 21.12.2018. According to the Notes of the Current OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. In this connection, the Applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of three years.
- 6.1.3 The Application Site has a total area of approximately 1,486m². The proposed use aims to provide 9 car parking spaces (7m x 3.5m each) with ancillary site offices for management of freezer vehicles only. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) *The proposed use supports the local industry by providing a proper and regulated private vehicle park for freezer vehicles in an accessible and suitable location;*
 - (b) *The Application Site has long been paved and utilized for related uses. The Current Application involves no substantial change in physical setting but represents a reduction in development intensity compared to previous uses. The Current Application allows for the optimization of valuable land resources due to its advantageous position and the exceptionally physical state;*
 - (c) *The proposed use will continue to be compatible with the existing land uses in the immediate vicinity which have long been utilized by open storage, warehouses and other rural use that are similar to the proposed use;*
 - (d) *Temporary nature of the proposed use will not jeopardize nor pre-empt the long-term planning intention of “OU(Rural Use)” zone or any planned infrastructural development (if any) in future;*
 - (e) *No adverse traffic impact shall be anticipated since the number of trips generated by the proposed use will not be significant, there are minimal daily trips generation of vehicles to /from the Application Site for the proposed use;*
 - (f) *There will be no adverse effect on the landscape character of the area, as the surrounding landscape is expected to remain unchanged. The proposed use will utilize existing vacant land for parking without altering the overall setting; and*
 - (g) *The Application Site has been paved and utilized for similar use for more than 10 years. No adverse drainage impact nor flooding problems is envisaged.*
- 6.1.4 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give sympathetic consideration to approve the current application for the proposed use for a temporary period of three years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan No. ags_S00000136733_0001
Figure 3	Extract of Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
Figure 4	Indicative Layout Plan
Figure 5	Drainage Proposal



Project:
 Section 16 Planning Application for Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office for a Period of 3 Years at Lot Nos. 401 (Part), 404 (Part), 405 RP (Part), 406 RP, 408 RP (Part), 409 and 410 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories

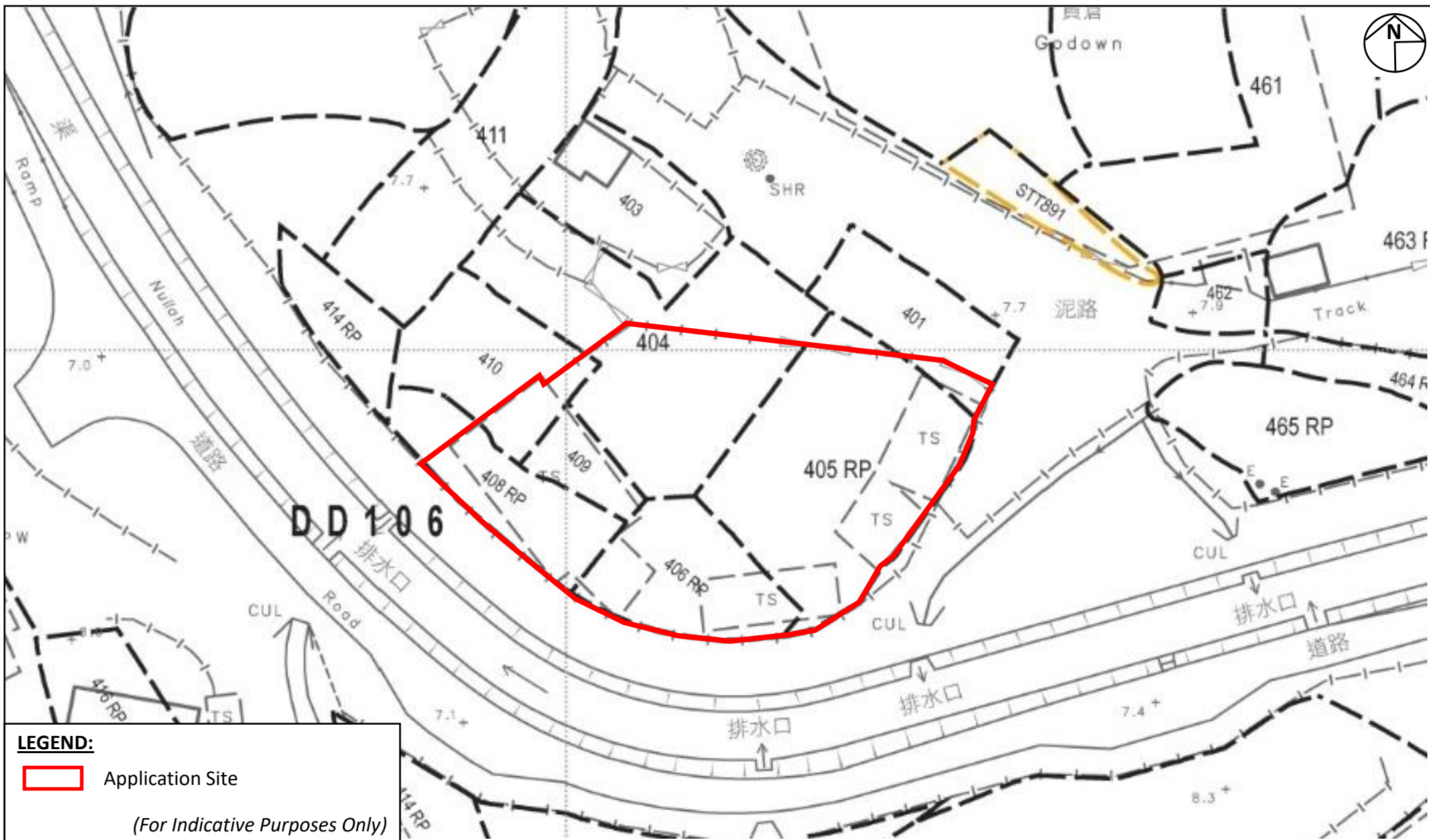
Title:
 Location Plan

Figure:
 1

Scale:
 Not to Scale

Date:
 Jan 2025

Ref.: ADCL/PLG-10307-R001/F001



Project:

Section 16 Planning Application for Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office for a Period of 3 Years at Lot Nos. 401 (Part), 404 (Part), 405 RP (Part), 406 RP, 408 RP (Part), 409 and 410 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories

Title:

Extract of Lot Index Plan
(No. ags_S00000136733_0001)

Ref.: ADCL/PLG-10307-R001/F002

Figure:

2

Scale:

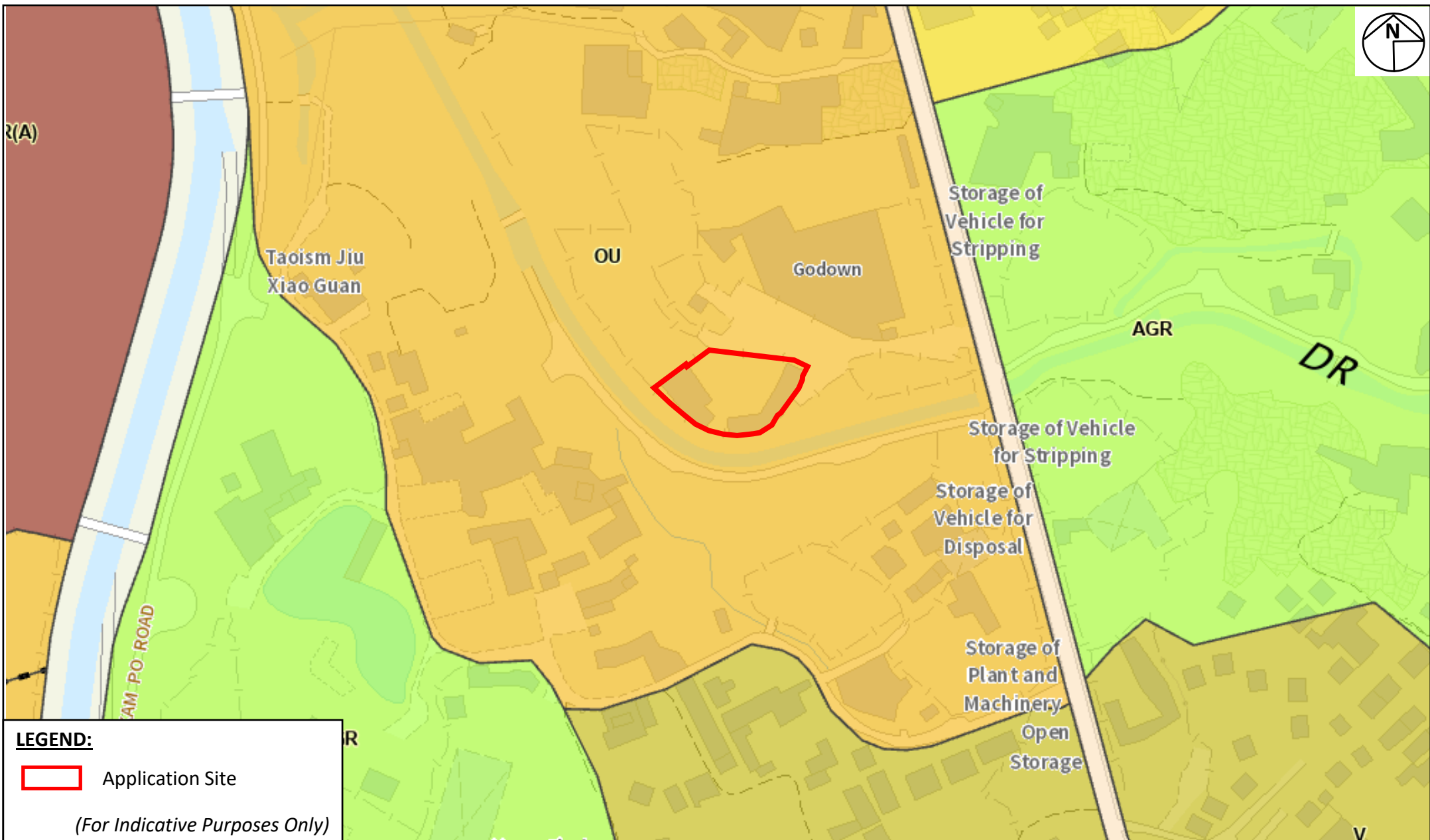
Not to Scale

Date:

Jan 2025



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:

Section 16 Planning Application for Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office for a Period of 3 Years at Lot Nos. 401 (Part), 404 (Part), 405 RP (Part), 406 RP, 408 RP (Part), 409 and 410 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories

Title:

Extract of the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15

Ref.: ADCL/PLG-10307-R001/F003

Figure:

3

Scale:

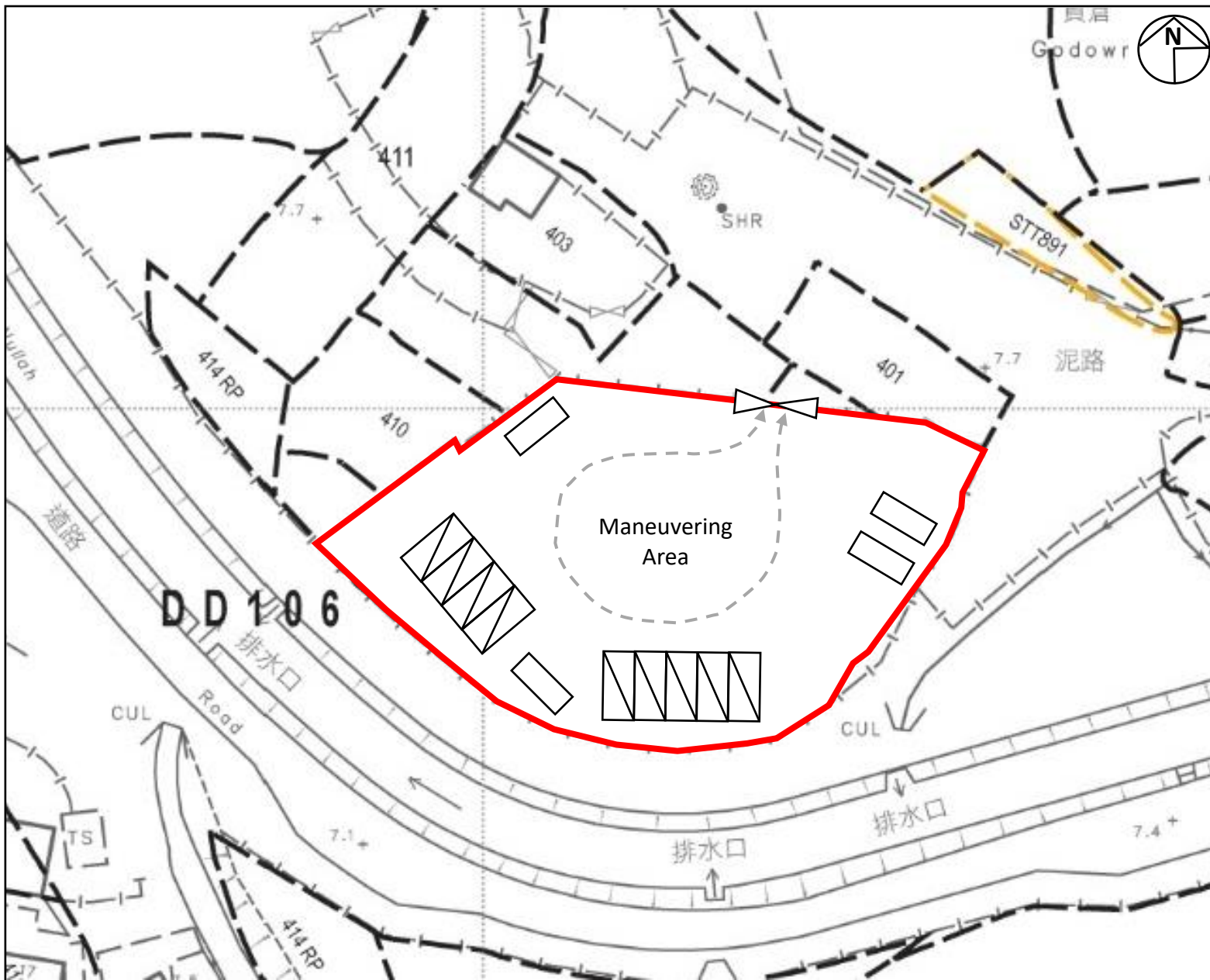
Not to Scale

Date:

Jan 2025



AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

- The Application Site
- Ancillary Site Office
(6.1m(L) x 2.45m(W) x 2.6m(H))
- Private Car Parking Space
For Freezer Vehicles (9 no.)
(7m x 3.5m)
- Ingress/Egress (about 8m)
- Internal Vehicular Access

(For Indicative Purposes Only)

Project:

Section 16 Planning Application for Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office for a Period of 3 Years at Lot Nos. 401 (Part), 404 (Part), 405 RP (Part), 406 RP, 408 RP (Part), 409 and 410 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories

Title:

Indicative Layout Plan

Figure:

4

Scale:

Not to Scale

Date:

Jan 2025

Ref.: ADCL/PLG-10307-R001/F004



AIKON DEVELOPMENT CONSULTANCY LTD.

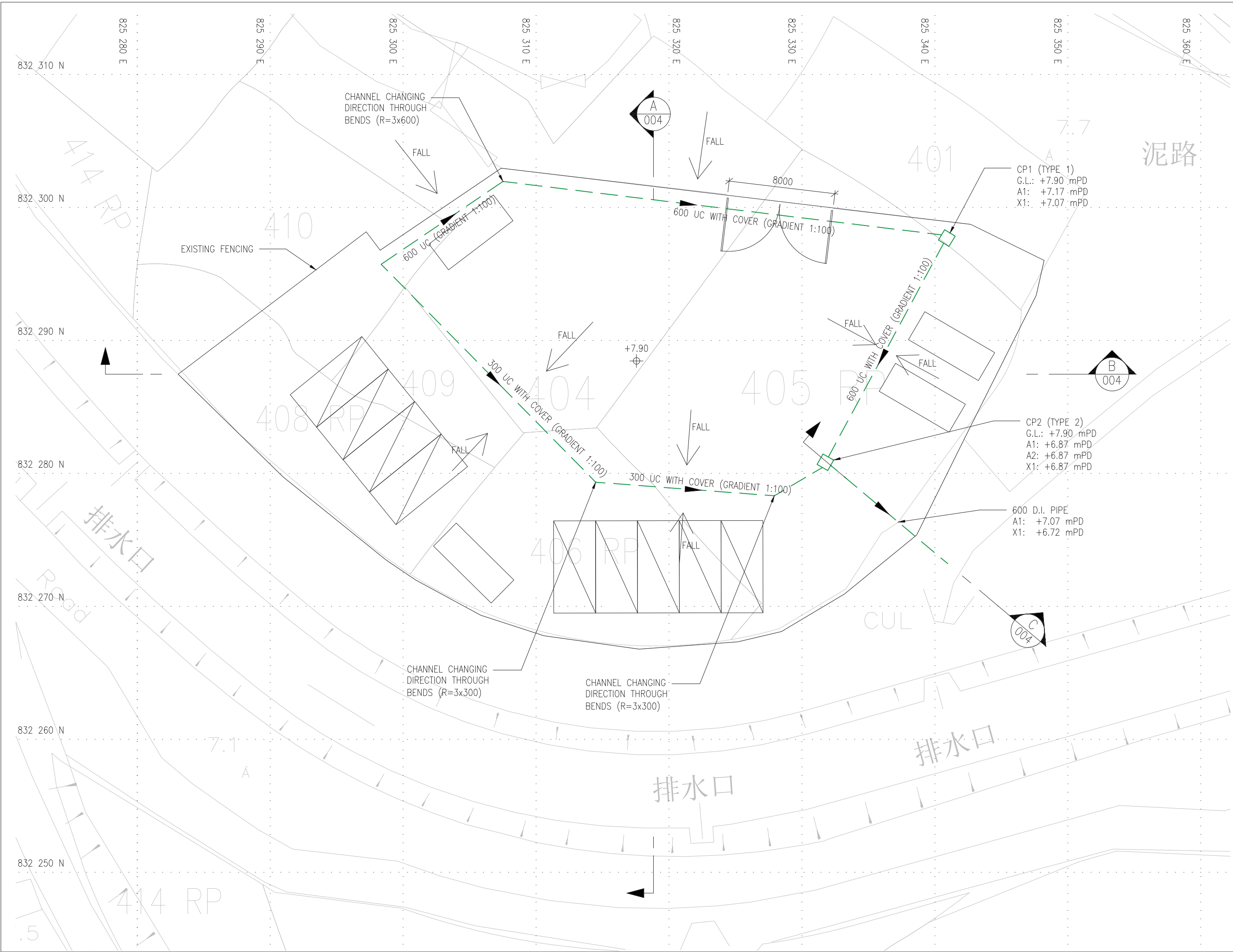
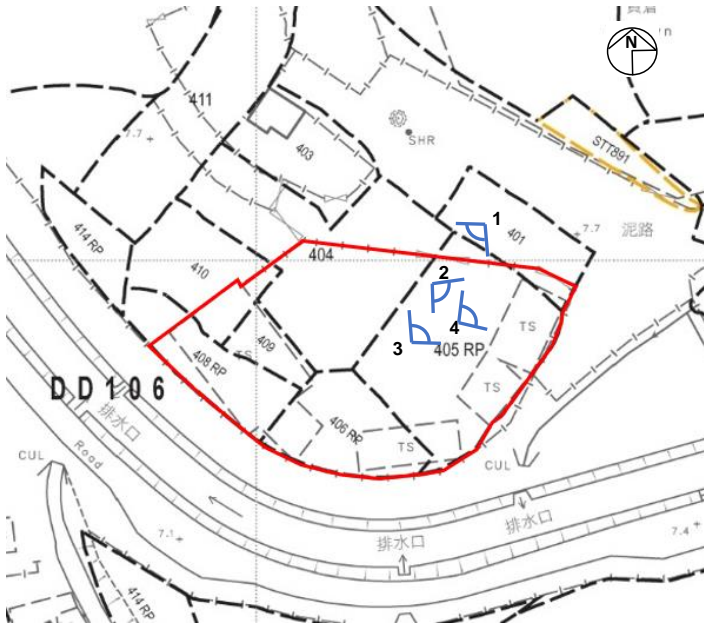


Figure 5
Drainage Proposal

List of Illustrations

Illustration 1	Current Condition of the Application Site
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LEGEND:

The Application Site ↗ Viewpoint

(For Identification Only)



Project:

Section 16 Planning Application for Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office for a Period of 3 Years at Lot Nos. 401 (Part), 404 (Part), 405 RP (Part), 406 RP, 408 RP (Part), 409 and 410 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories

Title:

Existing Condition of the Application Site

Illustration:

1

Scale:

N.A.

Date:

Jan 2025

Ref.: ADCL/PLG-10307-R001/I001



AIKON DEVELOPMENT CONSULTANCY LTD.

Date : 6th February, 2025
Our Ref. : ADCL/PLG-10307/L002

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

By Hand

Dear Sir/Madam,

**Re: Section 16 Planning Application for Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office for a Period of 3 Years at Lot Nos. 401 (Part), 404 (Part), 405 RP (Part), 406 RP, 408 RP (Part), 409 and 410 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories
(Planning Application No. A/YL-KTN/1061)**

We refer to our submission (Ref.: ADCL/PLG-10307/L001) and would like to provide the following item and clarifications to facilitate the considerations by the TPB.

- i. Replacement pages of the Application Form (P. 11).

We would like to clarify that the proposed use involves four ancillary site offices designed to provide indoor workspace for administrative staff, supporting the overall operation. Considering the proposed use involves four parties managing of freezer vehicles, as such, four ancillary site offices are proposed to facilitate their management. According to the Applicant, the overall operation will require nine vehicle parking spaces, which are deemed sufficient to meet operational needs and respond effectively to current market demands.

The proposed use does not include a resting area, and there will be no overnight stays on the application site. Any activities not covered by this application will be discontinued, and the Applicant is committed to ensuring that no workshop activities or open storage uses is permitted at the application site.

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

Yours faithfully,
Aikon Development Consultancy Limited



Encl.
cc. Client

☐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
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。

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。

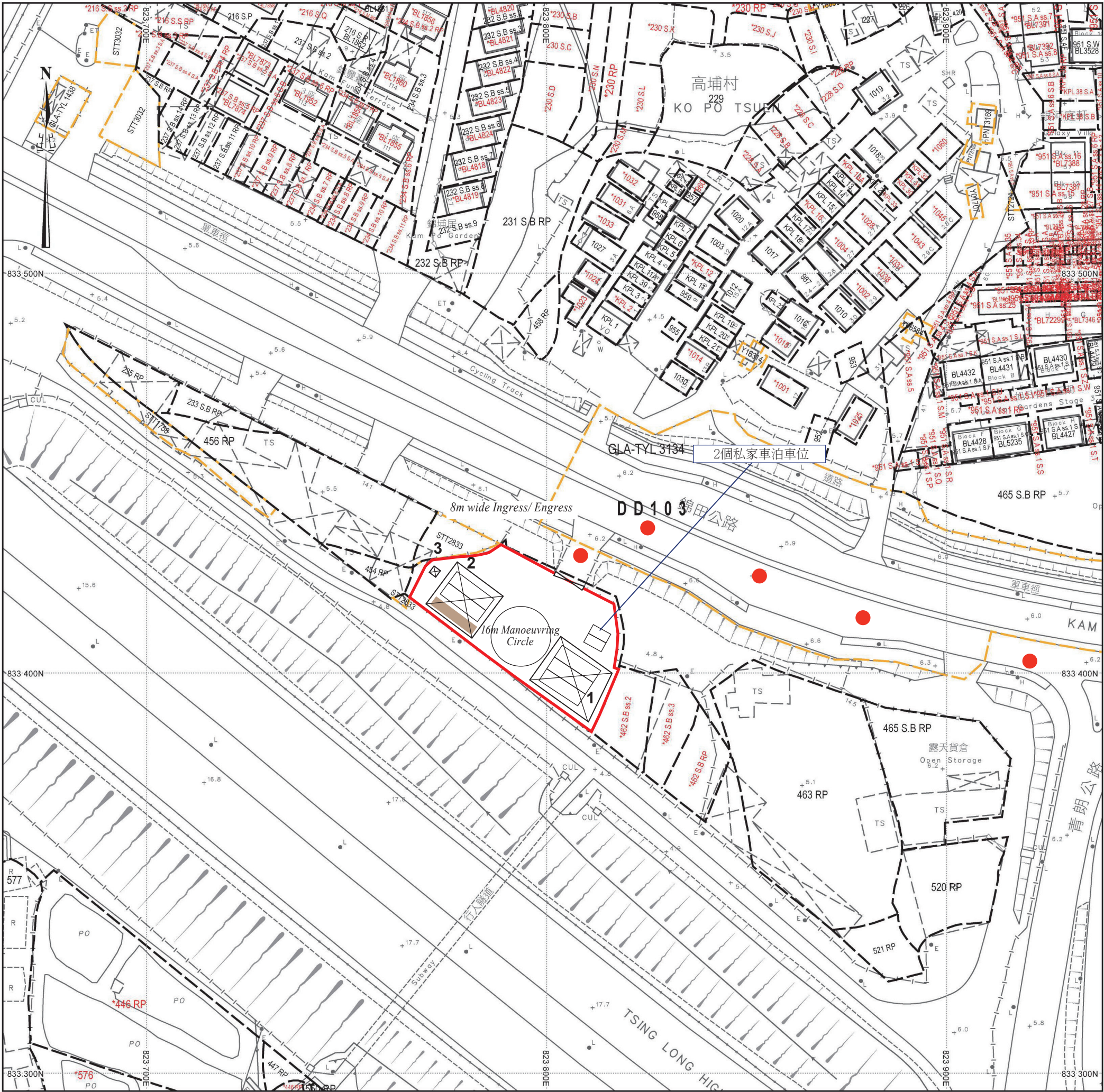
總括而言，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

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

**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/136 [#]	Open Storage of Vehicles/Spare Parts and Construction Machinery	25.9.1998 (approved for 2 years) (RNTPC)
A/YL-KTS/204 [#]	Temporary Open Storage of Vehicles/Spare Parts, Construction Machinery and Bamboo	3.3.2000 (approved for 3 years) (RNTPC) [revoked on 3.12.2000]
A/YL-KTS/220 [#]	Temporary Open Storage of Vehicle/ Spare Parts, Construction Machinery and Bamboo and Container Trailer Park for 3 Years	28.7.2000 (RNTPC)
A/YL-KTS/298 [#]	Temporary Open Storage of Container Trailers for Sale, Vehicle/Spare Parts and Construction Materials for 3 Years	15.8.2003 (RNTPC)
A/YL-KTS/333 [#]	Temporary Open Storage of Container Trailers for Sale, Vehicles/Spare Parts and Construction Materials and Vehicle Repair Workshop for a Period of 18 Months	28.1.2005 (RNTPC)
A/YL-KTS/371 [#]	Temporary Open Storage of Container Trailers for Sale, Vehicle/Spare Parts and Construction Materials for a Period of 2 Years	16.6.2006 (RNTPC)
A/YL-KTS/427 [^]	Renewal of Planning Approval for “Temporary Open Storage of Container Trailers for Sale, Vehicle/Spare Parts and Construction Materials” Uses for a Period of 2 Years	6.6.2008 (RNTPC)
A/YL-KTS/485 [^]	Proposed Temporary Open Storage of Freezer Vehicles, Air-conditioned Compartments and Spare Parts of Cooling Machinery Components for Vehicles for Sale, and Installation and Maintenance Workshop for Freezer Vehicles for a Period of 3 Years	30.4.2010 (approved for 18 months) (TPB upon review) [revoked on 15.3.2011]
A/YL-KTS/558 [^]	Temporary Open Storage of Freezer Vehicles, Air-conditioned Compartments and Spare Parts of Cooling Machinery Components for Vehicles for Sale, and Installation and Maintenance Workshop for Freezer Vehicles for a Period of 3 Years	18.5.2012 (RNTPC) [revoked on 18.11.2012]
A/YL-KTS/751 [^]	Temporary Open Storage of Freezer Vehicles, Air-conditioned Compartments and Spare Parts of Cooling Machinery Components for Vehicles for Sale, and Installation and Maintenance Workshop for Freezer Vehicles for a Period of 3 Years	2.3.2018 (RNTPC) [revoked on 2.9.2019]

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

[^] The Site was zoned “Other Specified Uses” annotated “Rural Use” at the time of consideration

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no adverse comment from traffic engineering perspective; and
- advisory comments are at **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;
- HyD shall not be responsible for the maintenance of the proposed access connecting the application site (the Site) to Kam Sheung Road;
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- advisory comments are at **Appendix V**.

2. Drainage

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

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

3. Fire Safety

Comments of the Director of Fire Services:

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

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- there was no environmental complaint concerning the Site received in the past three

years; and

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

5. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no adverse comment on the application from nature conservation perspective; and
- the applicant shall avoid polluting or disturbing the adjacent watercourse during operation should the application be approved.

6. **Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- according to the aerial photo, the Site is located in a miscellaneous rural fringe landscape character comprising open storage, car parking, temporary structures and scattered tree groups. The Site is hard paved with some temporary structures and no significant landscape resources is observed within the Site. The proposed use is not incompatible with surrounding landscape character; and
- based on the site photos, the Site is hard paved with some temporary structures. No existing tree is observed within the Site. Significant adverse impact on existing landscape resources is not anticipated.

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 granted by the Building Authority for the existing structures at the Site;
- it is noted that four structures are proposed in the application; and
- advisory comments are in **Appendix V**.

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 comment from locals upon close of consultation.

9. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s);
- (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 lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot(s). 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 application site (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 land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - sufficient manoeuvring space shall be provided within the Site; and
 - no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of the proposed access connecting between the Site and Kam Ho Road, including the local track; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - based on the submitted drainage proposal, the applicant is advised that:
 - i. the Stormwater Drainage Manual Corrigendum No. 1/2024 (26 March 2024) for the design calculations should be referred to;
 - ii. the Stormwater Drainage Manual Corrigendum No. 1/2022 should be referred to and the rainfall increase due to climate change for the design calculations

should be taken into account;

- iii. peripheral surface channels along the site boundary to collect the surface runoff accrued on the Site should be provided and intercept the overland flow from the adjacent lands;
- iv. according to drawing no. WAC/24294/C/DRA/002, part overland flow from Lot 404 and 410 (above point E) will be accrued to catchment area 3. The applicant should check and revise;
- v. catchpit at the turning points, between points A & B and points E & F, of the u-channels should be provided;
- vi. the utilisation of 95.75% for the proposed 600 drain pipe is significant high. Larger size pipe should be used to reduce the velocity and minimise the flood risk;
- vii. the channel gradients of 1:100 shown in drawing no. WAC/24294/C/DRA/003 are not tally with the gradients adopted for the design calculations in Appendix B. The applicant should check and clarify; and
- viii. check and ensure the hydraulic capacity of the existing drainage facilities at discharge point is able to cater for the addition flow discharged from the proposed development;

(g) 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;

(h) to note the comments of the Director of Environmental Protection that:

- the applicant shall:
 - i. follow the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites";
 - ii. follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department";
 - iii. provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use;

and

- iv. meet the statutory requirements under relevant environmental legislation;
- (i) to note the comment of the Director of Agriculture, Fisheries and Conservation that the pollution or disturbance to the adjacent watercourse shall be avoided during the operation of the proposed use;
- (j) to note the comments of the Commissioner of Police that the proposed use shall not cause traffic congestion; and
- (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 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.

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

From: [REDACTED]
Sent: 2025-03-04 星期二 02:47:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTS/1061 DD 106 Kam Sheung Road

Dear TPB Members,

957 withdrawn. Back again.

Previous objections relevant and upheld.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 10 April 2023 3:05 AM HKT
Subject: A/YL-KTS/957 DD 106 Kam Sheung Road

Dear TPB Members,

Despite PlanD admitting that "***Since the last two applications were revoked due to non-compliance with the approval conditions in relation to the submission and implementation of landscape, drainage and fire service installations proposals,*** shorter compliance periods were recommended in order to closely monitor the progress of compliance with such approval conditions" members asked no questions on 2 March 2018 and approval was rolled over.

Surprise, surprise, REVOKED ON 2.9.2019:

As the applicant had failed to comply with conditions (g), (h), (k) & (l) satisfactorily by 2.9.2019, the planning permission for the subject application had already been revoked on the same date.

That was over 3 years ago but operation was obviously never suspended as now there is a fresh application. So why has there been no enforcement action taken with regard to unapproved use of the site for so many years?

Once again it is time to remind members of the Judicial Reviews including

Judge Au High Court TPB Country Park Enclaves JR Nov 2017

"The TPB had failed to properly inquire into the matters raised by the above representations as to whether the proposed [village type development] zoning was based on the genuine needs of the indigenous villagers."

"I therefore accept the applicant's submissions that in making the TPB Decision, the TPB had failed to carry out its duty of inquiry in relation to this issue."

Regrettably board members continue to disregard the court rulings safe in the knowledge that these days no citizen dare challenge the failure of both government officials and its appointed boards to observe them.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 29 August 2017 1:12 AM CST
Subject: A/YL-KTS/751 DD 106 Kam Sheung Road

A/YL-KTS/751

Lots in D.D. 106, Kam Sheung Road, Yuen Long

Site area : 1,486 m²

Zoning : "Other Specified Uses" annotated "Rural Use"

Applied : Open Storage of Freezer Vehicles and Parts

Dear TPB Members,

The previous application A/YL-KTS/586 for 1 year was revoked on 21 July 2013

As the applicant had failed to comply with conditions (g) and (i) satisfactorily by 12.7.2013, the planning permission for the subject application had already been revoked on the same date

It would appear that the operation has been ongoing since then without approval.

The development is not in line with the planning intention of "Other Specified Uses" annotated "Rural Use" ("OU(RU)") zone which is primarily for preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view to upgrading or improving the area or providing support to the local communities.

Refrigeration units contain toxic chemicals that can leach into the soil. Storage of such items impact the quality of the soil and render it unsafe for recreational or rural uses. These facilities should be located in custom built industrial estates complete with the appropriate facilities and equipment to deal with toxic elements.

TPB should reject this brownfield use and the Kam Sheung area will soon undergo extensive development for housing and local land uses should be compatible with the emergence of a residential node.

Mary Mulvihill