

2026年 7月 1 0日
此文件在 收到 城市規劃委員會
只會在收到所有必要的資料及文件後，正式確認收到
申請的日期。

2026 -07- 1 0

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

e-form No. S16-III
電子表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

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For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTS/1144
	Date Received 收到日期	2026-07-10

- 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

TANG Tin Wai (鄧天為) (Mr. 先生)

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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 565 (Part), 566 RP (Part), 613 (Part) and 616 RP (Part) in D.D. 106 and adjoining Government Land, Kam Tin, 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	☒ Site area 地盤面積 3985 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 2622 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	53 sq.m 平方米 ☒ 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 (Rural Use) "OU(RU)"
(f) Current use(s) 現時用途	Temporary Shop and Services (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)
(g) Additional Information (if applicable) 附加資料（如適用）	

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

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上（請繼續填寫第 6 部分）。

5. Statement on Owner's Consent/Notification**就土地擁有人的同意/通知土地擁有人的陳述**

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"#.

根據土地註冊處截至 (日/月/年) 的記錄，這宗申請共牽涉 名「現行土地擁有人」#。

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"#.

已取得 名「現行土地擁有人」#的同意。

Details of consent of "current land owner(s)"# obtained 取得「現行土地擁有人」#同意的詳情

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

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

- ☐ has notified "current land owner(s)"#

已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(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 12/06/2026 (DD/MM/YYYY)
於 12/06/2026 (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 16/06/2026 (DD/MM/YYYY)
於 16/06/2026 (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	(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 _____ ☐ month(s) 個月 _____

(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積		sq.m ☐ About 約
Proposed covered land area 擬議有上蓋土地面積		sq.m ☐ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目		
Proposed domestic floor area 擬議住用樓面面積		sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積		sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積		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)		
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)		
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		
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☐ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))
	No 否	☐ 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)

(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 ☐	Please provide details 請提供詳情 _____	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 ☐	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 _____ sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 _____ m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 _____ sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 _____ m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 _____ sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 _____ m 米 ☐ About 約	
	No 否 ☐		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 ☐ No 不會 ☐ On traffic 對交通 Yes 會 ☐ No 不會 ☐ On water supply 對供水 Yes 會 ☐ No 不會 ☐ On drainage 對排水 Yes 會 ☐ No 不會 ☐ On slopes 對斜坡 Yes 會 ☐ No 不會 ☐ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☐ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☐ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☐ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☐ Others (Please Specify) 其他 (請列明) _____ Yes 會 ☐ No 不會 ☐		

	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/YL-KTS /970
(b) Date of approval 獲批給許可的日期	<u>25/08/2023</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>15/09/2026</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years

(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☒ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ 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	☒ year(s) 年 3 _____ ☐ 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 Planning Statement at Appendix I

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 Signed with recognised e-signature ☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人
Signer: Tang Hui Ling Assistant Town Planner

Name
姓名

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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)				
Application No. 申請編號		(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址		Lots 565 (Part), 566 RP (Part), 613 (Part) and 616 RP (Part) in D.D. 106 and adjoining Government Land, Kam Tin, New Territories		
Site area 地盤面積		3985 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 53 sq. m 平方米 ☒ About 約)		
Plan 圖則		Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15		
Zoning 地帶		Other Specified Uses (Rural Use) "OU(RU)"		
Type of Application 申請類別		☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____ ☒ 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 ☒ Year(s) 年 3 _____ ☐ Month(s) 月 _____		
Applied use/ development 申請用途/發展		Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率	
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於	
	Non-domestic 非住用	2622 ☒ About 約 ☐ Not more than 不多於	0.66 ☒ About 約 ☐ Not more than 不多於	

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	15
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	m 米 ☒ (Not more than 不多於)
		Storeys(s) 層 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	63 % ☒ About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 <u>10</u> Private Car Parking Spaces 私家車車位 <u>7</u> Motorcycle Parking Spaces 電單車車位 <u>3</u> 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) _____ _____	
	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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）		
<u>Location Plan</u>	☐	☒
<u>Lot Index Plan</u>	☐	☒
<u>Swept Path Analysis</u>	☐	☒
<u>Plan showing nearest public transportation services</u>	☐	☒
<u>Approved Existing Drainage Facilities</u>	☐	☒
<u>Approved FSI Proposal</u>	☐	☒
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Air Ventilation Assessment 空氣流通評估	☐	☐
Management Plan 管理計劃	☐	☐
Social Impact Assessment 社會影響評估	☐	☐
Heritage Impact Assessment	☐	☐
Ecological Impact Assessment 生態影響評估	☐	☐
Conservation Management Plan 保育管理計劃	☐	☐
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	☒	☒
<u>Compliance letters under previous approval A/YL-KTS/851</u>	☐	☒

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。

Executive Summary

1. The application site (the Site) is on Lots 565 (Part), 566 RP (Part), 613 (Part) and 616 RP (Part) in D.D. 106 and adjoining Government Land, Kam Tin, New Territories.
2. The site area is about 3,985 m², including about 53 m² of Government Land.
3. The application site falls within an area zoned “Other Specified Uses (Rural Use)” (“OU(RU)”) on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15.
4. The application is for renewal of planning approval for ‘Temporary Shop and Services’ for a period of 3 years.
5. A total of 15 temporary structures are provided for showroom, storeroom, offices, open sheds, meter room and toilet uses. The gross floor area is about 2,622 m².
6. Operation hours are from 8 a.m. to 9 p.m. daily (including Sundays and public holidays).
7. The Site is subject of two approved application Nos. A/YL-KTS/851 and A/YL-KTS/970 for the same applied use submitted by the same applicant, of which all approval conditions were satisfactorily complied with by the applicant.
8. Compared with the previous approved renewal applications, the layout and development parameters of the current renewal application remain unchanged.

行政摘要

1. 申請地點位於新界錦田丈量約份第 106 約地段第 565 號（部分）、第 566 號餘段（部分）、第 613 號（部分）及第 616 號餘段（部分）和毗連政府土地。
2. 申請地點的面積約 3,985 平方米，包括約 53 平方米的政府土地。
3. 申請地點在《錦田南分區計劃大綱核准圖編號 S/YL-KTS/15》上劃為「其他指定用途」註明「鄉郊用途」地帶。
4. 規劃許可續期的申請用途為「臨時商店及服務行業的規劃許可續期」（為期 3 年）。
5. 申請地點提供 15 個臨時構築物作陳列室、儲物室、辦公室、開放棚架、電錶房及洗手間用途，總樓面面積約 2,622 平方米。
6. 營運時間為每日上午 8 時至晚上 9 時（包括星期日及公眾假期）。
7. 申請人曾兩次獲城規會批給規劃許可，於申請地點作相同用途的規劃申請（申請編號：A/YL-KTS/851 及 A/YL-KTS/970），申請人亦已完全履行所有規劃許可附帶條件。
8. 對比先前獲批的規劃許可續期申請，本次續期申請的發展規模及佈局並無改變。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TANG Tin Wai (“the Applicant”) in support of the planning application for the renewal of planning approval for ‘Temporary Shop and Services’ for a period of 3 years (“the Development”) at Lot Nos. 565 (Part), 566 RP (Part), 613 (Part) and 616 RP (Part) in D.D. 106 and adjoining Government Land, Kam Tin, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 565 (Part), 566 RP (Part), 613 (Part) and 616 RP (Part) in D.D. 106 and adjoining Government Land, Kam Tin, New Territories.
3. The Site is accessible from Kam Sheung Road leading to the ingress to its east.
4. The site area is about 3,985 m², including about 53 m² of Government Land.
5. The Site is the subject of a previous application No. A/YL-KTS/970 for the same applied use submitted by the same applicant and approved by the Rural and New Town Planning Committee (“the Committee”) in 2023 for a period of 3 years, of which all approval conditions were satisfactorily complied with by the Applicant. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

Planning Context

6. The Site falls within an area zoned “Other Specified Uses (Rural Use)” (“OU(RU)”) on the Approved Kam Tin South Outline Zoning Plan (the “OZP”) No. S/YL-KTS/15.
7. The planning intention of the “OU(RU)” zone is primarily 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.
8. Provided that the Development is temporary in nature, renewal of planning approval on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “OU(RU)” zone.

TPB Planning Guidelines

9. The TPB Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) are relevant to the application.

10. The application is in line with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application; all approval conditions of the previous approval were satisfactorily complied with; and the time period sought does not exceed the duration of the previous approval.
11. The TPB Guidelines for ‘Designation of “Other Specified Uses” annotated “Rural Use” Zone and Application for Development within “Other Specified Uses” annotated “Rural Use” Zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 38) are relevant to the application. 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.

Development Parameters

12. The following table summarises the details of the structures on site (**Plan 3**):

No.		Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storeys
1		Open shed	624	624	7.0	1
2	a	1/F: Office	98	98	7.0	2
		G/F: Showroom	98			
	b	Open shed	18	18	3.5	1
3		Toilet	28	28	3.5	
4		Storeroom	15	15	3.5	
5		Open shed	186	186	7.0	
6		Office	41	41	3.5	
7		Container office	15	15	2.6	
8		Container office	15	15	2.6	
9		Meter room	6	6	4.0	
10		Showroom for luxury cars	48	48	4.0	
11		Open shed	481	481	7.0	
12		Container office	29	29	2.6	
13		Container office	15	15	2.6	
14		Container office	15	15	2.6	
15		Open shed	890	890	7.0	
Total			<u>2,622</u>	<u>2,524</u>		
			Plot Ratio	Site Coverage		
			0.66	63%		

13. The Site is currently used as a motor-vehicle showroom. The motor-vehicle showroom provides a venue for the display of about 100 nos. of new and/or second-hand private cars and/or light goods vehicles (LGVs). Vehicles are mostly placed under the open sheds, with some luxury cars being stored inside the indoor showroom for security concern.

14. Operation hours are from 8 a.m. to 9 p.m. daily (including Sundays and public holidays).
15. The Site is accessible from Kam Sheung Road. An entrance of 7.5 m in width is provided for vehicular access.
16. 7 nos. of parking space for private cars and 3 nos. of parking spaces for LGVs are provided at the Site. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site. No parking, reversing or turning of vehicles on public road is expected.

Previous Applications

17. The Site is the subject of 16 previous applications approved by the Committee:

Application No.	Applied Use	Date of Approval
A/YL-KTS/36*	Open Storage of Motor Vehicles	20.10.1995
A/YL-KTS/193*	Temporary Open Storage of Motor Vehicles for a Period of 3 Years	28.1.2000
A/YL/KTS/253*	Temporary Bus Chassis and Coach Park with Ancillary Office for a Period of 3 Years	9.11.2001
A/YL-KTS/275*	Temporary Parking of Bus Chassis and New Coach with Ancillary Office for a Period of 3 Years	28.6.2002
A/YL-KTS/322*	Temporary Parking of Bus Chassis and New Coach with Ancillary Parts Assembly for a Period of 3 Years	15.10.2004
A/YL-KTS/340*	Temporary Open Storage of New Coaches and New Vehicle Parts for a Period of 3 Years	18.3.2005
A/YL-KTS/406	Renewal of Planning Approval for Temporary Parking of Bus Chassis and New Coach with Ancillary Parts Assembly Uses for a Period of 3 Years	12.10.2007
A/YL-KTS/416	Renewal of Planning Approval for Temporary Parking of Bus Chassis and New Coach with Ancillary Parts Assembly for a Period of 3 Years	7.3.2008
A/YL-KTS/462	Temporary Parking of Bus Chassis and New Coach with Ancillary Parts Assembly for a Period of 3 Years	27.3.2009
A/YL-KTS/470	Temporary Open Storage of New Coaches and New Vehicle Parts for a Period of 3 Years	7.8.2009
A/YL-KTS/479	Temporary Open Storage of New Coaches and New Vehicle Parts with Ancillary Workshop for a Period of 3 Years	4.12.2009

A/YL-KTS/562	Temporary Parking of Bus Chassis and New Coach with Ancillary Parts Assembly for a Period of 3 Years	17.8.2012
A/YL-KTS/569	Temporary Open Storage of New Coaches and New Vehicle Parts with Ancillary Workshop for a Period of 3 Years	16.11.2012
A/YL-KTS/718	Proposed Temporary Shop and Services (Motor Vehicles Showroom) for a Period of 3 Years	23.12.2016
A/YL-KTS/851	Temporary Shop and Services for a Period of 3 Years	15.9.2020
A/YL-KTS/970	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	25.8.2023

** The zoning of the Site was amended from “Undetermined (“U”) to “OU(RU)” on the draft Kam Tin South OZP No. S/YL-KTS/10 gazetted on 22.9.2006.*

18. The previous applications were approved mainly on considerations that approval of temporary uses would not frustrate the long-term use of the area; compatible with the surrounding areas; the concerns of relevant government departments could be addressed by means of approval conditions; and the applicant complied with all approval conditions.
19. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous approval.
20. The latest previous approval no. A/YL-KTS/970 for the same applied use submitted by the same applicant was approved by the Committee on 25.8.2023. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

Similar Applications

21. There are 3 similar applications for shop and services use approved by the Committee within the “OU(RU)” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTS/911	Proposed Temporary Shop and Services for a Period of 5 Years	26.11.2021
A/YL-KTS/967	Proposed Temporary Shop and Services (Vehicles, Caravans and Construction Materials Showroom) with Ancillary Office for a Period of 5 Years	25.8.2023
A/YL-KTS/1040	Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years	4.7.2025

22. The similar applications were approved by the Committee between 2021 and 2025 on considerations that temporary approval would not frustrate the long-term planning intention of the

“OU(RU)” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.

23. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual

24. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with open storage yards, warehouses, residential dwellings, car services and unused land.
25. An existing motor-vehicle showroom is located to the immediate west of the Site. It is operating with valid planning approval No. A/YL-KTS/1040 for proposed temporary shop and services (vehicle showroom) for a period of 3 years. Given that the temporary development under the current renewal application is of similar nature, adverse visual impact to the surrounding areas should not be anticipated.

Traffic

26. The provision of parking spaces remains the same as that approved in the previous approved application No. A/YL-KTS/970. 7 nos. of parking spaces for private cars and 3 nos. of LGVs parking spaces are provided on site for daily operation of the Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plans 4a and 4b**). 4 nos. of parking spaces for private cars will be reserved for customers who have given prior notification, whereas the remaining 3 nos. of parking spaces for private cars are reserved for staff use.
27. The trip generation and attraction rates are expected to be 7 trips per day respectively (i.e. 14 trips per day), mainly induced from staff and customers who visit the showroom under appointment. The existing traffic flow induced from the sale of vehicles is insignificant, given that only a couple of vehicles were sold per week on average.
28. Given the Development is a showroom in nature, the operation of the business does not involve frequent loading/unloading activities. Vehicles on sale are driven to the showroom with trade licences. No goods/car-carrying trailers are required for vehicle delivery to the showroom. As such, no significant increase in traffic flow is induced.
29. The Development is accessible by public transport services (**Plan 5**). There is a Green Minibus & bus stop (Ng Ka Tsuen) at a distance of about 70 m to the north of the Site. The estimated walking time is within 1 minute.
30. No vehicles exceeding 5.5 tonnes, medium goods vehicles (MGVs) and heavy goods vehicles (HGVs) are allowed to park, stall, enter or exit the Site.

31. No parking, queuing and reverse movement of vehicles are allowed on public roads.
32. In view of low trip attraction and generation rates, the Development will not cause adverse traffic impact to the adjacent area and road network.

Environment

33. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
34. A peripheral fencing of 7 m in height is erected along the boundary of the Site to block any potential noise which might affect the surrounding areas.
35. The showroom is for displaying vehicles for sale. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. No car beauty, washing, repairing and dismantling or other workshop-related activities are allowed to be carried out within the Site. Noting that no active movement of vehicles within the Site is expected, potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

36. The drainage proposal (**Plan 6**) and the drainage works were accepted by the Chief Engineer/ Mainland North, Drainage Services Department under the previous application no. A/YL-KTS/851 (**Annexes Ia & Ib**).
37. The existing drainage facilities have been maintained in good conditions throughout the approval period of the previous renewal applications.
38. As mentioned in Sections 5 & 20 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/YL-KTS/851 and A/YL-KTS/970.

Fire Safety

39. The fire service installations (FSI) proposal (**Plan 7**) and the implementation works were accepted by the Director of Fire Services (D of FS) under the previous application no. A/YL-KTS/851 (**Annexes Ic & Id**).
40. The Applicant has requested relevant contractors for FSI inspection on site. Valid FS251 certificates will be submitted for the perusal of D of FS upon completion of the proper inspection.
41. As mentioned in Sections 5 & 20 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application nos. A/YL-KTS/851 and A/YL-KTS/970.

Planning Gain

42. The Development operates with a view to fulfil local and industrial demand for motor vehicles. It also provides job opportunities to local residents.

- End -

規劃署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



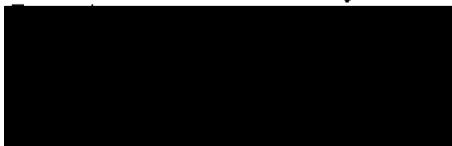
Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : TL21422/P19072
本署檔號 Our Reference : TPB/A/YL-KTS/851
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax

GoldRich Planners & Surveyors Ltd.



2 June 2022

Dear Sir/Madam,

Submission for Compliance with Approval Condition (d)
– The Submission of a Drainage Proposal

Temporary Shop and Services for a Period of 3 Years
in "Other Specified Uses" annotated "Rural Use" Zone,
Lots 565 (Part), 566 (Part), 613 (Part) and 616 RP (Part) in D.D. 106 and
Adjoining Government Land, Ng Ka Tsuen, Kam Sheung Road, Yuen Long
(Application No. A/YL-KTS/851)

I refer to your submission dated 30.5.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comment(s) in **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments.

Should you have any queries, please contact Mr. Bill CHAN (Tel: 2781 4107) of the Drainage Services Department directly.

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

規劃署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F., CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference: TL22287 / P19072
本署檔號 Our Reference: TPB/A/YL-KTS/851
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4075

By Post & Fax

GoldRich Planners & Surveyors Ltd.

22 December 2022

Dear Sir/Madam,

Submission for Compliance with Approval Condition (e)
- The Implementation of a Drainage Proposal

Temporary Shop and Services for a Period of 3 Years
in "Other Specified Uses" annotated "Rural Use" Zone,
Lots 565 (Part), 566 (Part), 613 (Part) and 616 RP (Part) in D.D. 106 and
Adjoining Government Land, Ng Ka Tsuen, Kam Sheung Road, Yuen Long
(Application No. A/YL-KTS/851)

I refer to your submission for compliance with the captioned approval condition.
Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comment(s) in Appendix.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments.

Should you have any queries, please contact Mr. Jeff TSE (Tel: 2300 1627) of the Drainage Services Department directly.

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



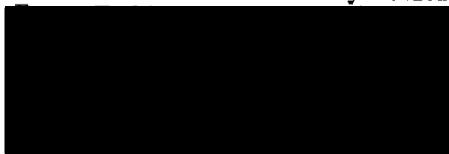
Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/851
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax

GoldRich Planners & Surveyors Ltd.



14 December 2021

Dear Sir/Madam,

Submission for Compliance with Approval Condition (g)
- The Submission of a Fire Service Installations Proposal

Temporary Shop and Services for a Period of 3 Years in "Other Specified Uses"
annotated "Rural Use", Lots 565 (Part), 566 (Part), 613 (Part)
and 616 RP (Part) in D.D. 106 and Adjoining Government Land,
Ng Ka Tsuen, Kam Sheung Road, Yuen Long
(Application No. A/YL-KTS/851)

I refer to your submission dated 29.11.2021 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comment(s) in Appendix.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments.

Should you have any queries, please contact Mr. WONG Ho-yin (Tel: 2733 7737) of the Fire Services Department directly.

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



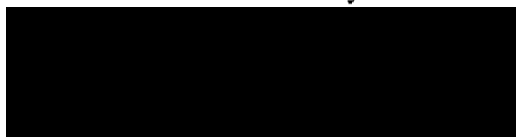
Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F., CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : TL22189/P19072
本署檔號 Our Reference : TPB/A/YL-KTS/851
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax

GoldRich Planners & Surveyors Ltd.



11 August 2022

Dear Sir/Madam,

Submission for Compliance with Approval Condition (h)
- The Implementation of the Fire Service Installations Proposal

Temporary Shop and Services for a Period of 3 Years
in "Other Specified Uses" annotated "Rural Use" Zone,
Lots 565 (Part), 566 (Part), 613 (Part) and 616 RP (Part) in D.D. 106 and
Adjoining Government Land, Ng Ka Tsuen, Kam Sheung Road, Yuen Long
(Application No. A/YL-KTS/851)

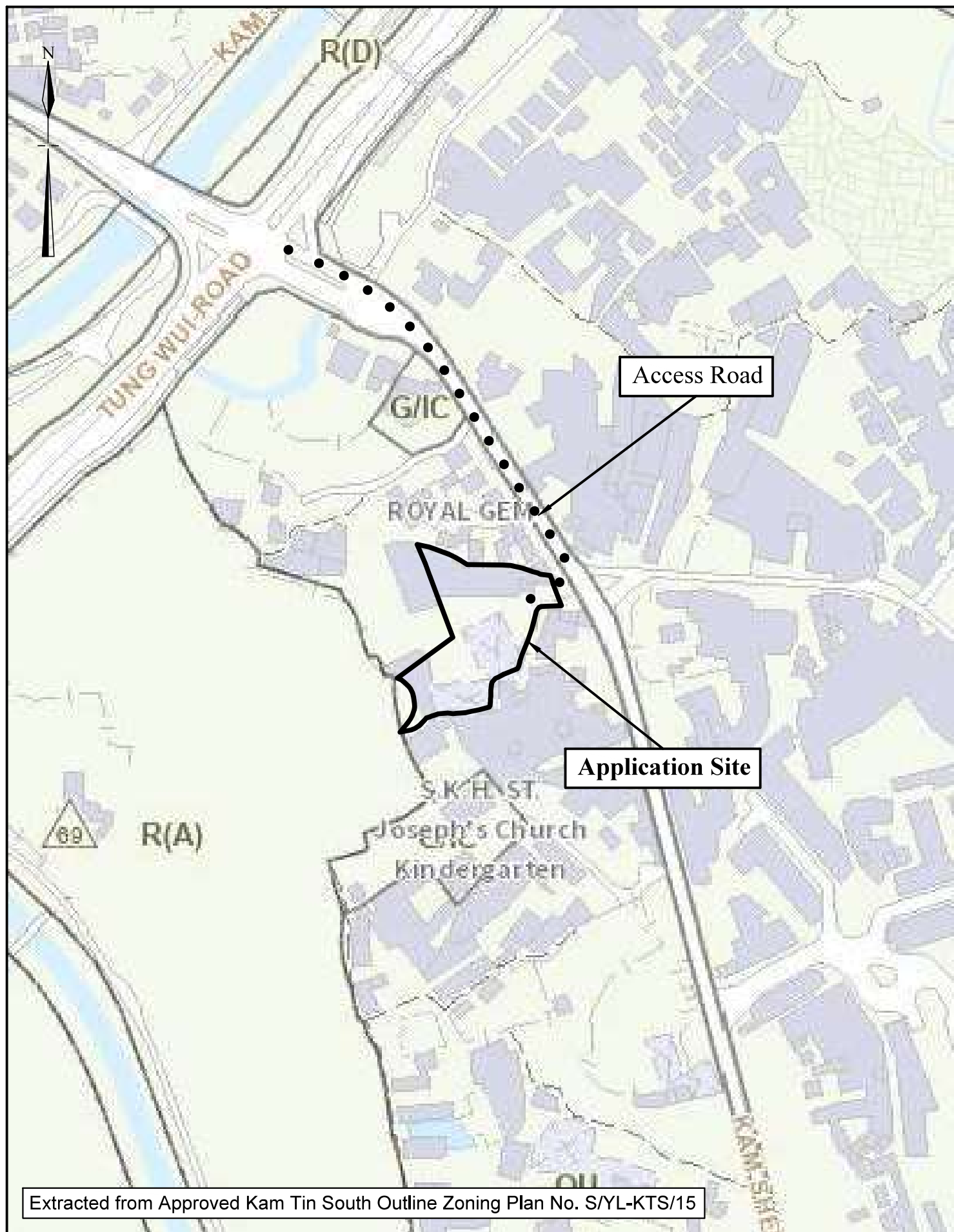
I refer to your submission for compliance with the captioned approval condition.
Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.**
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.** Please find detailed departmental comments.

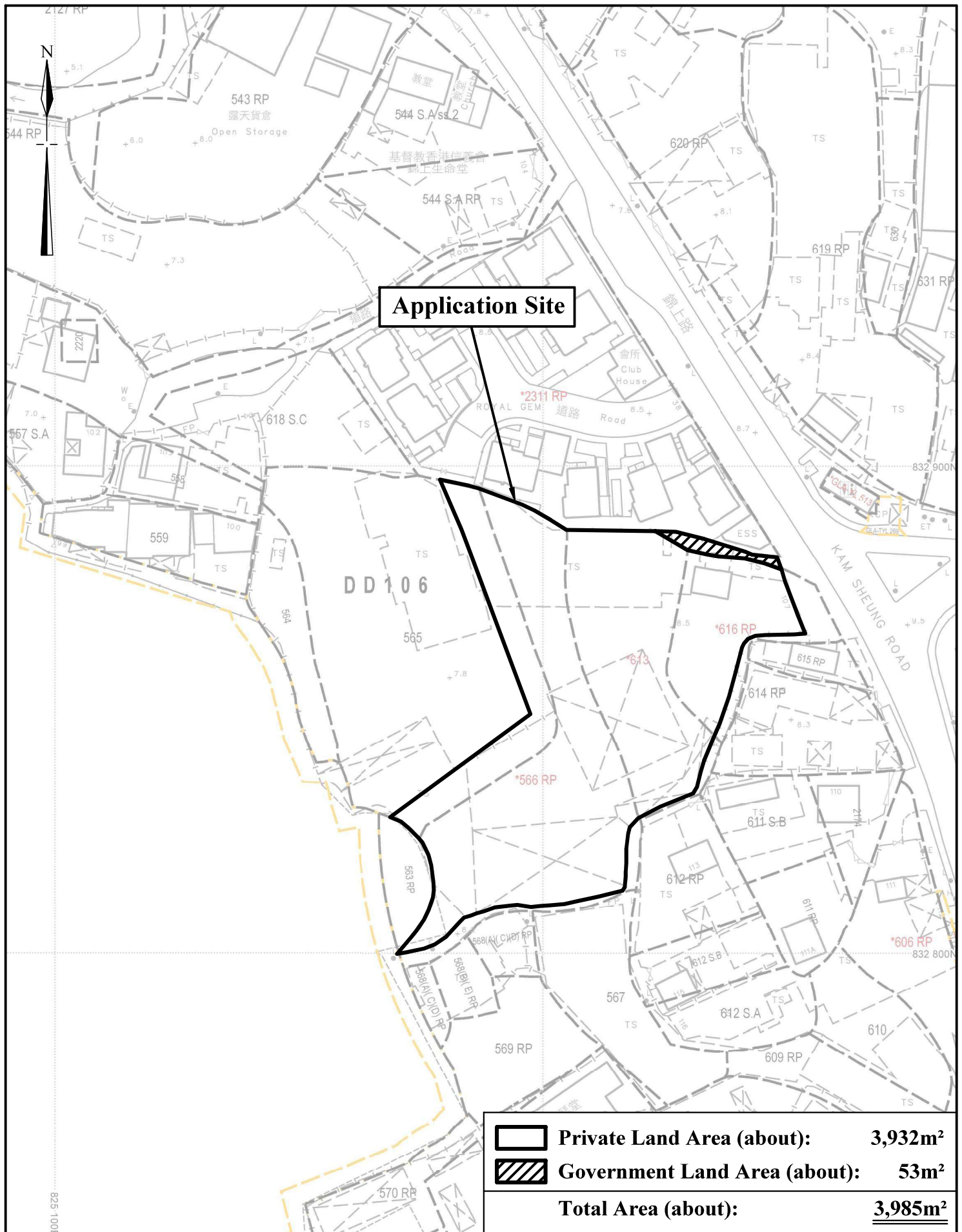
Should you have any queries, please contact Mr. Wong Ho-yin (Tel: 2733 7737) of Fire Services Department directly.

Yours faithfully,

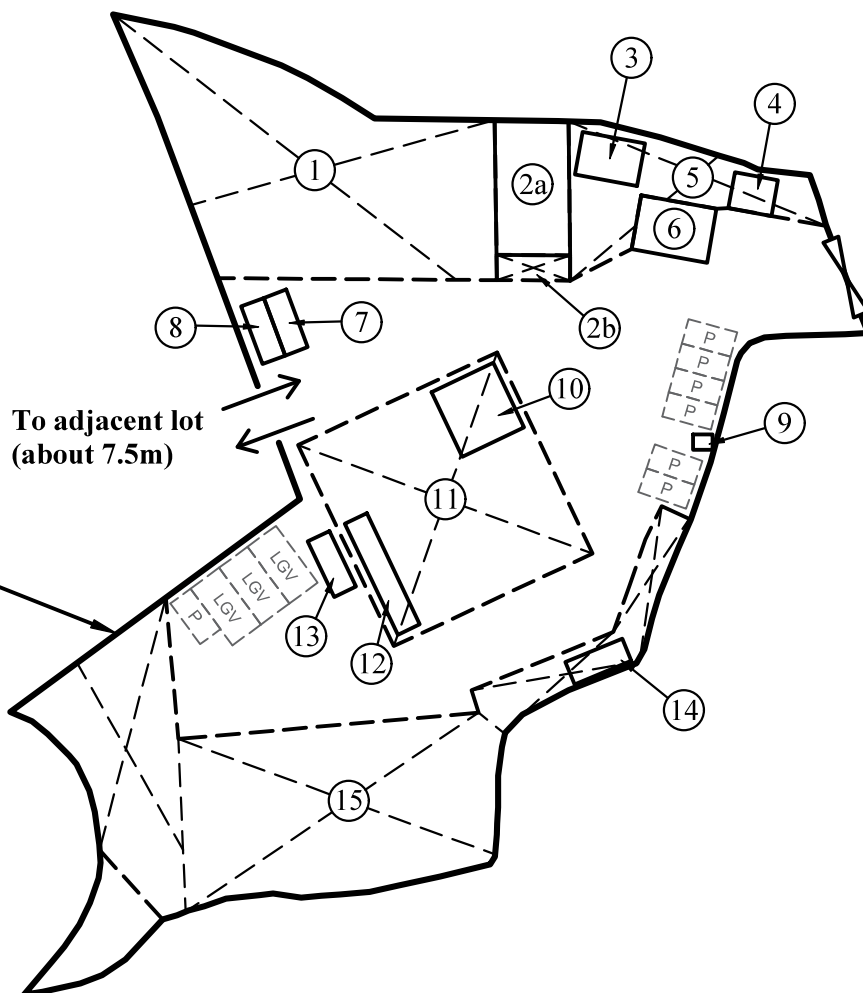
(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department



1 : 1000	Location Plan Lots 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part) and Adjoining Government Land in D.D.106, Ng Ka Tsuen, Kam Sheung Road, Kam Tin, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
June 2026		Plan 1 (P 19072)



1 : 1000	Lot Index Plan	Goldrich Planners & Surveyors Ltd.
June 2026	Lots 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part) and Adjoining Government Land in D.D.106, Ng Ka Tsuen, Kam Sheung Road, Kam Tin, Yuen Long, New Territories	Plan 2 (P 19072)



Application Site

Legend



Ingress / Egress (about 7.5m)



Parking space for private cars
(2.5m (W) x 5m (L))



Parking space for Light Goods Vehicle
(3.5m (W) x 7m (L))

Site Area (about): 3,985 m²

No.	Use	Covered Area	Floor Area	Height	Storeys
1	Open Shed	624 m ²	624 m ²	7.0 m	1
2	a 1/F: Office	98 m ²	98 m ²	7.0 m	2
	G/F: Glass Facade Showroom		98 m ²		
	b Open Shed	18 m ²	18 m ²	3.5 m	1
3	Toilet	28 m ²	28 m ²	3.5 m	1
4	Storeroom	15 m ²	15 m ²	3.5 m	1
5	Open Shed	186 m ²	186 m ²	7.0 m	1
6	Office	41 m ²	41 m ²	3.5 m	1
7	Container Office	15 m ²	15 m ²	2.6 m	1
8	Container Office	15 m ²	15 m ²	2.6 m	1
9	Meter Room	6 m ²	6 m ²	4.0 m	1
10	Showroom	48 m ²	48 m ²	4.0 m	1
11	Open Shed	481 m ²	481 m ²	7.0 m	1
12	Container Office	29 m ²	29 m ²	2.6 m	1
13	Container Office	15 m ²	15 m ²	2.6 m	1
14	Container Office	15 m ²	15 m ²	2.6 m	1
15	Open Shed	890 m ²	890 m ²	7.0 m	1
Total		<u>2,524 m²</u>	<u>2,622 m²</u>		

1 : 750

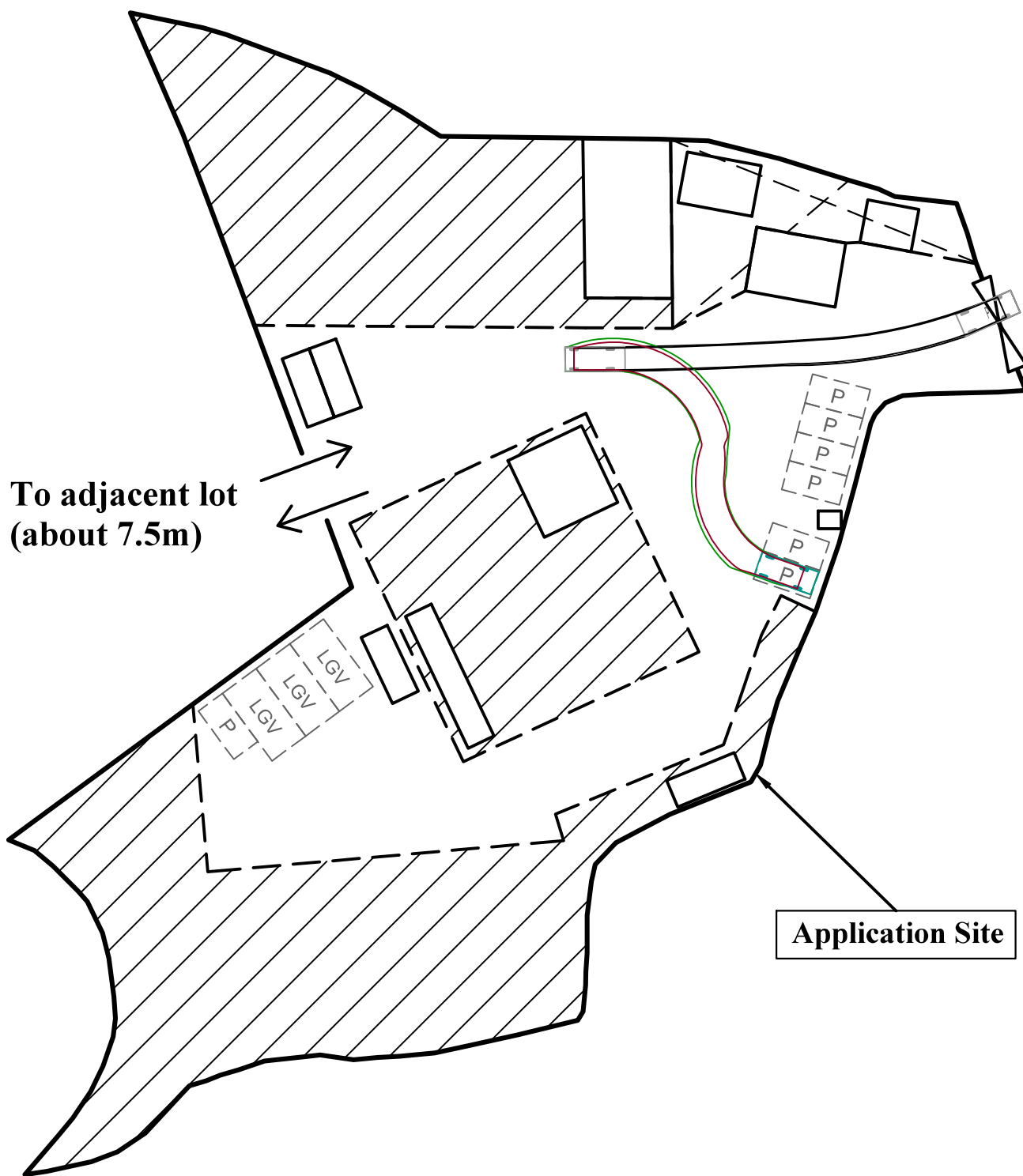
Existing Layout Plan

Lots 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part)
and Adjoining Government Land in D.D.106,
Ng Ka Tsuen, Kam Sheung Road, Kam Tin,
Yuen Long, New Territories

**Goldrich Planners &
Surveyors Ltd.**

June 2026

**Plan 3
(P 19072)**



Legend



Vehicles Parking under the Open Shed



Parking space for private cars
(2.5m (W) x 5m (L))



Parking space for Light Goods Vehicle
(3.5m (W) x 7m (L))

Site Area (about): 3,985 m²

1 : 500

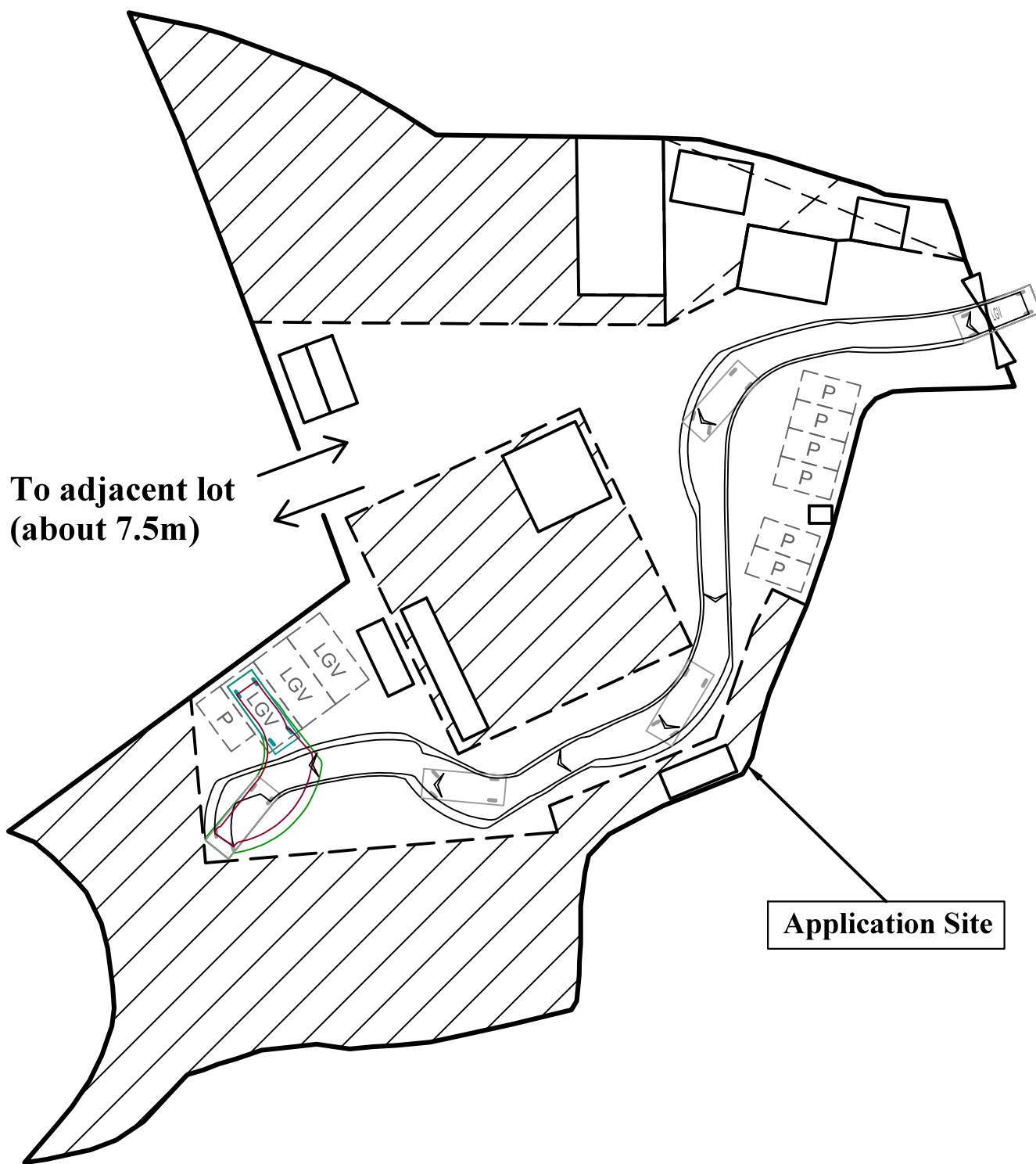
June 2026

Swept Path Analysis

Lots 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part)
and Adjoining Government Land in D.D.106,
Ng Ka Tsuen, Kam Sheung Road, Kam Tin,
Yuen Long, New Territories

**Goldrich Planners &
Surveyors Ltd.**

**Plan 4a
(P 19072)**



Legend



Vehicles Parking under the Open Shed



Parking space for private cars
(2.5m (W) x 5m (L))



Parking space for Light Goods Vehicle
(3.5m (W) x 7m (L))

Site Area (about): 3,985 m²

1 : 500

Swept Path Analysis

**Goldrich Planners &
Surveyors Ltd.**

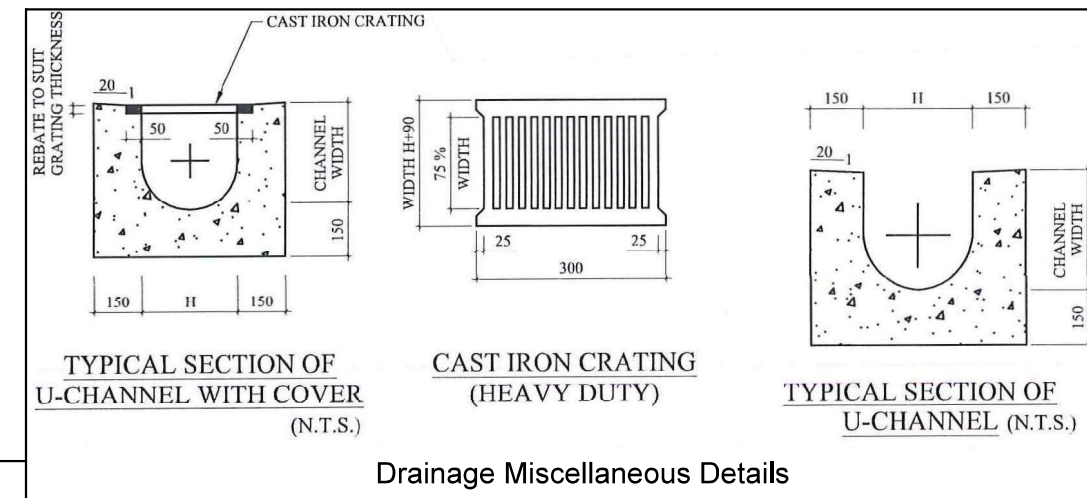
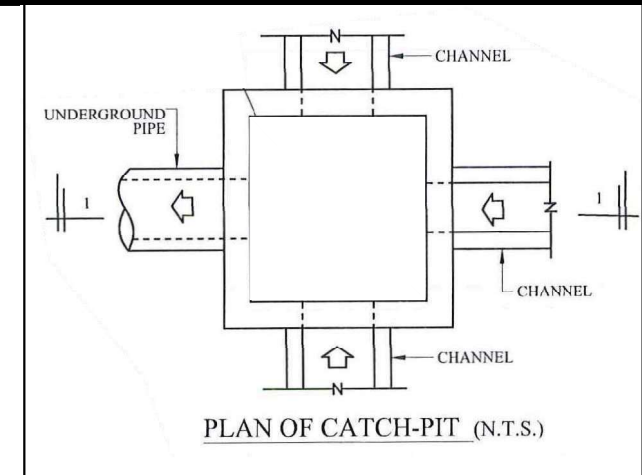
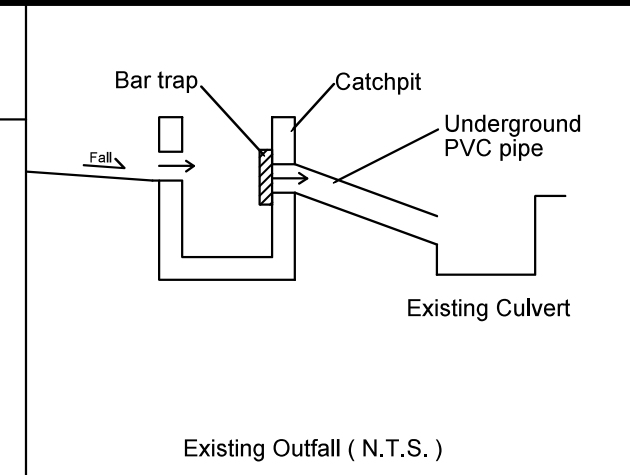
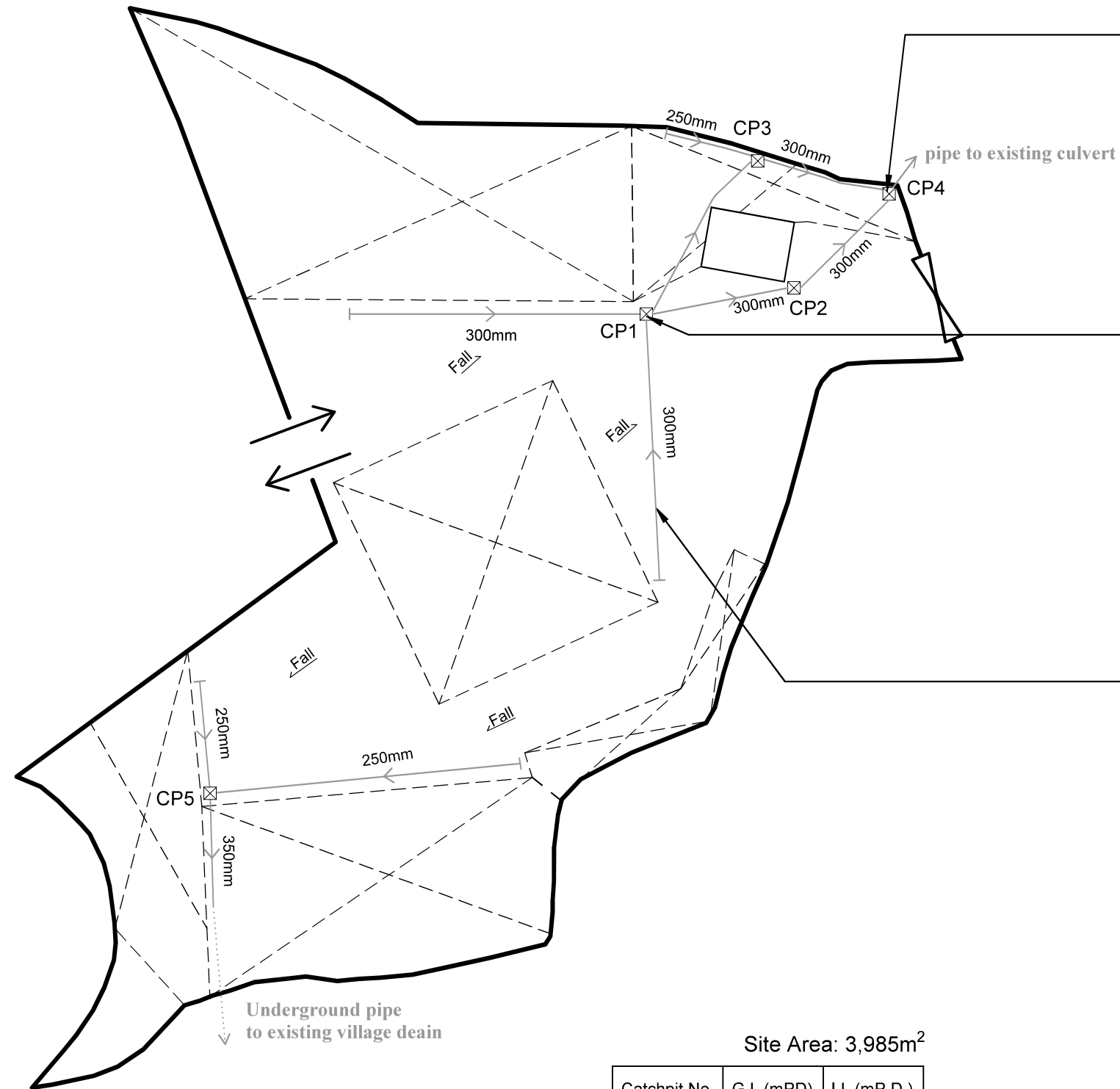
June 2026

Lots 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part)
and Adjoining Government Land in D.D.106,
Ng Ka Tsuen, Kam Sheung Road, Kam Tin,
Yuen Long, New Territories

**Plan 4b
(P 19072)**



N.T.S	Plan showing Nearest Public Transportation Services Lots 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part) and Adjoining Government Land in D.D.106, Ng Ka Tsuen, Kam Sheung Road, Kam Tin, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
June 2026		Plan 5 (P 19072)



Site Area: 3,985m²

Catchpit No.	G.L.(mPD)	I.L.(mP.D.)
CP1	8.50	8.20
CP2	8.50	8.10
CP3	8.50	8.10
CP4	8.50	8.05
CP5	8.50	8.20

- Legend**
- Existing catchpit
 - Existing U-Channel
 - Existing underground pipe

1 : 500

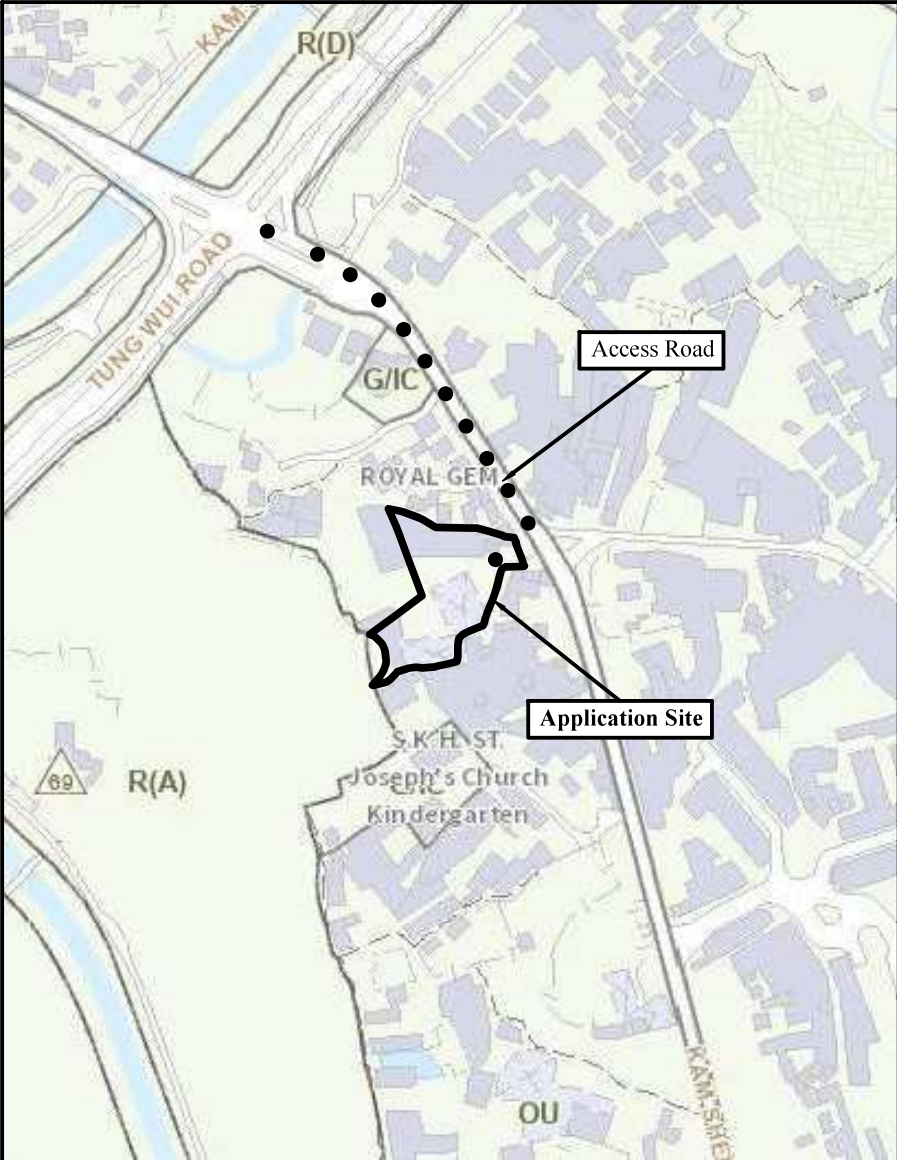
June 2026

Existing Drainage Facilities of the Site

(Drainage poposal approved under previous application No. A/YL-KTS/851)
Lots 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part) and Adjoining Government Land in D.D.106,
Ng Ka Tsuen, Kam Sheung Road, Kam Tin,
Yuen Long, New Territories

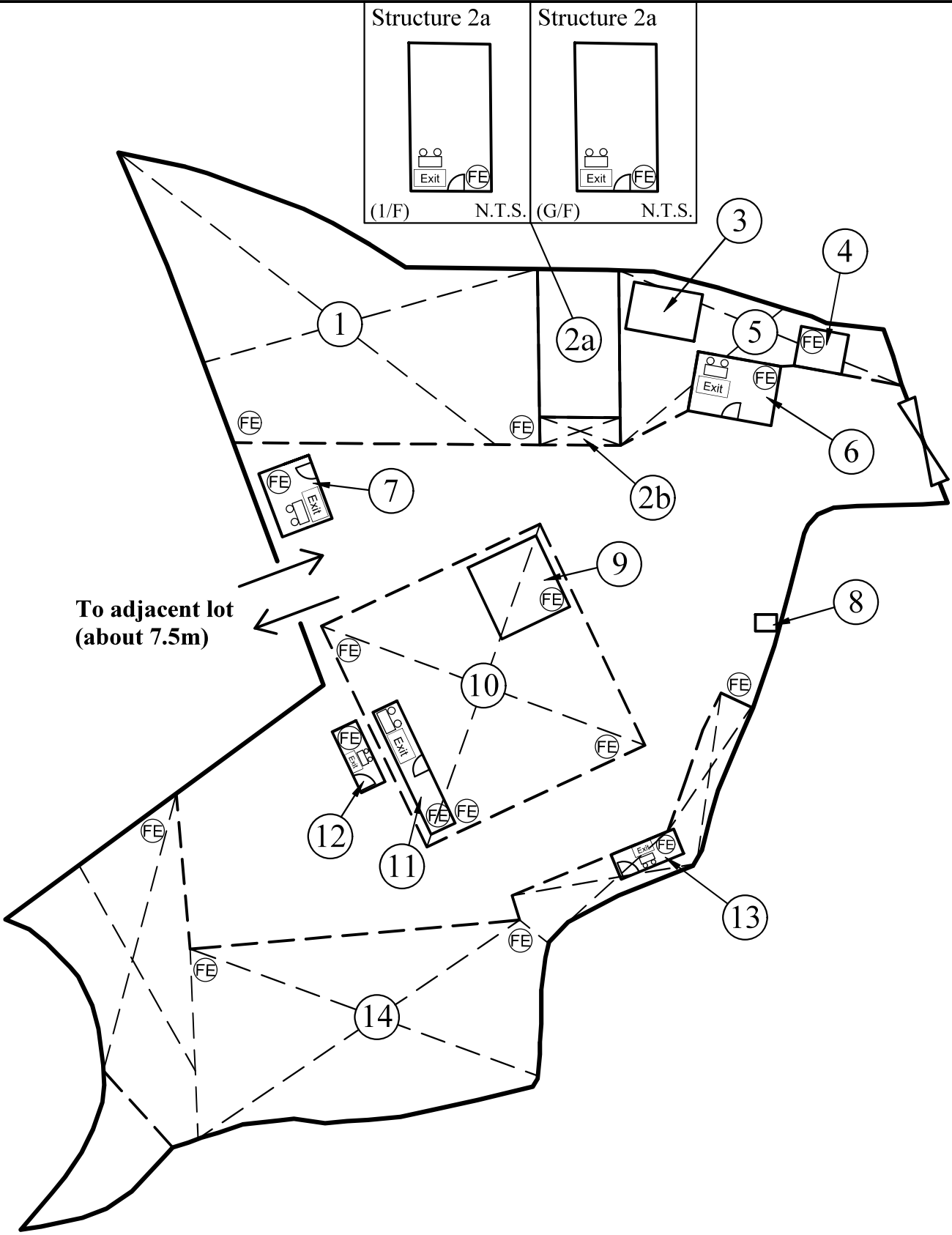
Goldrich Planners &
Surveyors Ltd.

Plan 6
(P 19072)



Location Plan

No.	Use	Covered Area	Floor Area	Height	Storeys
1	Open Shed	624 m ²	624 m ²	7.0 m	1
2	a 1/F: Office	98 m ²	98 m ²	7.0 m	2
	G/F: Glass Facade Showroom		98 m ²		
	b Open Shed	18 m ²	18 m ²	3.5 m	1
3	Toilet	28 m ²	28 m ²	3.5 m	1
4	Storeroom	15 m ²	15 m ²	3.5 m	1
5	Open Shed	186 m ²	186 m ²	7.0 m	1
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7	Container Office	30 m ²	30 m ²	2.6 m	1
8	Meter Room	6 m ²	6 m ²	4.0 m	1
9	Glass Facade Showroom	48 m ²	48 m ²	4.0 m	1
10	Open Shed	481 m ²	481 m ²	7.0 m	1
11	Container Office	29 m ²	29 m ²	2.6 m	1
12	Container Office	15 m ²	15 m ²	2.6 m	1
13	Container Office	15 m ²	15 m ²	2.6 m	1
14	Open Shed	890 m ²	890 m ²	7.0 m	1
Total		2,524 m ²	2,622 m ²		



Site Area (about): 3,985 m²

FS NOTES:

- (i) Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266: Part 1 and BS EN 1838.
- (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.

REMARK:

Legend :

FE	5.0公斤二氧化碳氣體滅火筒	5.0kg CO2 Gas type Fire Extinguisher	x 18
Exit	出路燈	Exit sign	x 7
Emergency Light	緊急照明燈	Emergency Light	x 7

1 : 500

June 2026

Fire Service Installation Proposal

(approved under previous application No. A/YL-KTS/851)
Lots 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part) and Adjoining Government Land in D.D.106,
Ng Ka Tsuen, Kam Sheung Road, Kam Tin,
Yuen Long, New Territories

Goldrich Planners & Surveyors Ltd.

Plan 7
(P 19072)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTS/1144

Our Ref.: P19072/TL26298

19 August 2026

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

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years
in “Other Specified Uses” annotated “Rural Use” Zone, Various Lots in D.D. 106 and
Adjoining Government Land, Kam Tin South, Yuen Long
(Application No. A/YL-KTS/1144)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department and a set of F.S. 251 certificates for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

C.C.

DPO/FSYLE, PlanD



Further Information for Planning Application No. A/YL-KTS/1144**Response-to-Comments****Comments from Lands Department**

Contact person: Ms. Sofia CHENG (Tel.: 2443 1072)

I.	Comments	Responses
1.	<u>Unauthorized structure(s) within the said private lot(s) covered by the planning application</u> LandsD has reservation on the planning application since there are unauthorized structure(s) and/or uses on Lot No. 565 in D.D. 106 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.	The lot owner(s) will apply for a STW for the structures on Lot No. 565 in D.D. 106 that are within this application after planning approval has been granted.
2.	<u>Unlawful occupation of Government land adjoining the said private lot(s) with unauthorized structure covered by the planning application</u> The Government land within the application site (about 53m² as mentioned in the application form) has been fenced off/unlawfully occupied with unauthorized structure without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice.	The applicant will apply to the Lands Department for a STT for the occupation of GL after planning approval has been granted.

- END -

消防處編號: FSD Ref. []

消防(裝置及設備)規例(第9條(1)款)消防裝置及設備證書
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
(REGULATION 9(1))
CERTIFICATE OF FIRE SERVICE INSTALLATIONS AND EQUIPMENT

序號 Serial Number
00000000185 000098

顧客姓名
Name of Client 鄧天為

地址
Address Lots 565 (Part), 566 (Part), 613 (Part) and 616 RP (Part) in D.D. 106 and Adjoining Government Land, Ng Ka Tsuen, Kam Sheung Road, Yuen Long
元朗錦上路吳家村丈量約份第106約地段第565號(部分)、第566號(部分)、第613號(部分)及第616號余段(部分)和毗連政府土地

持牌/註冊處所類型

(如適用)

Type of Licensed/

Registered Premises

(If applicable)

請在合適空格內填

上「✓」號

Please tick the

appropriate "box"

☐ 簡樸房 Basic Housing Unit

☐ 危險品倉 Dangerous Goods Store

☐ 食物業處所 Food Premises

☐ 校舍 School Premises

☐ 幼兒中心 Child Care Centre

☐ 酒店 Hotel

☐ 會社 Club

☐ 木料倉 Timber Store

☐ 電器廢物處理設施/處所 E-waste Disposal Facility/Premises

☐ 改建校舍 Non-designed School Premises

☐ 私營骨灰安置所 Private Columbaria

☐ 賓館 Guesthouse

☐ 床位寓所 Bedspace Apartment

☐ 危險品車輛 Dangerous Goods Vehicle

☐ 公眾娛樂場所 Place of Public Entertainment

☐ 安老院舍 Residential Care Homes for the Elderly

☐ 殘疾人士院舍 Residential Care Homes for Persons with Disabilities

☐ 卡拉OK場所 Karaoke Establishment

第一部 只適用於年檢事項
Part 1 Annual Inspection
ONLY

根據消防(裝置及設備)規例第8條(1)(b)條,擁有裝置在任何處所內的任何消防裝置或設備的人,須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。
In accordance with Regulation 8(1)(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)

第二部 裝置/保養/修理/檢查工作 Part 2 Installation / Maintenance / Repair / Inspection work

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	數量 Quantity	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/ 恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/ Major Defect/Resumption
24	手提滅火筒 5 KG CO ₂ F.E.	AS ABOVE	TO SUPPLY AND INSTALL	18	符合消防處規定	15/08/2026	

第三部 欠妥事項 Part 3 Defects

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統 嚴重損壞) Please indicate major defects in major system with a "*" sign	數量 Quantity	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/ 恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/ Major Defect/Resumption

本人/我們特此聲明,上述之消防裝置/設備經測試及/或檢查,其運作狀況符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求,以及最新的《裝置及設備之檢查、測試及保養守則》中的要求,以證明其性能良好。除在第三部分中詳列的裝置/設備欠妥事項(如有)外,我們特此保證上述裝置/設備符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求,以及最新的《裝置及設備之檢查、測試及保養守則》中的要求,以證明其性能良好。
I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所當眼處以供消防處人員查核
Please display this certificate at a conspicuous position in the building or premises for FSD's inspection.



獲授權簽署人簽署
Signature of Authorized Signatory

獲授權簽署人姓名
Name of Authorized Signatory

已由 CHAN Yuen Hung 電子簽署
Digitally signed by CHAN Yuen Hung

Chan Yuen Hung



註冊編號
Registration No.

RC3/0185

註冊消防裝置承辦商名稱
Name of Registered Fire Service
Installation Contractor

Chan Yuen Hung

聯絡電話
Telephone

電郵地址
Email address

日期
Date

19/08/2026

備註
Remark

無

掃描此二維碼,可查核此 FS251 證書是否正確,並確認證書已傳送至消防處

Scan this QR code to verify this FS251 certificate and confirm that it has been submitted to the Fire Services Department

消防(裝置及設備)規例(第9條(1)款)消防裝置及設備證書
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
(REGULATION 9(1))
CERTIFICATE OF FIRE SERVICE INSTALLATIONS AND EQUIPMENT

序號 Serial Number

006001630000 000115

消防處編號:
FSD Ref.

顧客姓名
Name of Client

鄧天為

地址
Address

Lots 565 (Part), 566 (Part), 613 (Part) and 616 RP (Part) in D.D. 106 and Adjoining Government Land, Ng Ka Tsuen, Kam Sheung Road, Yuen Long
元朗錦上路吳家村丈量約份第 106 約地段第 565 号(部分)、第 566 号(部分)、第 613 号(部分)及第 616 号余段(部分)和毗
連政府土地

持牌/註冊處所類型
(如適用)

Type of Licensed/

Registered Premises
(If applicable)

請在合適空格內填
上「✓」號

Please tick the
appropriate "box"

☐ 簡樸房 Basic Housing Unit

☐ 危險品倉 Dangerous Goods Store

☐ 食物庫處所 Food Premises

☐ 校舍 School Premises

☐ 幼兒中心 Child Care Centre

☐ 酒店 Hotel

☐ 會社 Club

☐ 木料倉 Timber Store

☐ 電器廢物處理設施/處所 E-waste Disposal Facility/Premises

☐ 改建校舍 Non-designed School Premises

☐ 私營養老安老所 Private Columbaria

☐ 賓館 Guesthouse

☐ 床位寓所 Bedspace Apartment

☐ 危險品車輛 Dangerous Goods Vehicle

☐ 公眾娛樂場所 Place of Public Entertainment

☐ 安老院舍 Residential Care Homes for the Elderly

☐ 殘疾人士院舍 Residential Care Homes for Persons with Disabilities

☐ 卡拉OK場所 Karaoke Establishment

第一部 只適用於年檢事項
Part 1 Annual Inspection
ONLY

根據消防(裝置及設備)規例第8條(1)(b)條,擁有裝置在任何處所內的任何消防裝置或設備的人,須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

In accordance with Regulation 8(1)(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
11	應急照明系統	AS ABOVE	符合消防處規定("a & b" Model: TS-EL 2053)x1	19/08/2026	18/08/2027

第二部 裝置/保養/修理/檢查工作 Part 2 Installation / Maintenance / Repair / Inspection work

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	數量 Quantity	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/ 恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/ Major Defect/Resumption
11	應急照明系統 a&b Model:TS-EL2052	AS ABOVE	全新更換消防緊急照明燈	6	符合消防處規定	19/08/2026	

第三部 欠妥事項 Part 3 Defects

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統 嚴重損壞) Please indicate major defects in major system with a "*" sign	數量 Quantity	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/ 恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/ Major Defect/Resumption

本人/我們藉此聲明,上述之消防裝置/設備經測試及/或檢查,其運作狀況符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求,以及最新的《裝置及設備之檢查、測試及保養守則》中的要求,以證明其性能良好,除在第三部分中詳列的裝置/設備欠妥事項(如有)。

I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所當眼處以供消防處人員查核
Please display this certificate at a conspicuous position in the building
or premises for FSD's inspection.



獲授權簽署人簽署
Signature of Authorized Signatory

獲授權簽署人姓名
Name of Authorized Signatory

已由 LI Sau Ping 電子簽署
Digitally signed by LI Sau Ping

LI Sau-ping



註冊編號
Registration No.

RC1/0060 RC2/0163

註冊消防裝置承辦商名稱
Name of Registered Fire Service
Installation Contractor

Intercept Fire & Security
Technicians Ltd.

聯絡電話
Telephone

電郵地址
Email address

日期
Date

19/08/2026

備註
Remark

無

掃描此二維碼,可查核此 FS251 證書是否真確,並確認證書已傳送至消防處

Scan this QR code to verify this FS251 certificate and confirm that it has been submitted to the Fire Services Department

006001630000 000115

[illegible]

Government Departments with No Objection / No Adverse Comment

The following government departments have no objection to or no adverse comment on the application:

- (a) Commissioner for Transport;
- (b) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (c) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (d) Director of Agriculture, Fisheries and Conservation;
- (e) Director of Environmental Protection;
- (f) Chief Engineer/Mainland North, Drainage Service Department;
- (g) Chief Engineer/Construction, Water Supplies Department;
- (h) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (i) Project Manager (West), Civil Engineering and Development Department;
- (j) Director of Fire Services;
- (k) Chief Building Surveyor/New Territories West, Buildings Department;
- (l) District Officer (Yuen Long), Home Affairs Department;
- (m) Director-General of Civil Aviation;
- (n) Director of Electrical and Mechanical Services; and
- (o) Commissioner of Police.

Application No. A/YL-KTS/1144

This planning application for the Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years is situated quite close to the south-west of Sek Kong Runways. These runways are used by the PLA, Hong Kong Government Flying Services (HKGFS), Heliservices HK Ltd., and the Aviation Club of Hong Kong, China (ACHKC).

The site location is approximately 480 m south-west of RWY11 boundary, and directly under the helicopter training circuit used by the ACHKC.



Although we have no objection to the site being used as a temporary Shop and Services development, consideration must be given to height restrictions. Given the close proximity of the site to the runway, and flight path of aircraft using the runway, from a flight safety perspective it is important that appropriate height restrictions are imposed on this planning approval regarding the height of vehicles and vehicle parts stored on this site.

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



Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) the Site comprises Government land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the private lots(s) and the occupation of GL. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant shall submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
- (f) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall ensure that no vehicle exceeding 5.5 tonnes, as defined under the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the Site at any time;

- (ii) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (iii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (iv) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - (v) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) there is on record of approval granted by the Building Authority (BA) for the existing structures at the Site;
 - (ii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBWs) under the BO and should not be designated for any applied use under the application;
 - (iii) for UBW erected on leased land, enforcement action may be taken by 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;
 - (iv) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBWs. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (v) 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; and
 - (vi) the Site does not abut on a specified street of not less than 4.5m wide and its permitted building intensity shall be determined under Regulations 19(3) of the B(P)R at building plan submission stage;
- (h) to note the comments of the Director-General of Civil Aviation that:
- (i) all lights, including those installed during construction or for maintenance after the completion of the construction works, shall not be projected skyward and form a source of glare or in any way affect pilots in flight; and

- (ii) due consideration should be given to the effect of aircraft downwash or turbulent airflow generated by aircraft operations to the proposed occupants, structures and/or any objects within and nearby the Site; and
- (i) to note the comments of the Commissioner of Police that the applied use shall not cause traffic congestion or flooding.