

此文件在 2026年 3月 1 日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

2026-03-13

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / YL-SK / 452
	Date Received 收到日期	2026-03-13

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

1. Name of Applicant 申請人姓名/名稱

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

Pak Shing Properties Management Limited

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

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

Man Chi Consultants and Construction Limited

3. Application Site 申請地點

(a) <input type="checkbox"/> Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 803 (Part), 804 (Part), and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long
(b) <input type="checkbox"/> Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,295 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,346 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) <input type="checkbox"/> Area of Government land included (if any) 所包括的政府土地面積 (倘有) 278 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Shek Kong Outline Zoning Plan No. S/YL-SK/10
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D)
(f) Current use(s) 現時用途	Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 6/3/2026 (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on _____ (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 Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and 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 1,179 sq.m About 約

Proposed covered land area 擬議有上蓋土地面積 2,116 sq.m About 約

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

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

Proposed non-domestic floor area 擬議非住用樓面面積 2,346 sq.m About 約

Proposed gross floor area 擬議總樓面面積 2,346 sq.m About 約

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

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

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

Private Car Parking Spaces 私家車車位 4

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

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

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

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

Others (Please Specify) 其他 (請列明)

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

(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

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.

本人現准許委員會的轄下人員就這宗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

MAN CHI CONSULTANTS AND CONSTRUCTION LIMITED
敏志顧問及建築工程有限公司

Applicant 申請人 / Authorised Agent 獲授權代理人

[Handwritten Signature]
Authorized Signature(s)

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Man Chi Consultants and Construction Limited

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

Date 日期

5/3/2026

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot Nos.803 (Part), 804 (Part), and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long
Site area 地盤面積	3,295 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 278 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Shek Kong Outline Zoning Plan No. S/YL-SK/10
Zoning 地帶	Residential (Group D)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years

(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/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,346 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.71 <input checked="" 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	3	
(iii) <input type="checkbox"/> Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	7	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) <input type="checkbox"/> Site coverage 上蓋面積	64 %		<input checked="" 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		5
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		4 1(M/HGV)
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2	
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2(M/HGV)	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

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

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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



Section 16 Planning Application

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

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

Planning Statement

Address:

[Redacted Address]

Tel : [Redacted]

Fax : [Redacted]

Email : [Redacted]

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

March 2026

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

The Application Site currently falls completely within an area zoned “Residential (Group D)” (“R(D)”) on the draft Shek Kong Outline Zoning Plan No. S/YL-SK/10. As detailed throughout the Planning Statement, the applied use is well justified on the grounds that:-

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

Address : [REDACTED]
[REDACTED]
地址 : [REDACTED]
Tel [REDACTED] Fax 傳真 : [REDACTED]

Man Chi Consultants and Construction Ltd.
敏志顧問及建築工程有限公司

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

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

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

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

申請地點於石崗分區計劃大綱草圖（編號：S/YL-SK/10）內被劃為「住宅(丁類)」用途。此規劃報告書內詳細闡述申請用途的規劃理據，當中包括：-

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

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

Address : [REDACTED]
[REDACTED]
地址 : [REDACTED]
Tel 電話: [REDACTED] Fax 傳真 : [REDACTED]

Man Chi Consultants and Construction Ltd.
敏志顧問及建築工程有限公司

Table of Contents

1	INTRODUCTION	3
1.1	Purpose	3
1.2	Objectives	3
1.3	Structure of the Planning Statement	3
2	SITE PROFILE	5
2.1	Location and Current condition of the Application Site	5
2.2	Surrounding Land-use Characteristics	5
3	PLANNING CONTEXT	6
3.1	The Current OZP	6
3.2	Previous Planning Applications	6
3.3	Similar Planning Applications	6
4	THE DEVELOPMENT PROPOSAL	8
4.1	Site Configuration and Layout	8
4.2	Operation	9
4.3	Vehicular Access and Parking Arrangement	11
4.4	Traffic Considerations	11
4.5	Landscape Treatment	12
4.6	Provision of Drainage Facilities	12
4.7	Fire Safety Considerations	12
4.8	Environmental Considerations	12
5	PLANNING JUSTIFICATIONS	13
5.1	Previous Approval for the Same Use	13
5.2	Supports the Construction Industry and the Industrial Undertakings in the Area	13
5.3	No Substantial Change to Existing Setting	13
5.4	Regularization of Existing Setting with Proper Planning Control	13
5.5	Applied Use Being Compatible with the Existing Land-use Characters of the Locality	13
5.6	Temporary Nature Would Not Jeopardize its Planning Intention of “R(D)” zone and Allow Optimization of Valuable Land Resources	14
5.7	No Adverse Traffic Impact	14
5.8	No Adverse Drainage Impacts	14
5.9	No Adverse Environmental Impact	15
5.10	No Fire Risk	15
5.11	Not Setting an Undesirable Precedent	15
6	CONCLUSION	16

List of Tables

Table 1	Similar Planning Applications for Uses being similar to the Applied Use covered by the Current OZP
Table 2	Similar Planning Applications for Uses being similar to the Applied Use in R(D)" zone on other OZPs in the recent 10 years
Table 3	Proposed Key Development Parameters
Table 4	Key Development Parameters for the Proposed Structures
Table 5	Traffic Generation/Attraction Rate

List of Figures

Figure 1	The Location Plan
Figure 2	Extract of Lot Index Plan No. ages_ S00000131417_001
Figure 3	Extract of Draft Shek Kong Outline Zoning Plan No. S/YL-SK/10
Figure 4	Indicative Layout Plan

List of Illustrations

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

List of Appendix

Appendix 1	Swept Path Analysis
------------	---------------------

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

1.2 Objectives

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

1.3 Structure of the Planning Statement

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

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

2 SITE PROFILE

2.1 Location and Current condition of the Application Site

2.1.1 As shown in **Figure 1**, the the Application Site is located adjacent to Kam Sheung Road to the south, which connects to Kam Tin Road to the east.

2.1.2 The Application Site covers approximately 3,295m² (including about 278m² of government land). The Application Site is currently utilized as a temporary vehicle assembling and conversion centre with ancillary maintenance workshop and office. The perimeter of the Application Site is primarily enclosed by galvanized sheeting and fencing. As presented in **Illustration 1**, the Application Site features a maintenance workshop and two 2-story ancillary offices. The uncovered area is currently used for parking of vehicles intended for the applied use.

2.1.3 As evidenced in **Illustration 2**, a majority part of the Application Site has been piece of hard-paved land, utilised for open storage and other industrial undertakings which was in existence before the First DPA Plan dated 5.10.1990. Prior to 2014, the Application Site has been utilised for the similar use for open storage and parking of vehicles, with existing structures erected.

2.2 Surrounding Land-use Characteristics

2.2.1 As shown in **Illustration 3**, the locality of the Application Site and surrounding areas are predominately rural in character. The immediate environment surroundings are characterised by various brownfield operations such as open storage, warehouses and temporary structures.

2.2.2 To the east of the Application Site are some open storage uses abutting Kam Sheung Road. To the south of Kam Sheung Road are predominated by temporary structures and industrial uses, such as open storage and warehouse uses. There is also a sewage treatment work situated to the further south of Kam Sheung Road.

3 PLANNING CONTEXT

3.1 The Current OZP

3.1.1 The Application Site currently falls within an area zoned “R(D)” on the Current OZP (please refer to **Figure 4**). According to the notes of the current OZP, this zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

3.1.2 Notwithstanding the applied use is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for “R(D)” zone attached to Notes of the OZP, as stipulated in (11)(b) of the covering notes of the Current OZP, “...Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,...”.

3.2 Previous Planning Applications

3.2.1 The Application Site is subject to a previous planning application (No. A/YL-SK/406) which was approved by the Board on 20.6.2025. The nature of the applied use under the current application is the same as that in the previous planning approval.

3.3 Similar Planning Applications

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

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

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

3.3.2 On the other hand, there are similar applications for applying similar use within or staddles across “R(D)” zone on other OZPs over the past 10 years. **Table 2** illustrate these similar applications. These applications are approved by TPB with conditions on

a temporary basis.

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

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

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The Application Site has a site area of approximately 3,295m² (including about 278m² of government land).
- 4.1.2 The applied use comprises of 3 temporary structures (**Figure 4** refers). The temporary vehicle assembling and conversion centre with ancillary maintenance workshop (i.e. Structure B3) is of 1 storey (not more than 7m) with a covered area of 1,886m². It is proposed to retain most of the existing building envelope of Structure B3. Two 2-storey temporary ancillary office (not more than 6m) with a total GFA of 460m² (i.e. Structure B1 and B2) are proposed for general administrative work, storage and supporting use (**Table 3** and **4** refer). Sufficient manoeuvring space (20m diameter) would be provided within the Application Site, ensuring no queuing back of vehicles along Kam Sheung Road and further minimising any traffic impact.
- 4.1.3 The open area within the Application Site will be utilised for loading and unloading and parking of vehicles. The Applicant will ensure that the short-stay vehicles will not give rise to any internal traffic conflict within the open area.
- 4.1.4 The application site is a paved flat land, as such, no filling or excavation of land is involved for the temporary structures. The applied use is not intended to support port back-up uses and it does not involve storage of dangerous goods.
- 4.1.5 The current application seeks to regularise most of the existing structure (i.e. Structure B3) which was in existence before 2017. The applicant is committed to removing existing unauthorized structures and ceasing unlawful occupation outside the application site boundary. The Applicant will apply to the Lands Department for a Short-Term Waiver and Short-Term Tenancy to permit the structure(s) erected within the private lots and the occupation of Government land within the application site boundary upon approval of the current application.

Table 3: Proposed Key Development Parameters

Total Site Area	About 3,295m ² (including 278m ² of government land)
- Covered Area	About 2,116m ² (about 64%)
- Uncovered Area	About 1,179m ² (about 36%)
Total Plot Ratio	About 0.71
Total Gross Floor Area	About 2,346m ²
- Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop	About 1,886m ²
- Ancillary Office	About 460m ²
Total No of Structures	3
- Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop	1
- Ancillary Office	2
No. of Storey Building Height	Not Exceeding 2 storeys Not more than 7m
Site Coverage	About 64%
No. of Vehicle Parking Spaces	
- Private Cars	4
- Medium/Heavy Goods Vehicles	1
No. of Loading and Unloading	
- Medium/Heavy Goods Vehicles	2
Ingress/Egress	About 11 m wide

Table 4: Key Development Parameters for the Proposed Structures

Structure	Uses	Floor Area (About)	No. of Storey	Building Height
B1	Ancillary Office	230m ²	2	6m
B2	Ancillary Office	230m ²	2	6m
B3	Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop	1,886m ²	1	7m
	Total	2,346m ²		

4.2 Operation

- 4.2.1 The applied use involves the alteration of truck vehicles through the assembly of lorry cranes to support the construction industry. Truck vehicles arriving at the application site will be stored and modified to incorporate lorry cranes. The maintenance workshop also provides a covered area for assembling works and equipment storage, including lorry cranes, materials, machinery and tools. All materials and equipment stored on-site will be non-polluting and non-hazardous. All storage of materials and equipment will be ancillary to the applied use.

- 4.2.2 Lorry cranes, materials, and equipment are expected to be delivered to the Application Site twice a year, generating an anticipated 2-3 trips (M/HGVs) each time. Given that the applied use involves storage of materials and equipment twice a year, such there is no urgent need for loading, the time of loading and unloading is flexible and under the control of the Applicant. Arrangements could be made to avoid busy traffic hours.
- 4.2.3 The applied use provides services for the assembly of lorry cranes for truck vehicles. According to the operators, the assembly process for each vehicle will take between 2 to 5 days. Once assembled, the vehicles will be stored within the covered area and moved to the open area for collection. They will be removed from the Application Site within 1 to 2 weeks after assembly is completed. Arrangements could be made to avoid busy traffic hours.
- 4.2.4 The maximum number of vehicles for assembly/alteration at the Application Site is 4 nos. At any time, the maximum number of vehicles engaged in the assembly/alteration process within Structure B3 will be two. Upon completion of the assembly/alteration process, there will be a maximum of two temporary parking in the open area. Hence, the Application Site will accommodate a maximum of four vehicles for the applied use, which involves a maximum of two finished vehicles, and a maximum of two vehicles undergoing assembling and conversion process within Structure B3. The Applicant will ensure that the short-stay vehicles will not give rise to any internal traffic conflict within the open area. After the assembly/alteration process is completed, the vehicles will be collected and driven away during non-peak hours to avoid traffic impact on Kam Sheung Road.
- 4.2.5 The operation hour of the applied use would be 9:00a.m. to 6:00p.m. (Monday to Saturday excluding Sunday and Public Holiday). Vehicles entering or leaving the Application Site will be restricted to from 9:00a.m. to 6:00p.m. (Monday to Saturday excluding Sunday and Public Holiday) and the entrance doors will be closed outside the aforesaid operation hours without any active operation within or outside the maintenance workshop.
- 4.2.6 To minimize visual and environmental impact, all workshop activities will be conducted within Structure B3, which will be equipped with sound insulation panels. Additionally, the Application Site will be surrounded by a 3.5m boundary fencing to further reduce visual and environmental impacts. All storage of materials and equipment will be ancillary to the applied use. Upon approval of the current application, the Applicant will comply with the relevant Fire Service Installation proposal and adhere to relevant departmental guidelines.
- 4.2.7 The current application seeks to resume operations that have been ongoing since 2014, which play a vital role in supporting local operators by providing necessary

vehicle conversion and assembly services. The discontinuation of these operations would not only disrupt the services relied upon by local businesses but also negatively impact the local economy. It could lead to delays in vehicle modifications essential for various industries, resulting in increased costs and inefficiencies.

4.3 Vehicular Access and Parking Arrangement

4.3.1 The Application Site directly abuts Kam Sheung Road, which connects to Kam Tin Road to its east. The applied use would make use of the existing run-in/out at the northern boundary of the Application Site. The width of the run-in/out is about 11m wide and there is sufficient space for manoeuvring of vehicles to/from Kam Sheung Road, along the local access and within the Application Site (Please refer to the swept path analysis). There will be no vehicles waiting or queuing up at the frontage of the Application Site and along the public road.

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

4.3.3 Loading / unloading activities would be carried out at the proposed loading/unloading bay within the application site. No loading / unloading activities for the proposed use would be carried out outside the application site.

4.4 Traffic Considerations

4.4.1 The applied use is intended to provide vehicle assembling and conversion services for local operators. As the maximum capacity for assembling works at the maintenance workshop will be two vehicles at the same time, with limited staff on duty daily (max. 4 staff), therefore, the traffic generation is considered minimal (please refer to the table below).

Table 5: Traffic Generation/Attraction Rate

Type of Vehicles	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)
Private Cars (Max. 4 nos.)	0.16	0.16
Medium/Heavy Goods Vehicles	0.04	0.04
Total	0.20	0.20

4.4.2 Considering the nature of the proposed use is for conversion and alteration of vehicles, traffic demand is not as huge as other public vehicle parks, open storage or warehouse uses. In addition, advanced arrangements should be made to avoid busy

traffic hours. There will only be a small amount of trips generation daily, it is anticipated that vehicles trip due to the operation of the proposed use will be insignificant to the overall traffic in the local network.

- 4.4.3 The Applicant is committed to strictly monitor vehicles into/out of the application site to ensure no adverse traffic impact to the Kam Sheung Road and the local access.

4.5 Landscape Treatment

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

4.6 Provision of Drainage Facilities

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

4.7 Fire Safety Considerations

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

4.8 Environmental Considerations

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

5 PLANNING JUSTIFICATIONS

5.1 Previous Approval for the Same Use

5.1.1 The Application Site is subject to a previous approval under Planning Application No. A/YL-SK/406 for the same use. There is no change in terms of the nature and operations of the applied use, except minor increase in gross floor area.

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

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

5.3 No Substantial Change to Existing Setting

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

5.4 Regularization of Existing Setting with Proper Planning Control

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

5.5 Applied Use Being Compatible with the Existing Land-use Characters of the Locality

5.5.1 The applied use has been existed for more than 10 years. The immediate surrounding of the Application site is characterised by warehouse, open storage, recyclable collection centre and other informal industrial undertakings which are of similar nature to the applied use. To the south of Kam Sheung Road are predominated by temporary structures and industrial uses, such as open storage and warehouse uses. There is also a sewage treatment work situated to the further south of Kam Sheung Road. In this regard, the applied use at the Application Site is deemed compatible with these surrounding land use characters and allowing the applied use on site should not in any sense pose any interface problems to the locality.

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

- 5.6.1 Given that the applied use in the Current Application is being applied for 3 years, its temporary nature is by no means jeopardise the long-term planning intention of “R(D)” zone should the Board consider essential to implement in future.
- 5.6.2 While the subject zone is intended for transformation of into residential uses to a certain extent, the surroundings are still characterised by industrial operations which were approved and allowed by the Board on temporary basis in recent years. In this regard, until the entire surrounding characteristics are reverted to permanent structures and residential development which are fully in line with the R(D) zone, bringing forward the planning intention of “R(D) zone that is yet to be materialised in short term would hinder optimisation of valuable land resources. In contrast, land use optimisation and concentration of similar uses in replacement of other industrial undertakings in unsuitable locations or planned development area could be achieved by allowing the applied use.

5.7 No Adverse Traffic Impact

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

5.8 No Adverse Drainage Impacts

- 5.8.1 Given that the Application Site and its surrounding land have long been paved and established, the subject area was equipped with existing infrastructure support and

there were no floodings problems arising from the Application Site. The applied use would make use of existing drainage network without generating additional discharge, as such, no adverse drainage impact arising from the applied use is anticipated. The Applicant is willing to submit and implement a drainage proposal to the satisfaction of the Board/ or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5.9 No Adverse Environmental Impact

5.9.1 The applied use will involve simple assembly and conversion processes, as well as the storage of non-polluting and non-hazardous goods. There is no expectation of pollutant leakage or water contamination. The applicant will adhere closely to the most recent "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" issued by the Environmental Protection Department. Therefore, no negative impacts on noise levels or air quality are expected.

5.9.2 On the other hand, vehicles entering or leaving the application site will be restricted to from 9:00 a.m. and to 6:00p.m. (Monday to Saturday) and the entrance door will be closed outside the aforesaid operation hours within or outside the workshop. In this regard, it is anticipated that no adverse noise impact will be arisen out of the applied use.

5.10 No Fire Risk

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

5.11 Not Setting an Undesirable Precedent

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

6 CONCLUSION

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

6.1.2 The Application Site currently falls completely within an area zoned “Residential (Group D)” (“R(D)”) on the draft Shek Kong Outline Zoning Plan No. S/YL-SK/10. As detailed throughout the Planning Statement, the applied use is well justified on the grounds that: -

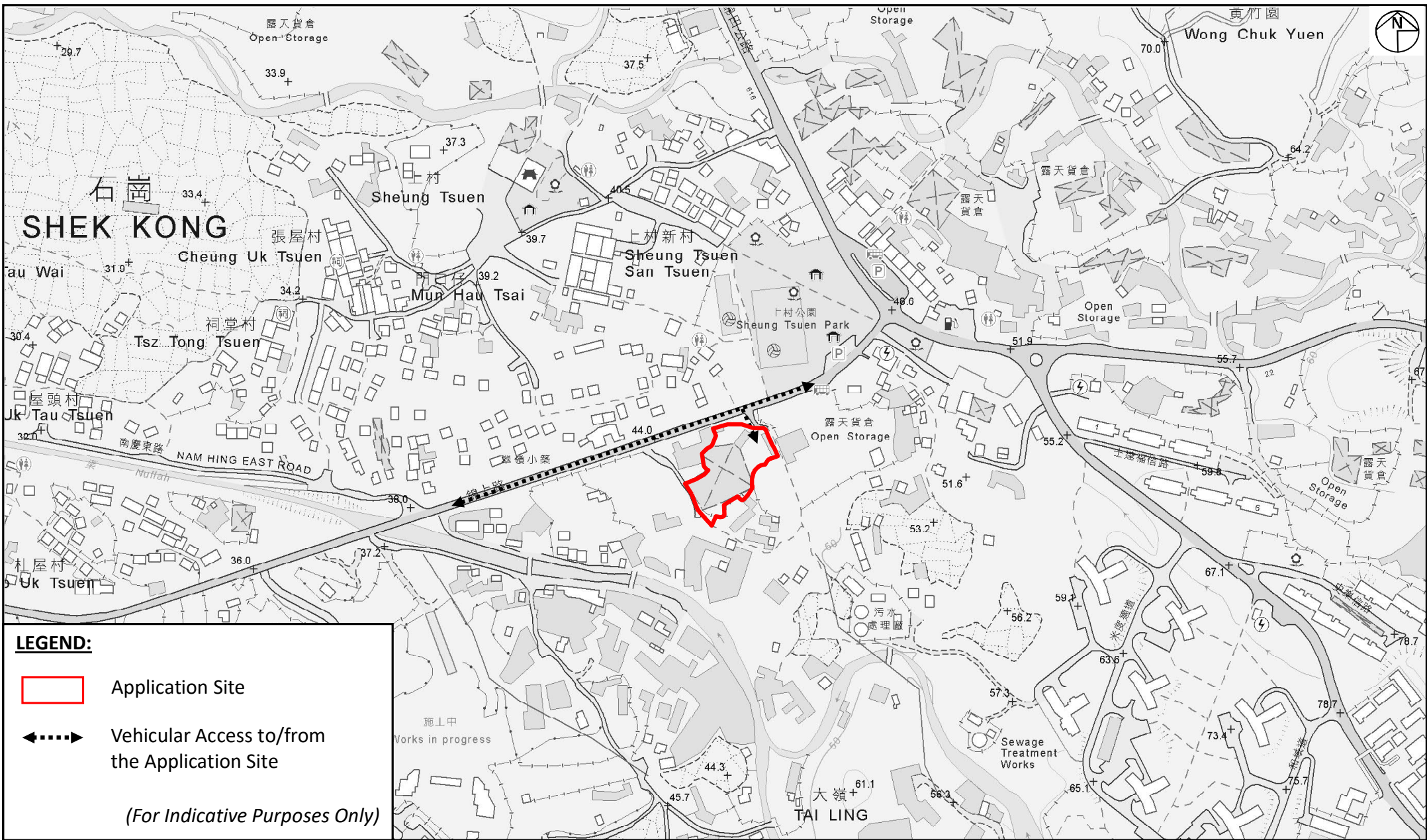
- (a) The application site is subject to a previous approval for the same use. There is no change in terms of the nature and operations of the applied use;*
- (b) The applied use supports the construction industry and the industrial undertakings in the area. Given the limited availability of suitable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

(k) No undesirable precedent will be set given there are similar approved applications on the same OZP.

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

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000131417_0001)
Figure 3	Extract of Draft Shek Kong Outline Zoning Plan No. S/YL-SK/10
Figure 4	Indicative Layout Plan



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

Title:
 Location Plan

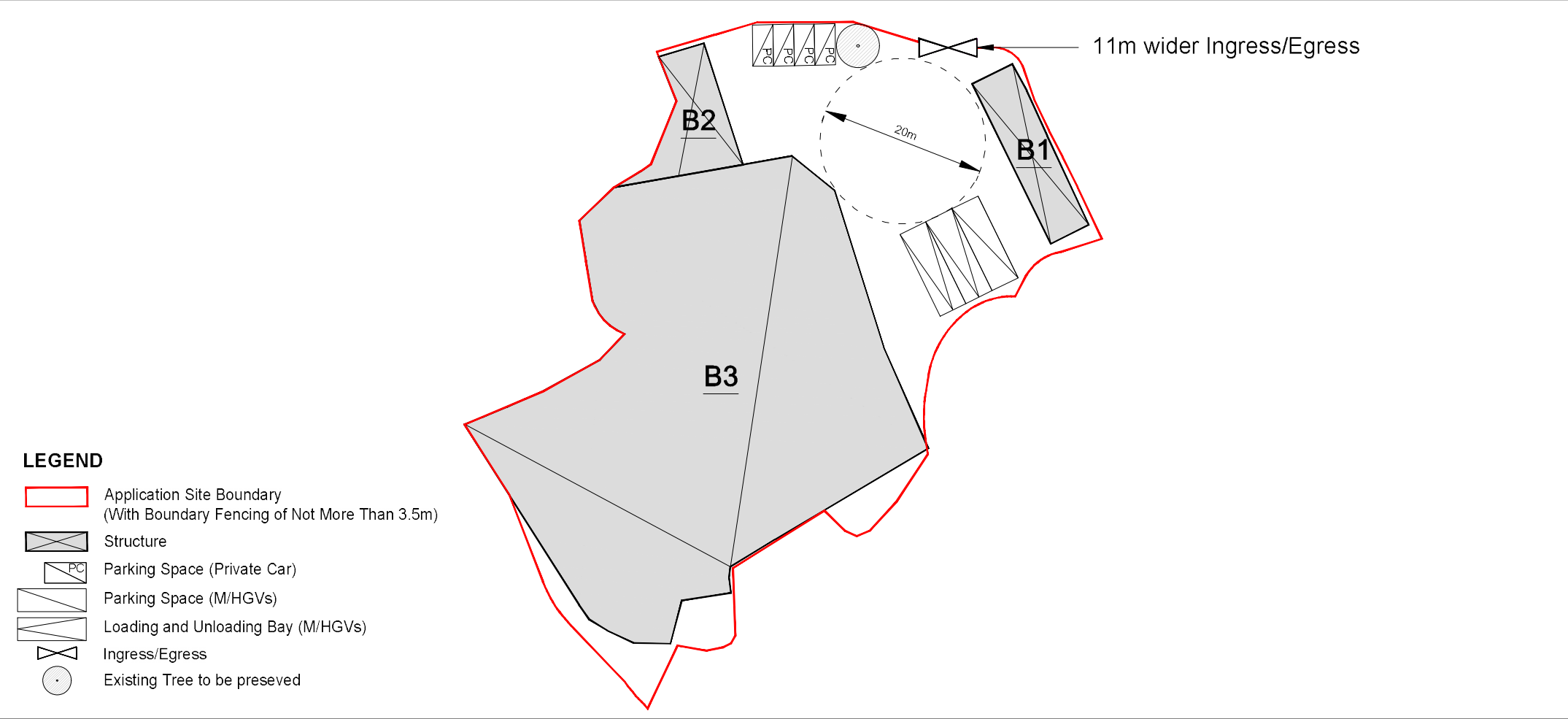
Figure:
 1

Scale:
 Not to Scale

Date:
 Mar 2026



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	Ancillary Office	115 m ² (About)	230 m ² (About)	6m (Not More Than) (2-Storey)
B2	Ancillary Office	115 m ² (About)	230 m ² (About)	6m (Not More Than) (2-Storey)
B3	Vehicle Assembling and Conversion Centre and Ancillary Maintenance Workshop	1,886 m ² (About)	1,886 m ² (About)	7m (Not More Than) (1-Storey)
Total		2,116 m²(About)	2,346 m²(About)	



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

Title:
 Indicative Layout Plan

Ref.: ADCL/PLG-10300/R002/F004

Figure:
 4

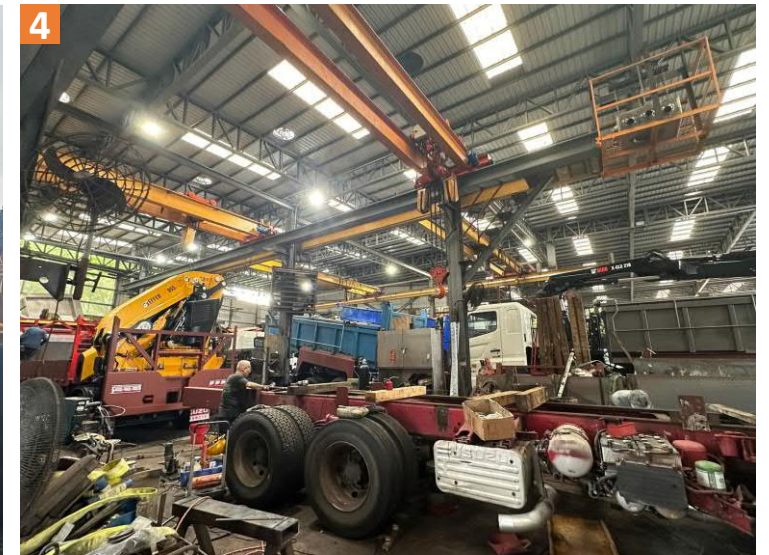
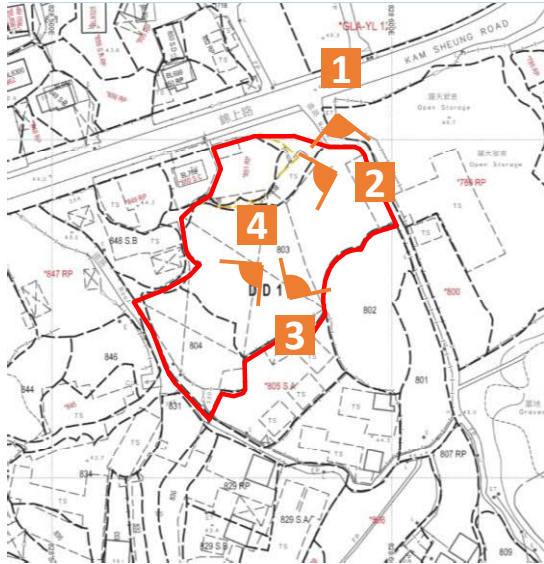
Scale:
 Not to Scale

Date:
 Mar 2026



List of Illustrations

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



LEGEND:

Application Site ◀ Viewpoints

(For Indicative Purposes Only)

Project:

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

Title:

Existing Condition of the Application Site

Illustration:

1

Scale:
Not to Scale

Date:
Mar 2026



Extract of Aerial Photo
No . A22942 dated 5.10.1995



LEGEND:

 Application Site

(For Indicative Purposes Only)

Extract of Aerial Photo
No . CS52440 dated 3.5.2014



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

Title:
Extract of Aerial Photo

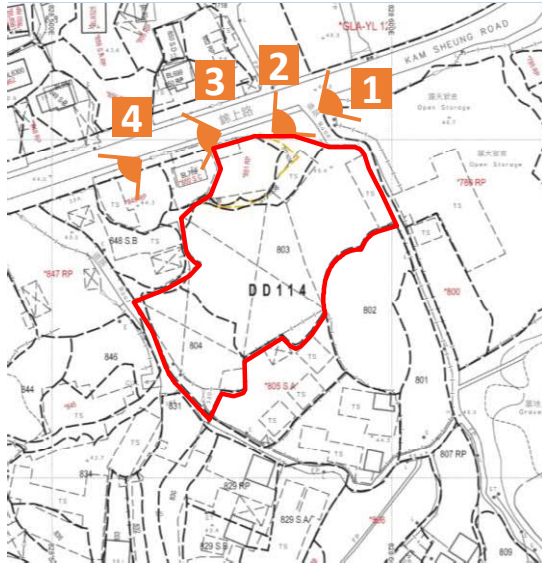
Illustration:
2

Scale:
Not to Scale

Date:
Mar 2026

Ref.: ADCL/PLG-10300/R002/I002

 **Man Chi**
Consultants And Construction Limited



LEGEND:

 Application Site  Viewpoints

(For Indicative Purposes Only)

Project:

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

Title:

Surrounding Areas of the Application Site

Illustration:

3

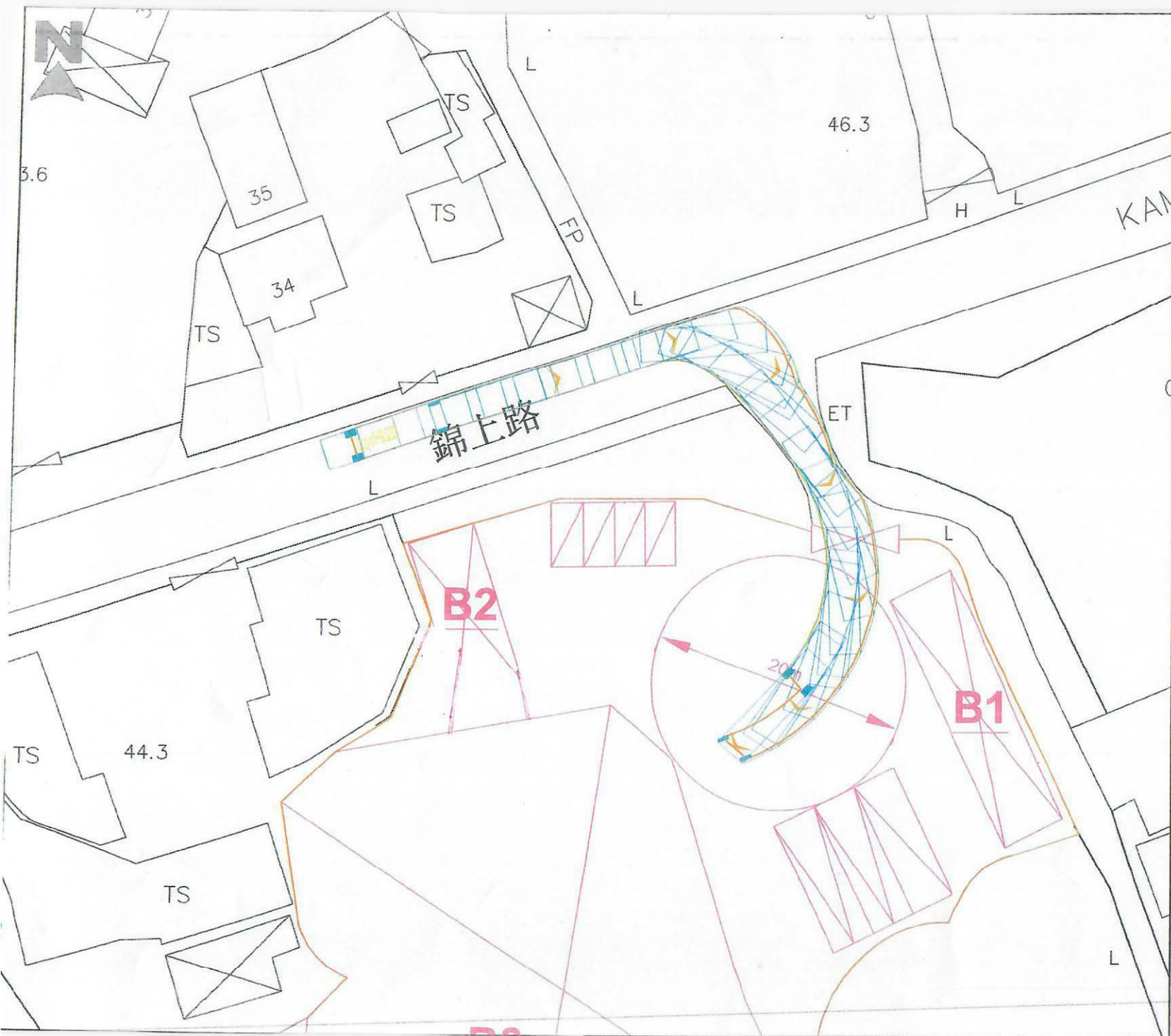
Scale:
Not to Scale

Date:
Mar 2026

 **Man Chi**
Consultants And Construction Limited

Appendix 1

Swept Path Analysis



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

DRAWING TITLE -
 Swept Path Analysis
 for 10m
 Heavy Goods Vehicle

Dwg. No. - SK-01-SP1

Rev. - ---

Scale - 1:400 @A4

Date - Feb 2025



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

DRAWING TITLE -
 Swept Path Analysis
 for 10m
 Heavy Goods Vehicle

Dwg. No. - SK-01-SP2

Rev. - ---

Scale - 1:400 @A4

Date - Feb 2025