

HSK/344

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 Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	41456/344
	Date Received 收到日期	16 NOV 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>),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	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Ming Kee Iron Works Co. Limited	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
R-riches Property Consultants Limited	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 6 S.C (Part) and 7 (Part) in D.D. 125, Fung Kong Tsuen, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,605 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 450 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community" and "Other Specified Uses (PORT BACK-UP, STORAGE AND WORKSHOP USES)" zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
19/10/2021 (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 19/10/2021 (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
 位於鄉郊地區土地上及/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, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Vehicle Repair Workshop with Ancillary 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	<input checked="" type="checkbox"/> year(s) 年	3			
	<input type="checkbox"/> month(s) 個月				
(c) Development Schedule 發展細節表					
Proposed uncovered land area 擬議露天土地面積	1,155	sq.m	<input checked="" type="checkbox"/> About 約		
Proposed covered land area 擬議有上蓋土地面積	450	sq.m	<input checked="" type="checkbox"/> About 約		
Proposed number of buildings/structures 擬議建築物/構築物數目	2				
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約		
Proposed non-domestic floor area 擬議非住用樓面面積	450	sq.m	<input checked="" type="checkbox"/> About 約		
Proposed gross floor area 擬議總樓面面積	450	sq.m	<input checked="" type="checkbox"/> About 約		
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)					
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	VEHICLE REPAIR WORKSHOP	225m ² (ABOUT)	225m ² (ABOUT)	6m (ABOUT)(1-STOREY)	
B2	ANCILLARY OFFICE	225m ² (ABOUT)	225m ² (ABOUT)	6m (ABOUT)(1-STOREY)	
TOTAL		450m ² (ABOUT)	450m ² (ABOUT)		
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					
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	1				
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 Monday to Saturday 09:00 to 18:00 (no operation on Sunday and public holiday)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Fung Kong Tsuen Road via Kai Pak Ling Road and a local access..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

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

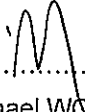
Please refer to planning statement.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Michael WONG



Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
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

R-riches Property Consultants Limited

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

Date 日期

21/10/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 6 S.C (Part) and 7 (Part) in D.D. 125, Fung Kong Tsuen, Yuen Long, New Territories
Site area 地盤面積	1,605 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 - sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Zoning 地帶	"Government, Institution or Community" and "Other Specified Uses (PORT BACK-UP, STORAGE AND WORKSHOP USES)" zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/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 for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	450 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	6 (about) <input type="checkbox"/> (Not more than 不多於) m 米	
		1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	28 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		4
	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 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1 (LGV)

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

**Proposed Temporary Vehicle Repair Workshop
with Ancillary Office for a Period of 3 Years**

**Lots 6 S.C (Part) and 7 (Part) in D.D. 125,
Fung Kong Tsuen, Yuen Long, New Territories**

Planning Statement

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EXECUTIVE SUMMARY

- The applicant seeks to use Lots 6 S.C (Part) and 7 (Part) in D.D. 125, Fung Kong Tsuen, Yuen Long, New Territories (the Site) for 'Proposed Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years'.
- The Site falls within an area zoned as "Government, Institution or Community" and "Other Specified Uses (Port Back-up, Storage and Workshop Uses)" on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2.
- The Site consists of an area of 1,605m² (about). Two structures are proposed at the Site for vehicle repair workshop and ancillary office with total GFA of 450m² (about), the remaining area is proposed for parking, loading/unloading and circulation spaces.
- The Site is accessible from Fung Kong Tsuen Road via Kai Pak Ling Road and a local access. The operation hours of the Site are Monday to Saturday 9:00 to 18:00. No operation on Sunday and public holiday.
- Justifications for the proposed development are as follows:
 - The applicant's original premises is affected by the development of Hung Shui Kiu (HSK) New Development Area
 - The applied use is the same as the applicant's original premises business in HSK
 - Proposed development is not incompatible with surrounding land use
 - No adverse impact is anticipated to the surrounding area
 - The proposed development is on a temporary basis, it will not frustrate the long term planning intention of the "GIC" and "OU(PBUSW)" zones.

- Details of development parameters are as follows:

Application Site Area	1,605m ² (about)
Covered Area	450m ² (about)
Uncovered Area	1,155m ² (about)
Plot Ratio	0.3 (about)
Site Coverage	28% (about)
Total GFA	450m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	450m ² (about)
Number of Block	2
Building Height	6m (about)
No. of Storey	1

行政摘要

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗鳳降村丈量約份第 125 約地段第 6 號 C 分段(部份)及第 7 號(部份)的規劃申請，於上述地段作擬議臨時汽車維修工場連附屬辦公室（為期 3 年）。
- 申請地點所在的地區在《洪水橋及厦村分區計劃大綱核准圖編號：S/HSK/2》上劃為「政府、機構或社區」及「其他指定用途（港口後勤、貯物 及工場用途）」用途地帶。
- 申請地盤面積為 1,605 平方米（約）。申請地點將設有 2 座構築物作汽車維修工場及附屬辦公室，構築物的總樓面面積合共為 450 平方米（約），其餘地方將預留作停車位、上／落貨位及流轉空間。
- 申請地點可從鳳降村路經雞伯嶺路及一條地區道路前往。擬議發展的作業時間為星期一至六上午 9 時至下午 6 時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 申請人原來的經營處所受到政府洪水橋新發展區發展影響
 - 申請的用途與申請人先前於洪水橋的發展用途一致
 - 擬議發展與周邊用途協調
 - 擬議發展不會對周邊地區帶來負面影響
 - 擬議發展為臨時性質，不會影響「政府、機構或社區」及「其他指定用途（港口後勤、貯物 及工場用途）」用途地帶的長遠規劃意向
- 擬議發展的詳情發展參數如下：

申請地盤面積：	1,605 平方米（約）
上蓋總面積：	450 平方米（約）
露天地方面積：	1,155 平方米（約）
地積比率：	0.3（約）
上蓋覆蓋率：	28%（約）
總樓面面積	450 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	450 平方米（約）
樓宇數目：	2 座
構築物高度：	6 米（約）
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 R-riches Property Consultants Limited has been commissioned by *Ming Kee Iron Works Co. Limited* (the applicant) to submit this planning application under the Section (S.) 16 of the *Town Planning Ordinance (Cap. 131)*(the Ordinance) to the Town Planning Board (the Board) on its behalf in respect to Lots 6 S.C (Part) and 7 (Part) in D.D. 125, Fung Kong Tsuen, Yuen Long, New Territories (the Site)(**Plan 1**).
- 1.2 The applicant seeks to use the Site for **Proposed Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years** (proposed development). The Site falls within an area zoned as "Government, Institution or Community" ("GIC") and "Other Specified Uses (Port Back-up, Storage and Workshop Uses)" ("OU(PBUSW)") on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2. In order to use the Site for the proposed development, planning application under S.16 of the Ordinance is required.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement. Set of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government departments and members of the Board.

2. JUSTIFICATIONS

Affected by the Implementation of Hung Shui Kiu New Development Area

- 2.1 The applicant seeks planning permission to use the Site for relocation of vehicle repair premises at various lots in D.D. 128 in Fung Kong Tsuen (**Plan 2**). Since the applicant's original premises are affected by the Hung Shui Kiu Development Area (HSK NDA) development, the concerned parcel of land had been resumed and reverted to the Government in 2021 (**Plan 3**). The applicant desperately needs to find an alternative yet suitable site to continue its business operation.

Applied Use Is the Same as the Affected Business in Hung Shui Kiu

- 2.2 The proposed temporary development involves of vehicle repair activities, as well as ancillary office to support the operation of the Site. The applied use is the same as the affected business in HSK. The area of the Site (i.e. about 1,605m²) is also similar to the area resumed and reverted to the Government in HSK (i.e. about 1,606m²).

Effort in Identifying Suitable Site for Relocation

- 2.3 The applicant has spent effort in identifying suitable site for relocation of his premise in Fung Kong Tsuen to pave way for the Government development of HSK NDA. Whilst the applicant has tried to relocate its premises to a number of alternative sites in Tuen Mun, Lau Fau Shan, Tai Tong, Kam Tin, Pat Heung, San Tin, Kwu Tung South, Cheung Lek and Lin Tong Mei etc., those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership, accessibility or site area being too small/big (**Appendix 1** and **Plan 2**).

Not Incompatible with Surrounding Land Use

- 2.4 Although the Site is within the "GIC" and "OU(PBUSW)" zones of the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2, there is no active agricultural activities within the Site. The proposed use is also considered not incompatible with surrounding land use which is dominated by open storage, vehicle park and workshops uses.
- 2.5 The proposed development will not create adverse impact to the surrounding area. Upon approval of the planning application, the applicant will make effort in complying with approval conditions/ relevant government regulations related to fire service, drainage, and landscape aspects.
- 2.6 Although the proposed development is not in line with planning intention of the "GIC" and "OU(PBUSW)", the special background of the application should be considered on individual merit, which approval of the current application would therefore not set an undesirable precedent for the "GIC" and "OU(PBUSW)" zones.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located at Ha Tsuen in Yuen Long District, New Territories. It is approximately 1.1km west of Ping Ha Road; 1.8km north of Kong Sham Western Highway; and 3.9km northwest of Tin Shui Wai MTR Station.

Accessibility

- 3.2 The Site is accessible from Fung Kong Tsuen Road via Kai Pak Ling Road and a local access (Plan P01).

Existing Site Condition

- 3.3 The Site is generally flat, partly hard-paved and fenced off. The eastern portion of the Site is currently vacant, while the remaining area are currently used as coach park. No existing structure is located at the Site (Plan P05).

Surrounding Area

- 3.4 To its immediate north is the local access leading to Kai Pak Ling Road. To its further north are land currently used for storage use, the application site of the approved S.16 planning application No. A/HSK/291, a woodland and some temporary structures for storage and workshop uses.
- 3.5 To its immediate east is the local access leading to Kai Pak Ling Road. To its further east are vacant land covered by vegetation and village houses (new territories exempted houses) at Fung Kong Tsuen.
- 3.6 To its immediate south is a piece of vacant land. To its further south are area zoned as "Other Specified Use" annotated "Port Back-Up, Storage and Workshop Uses" ("OU(PBUSW)") within the boundary of the Approved Hung Shui Kiu and Ha Tsuen OZP and some permitted use (i.e. open storage yards of vehicles, container and construction material) with the "OU(PBUSW)" zone.
- 3.7 To its immediate west is an open storage yard of construction materials. To its further west are area zoned as "OU(PBUSW)" within the boundary of the Approved Hung Shui Kiu and Ha Tsuen OZP and some permitted use with the "OU(PBUSW)" zone.

4. PLANNING CONTEXT

Zoning of the Application Site

- 4.1 The Site falls wholly within an area zoned as "GIC" and "OU(PBUSW)" on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 (Plan P06). According to the Notes of the OZP, 'vehicle repair workshop' is not column 1 nor column 2 use within the "GIC" and "OU(PBUSW)" zones, which requires permission from the Board.

Planning Intention

- 4.2 This zone is primarily intended for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

Previous Application

- 4.3 There is no previous approved S.16 application for the same use in respect of the Site.

Similar Application

- 4.4 There is no similar S.16 application in respect of the Site.

Land Status

- 4.5 The Site two private land lots 6 S.C and 7 in D.D. 125 with total land area of 1,605m² (about) of Old Schedule Agricultural Lots held under the Block Government Lease (Plan P04). All land lots are currently owned by individuals, ownership details are provided at Table 1 below:

Table 1: Land Ownership of the Site

Private Land Lot	Ownership
Lot 6 S.C in D.D. 125	WONG Yee Chuen WAN Siu Wah
Lot 7 in D.D. 125	WU Kwai Yin

- 4.6 Since there is the restriction that no structures are allowed to be erected without the prior approval of the Government on the private land portion of the Site. The applicant will submit Short Term Waiver (STW) application to make way to erect the proposed structures at the Site. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

- 5.1 The Site consists of an area of 1,605m² (about). The detailed development parameters are shown at Table 2 below.

Table 2: Development Parameters of the Proposed Development

Application Site Area	1,605m ² (about)
Covered Area	450m ² (about)
Uncovered Area	1,155m ² (about)
Plot Ratio	0.3 (about)
Site Coverage	28% (about)
Total GFA	450m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	450m ² (about)
Number of Block	2
Building Height	6m (about)
No. of Storey	1

- 5.2 Two structures are proposed at the Site for vehicle repair workshops and ancillary office with total GFA of 450m² (about), the remaining area is reserved for parking, loading/unloading and circulation spaces (Plan P07), details of structures are shown at Table 3 below:

Table 3: Details of Structures

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Vehicle Repair Workshop and Ancillary Office	225m ² (about)	225m ² (about)	6m (about) (1-storey)
B2	Vehicle Repair Workshop	225m ² (about)	225m ² (about)	
Total		450m ² (about)	450m ² (about)	-

Operation Mode

- 5.3 The operation hours of the Site are Monday to Saturday from 9:00 to 18:00. No operation on Sunday and public holiday. Three vehicle repair bays are provided at the Site. The proposed temporary development involves vehicle repairing activities

for light and medium goods vehicles. Other workshop activities, i.e. dismantling, maintenance, repairing, cleansing, paint spraying are carried out within enclosed structures. The estimated number of staff working at the Site is 8. The estimated number of staff working at the Site is 8.

Vehicular Access and Internal Traffic Arrangement

- 5.4 The Site is accessible from Fung Kong Tsuen Road via Kai Pak Ling Road and a local access. One 7.3m (about) wide ingresses/egresses are provided at the north portion of the Site (Plan P07).
- 5.5 Sufficient space is provided for smooth maneuvering of vehicle entering to and exiting from the Site and within the Site (Plan P07). No vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. Staff is deployed to station at the ingress/egress of the Site to monitor the traffic condition and direct vehicle to enhance pedestrian safety and to ensure no vehicle will queue back on to public Road.
- 5.6 Five parking and loading/unloading (L/UL) spaces are provided at the Site, details of spaces are shown at Table 4 below:

Table 4: Parking and L/UL Provision

Type of Parking Space:	Number of Space
Private Car Parking Space for Visitor	1
Private Car Parking Space for Staff	3
Type of L/UL Space:	Number of Space
L/UL Space for Light Goods Vehicle	1

Minimal Traffic Impact

- 5.7 No heavy vehicle including container vehicles will be stored and enter the Site at any time during the planning approval period. Advanced booking is required for visitors to enter the Site and for the use of car parking spaces, which could help to regulate the use of the parking spaces and prevent excessive number of vehicles to the Site and affect the public. Below is the breakdown of peak hours of estimated vehicular trip attracted by the proposed development:

Table 5: Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction						2-Way Total
	Private Car		Light Goods Vehicle		Medium Goods Vehicle		
	In	Out	In	Out	In	Out	
Traffic trip at <u>AM</u> <u>peak</u> per hour (09:00 – 10:00)	3	0	1	1	0	0	5
Traffic trip at <u>PM</u> <u>peak</u> per hour (17:00 – 18:00)	0	3	1	1	0	0	5
Traffic trips per hour (average) (10:00 – 17:00)	1	1	0.5	0.5	0.5	0.5	4

5.8 As the number of vehicular trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding roads should not be anticipated.

Strictly follow CoP and respective environmental protection ordinances

5.9 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.

5.10 The major source of air pollution would be emission from vehicles. Drivers are required to switch off engine once parked and during the L/UL activities. The Site will be hard-paved to avoid any fugitive dust impacts due to movement of vehicle. No dusty materials will be stored at the Site. Workshop activities i.e. cutting, grinding, polishing activities will be carried out within enclosed structures. The proposed development should therefore not create any adverse air impact to the surrounding area.

5.11 2.5m high solid metal (iron) wall with thickness of 5mm will be erected along the site boundary by the applicant. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

5.12 The proposed temporary development involves vehicle repairing activities for light

and medium goods vehicles. Other workshop activities, i.e. dismantling, maintenance, repairing, cleansing, paint spraying are carried out within enclosed structures. Public announcement system is prohibited at the Site to minimize noise disturbance to the surrounding environment; therefore, adverse noise impact to the surrounding areas should not be anticipated.

- 5.13 During the construction stage, the applicant will follow the good practices stated in ProPECC PN 1/94 to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase must be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.14 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good practices under ProPECC PN 5/93 when designing on-site drainage system with the Site. The applicant will submit and implement relevant proposals to the satisfaction of Director of Environmental Protection after planning permission has been obtained from the Board. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.

Drainage Facilities at the Site

- 5.15 There is no existing drainage system within the Site. The applicant will submit drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

Fire Safety Aspect

- 5.16 The applicant will submit fire service installations (FSIs) proposal in accordance to *Building Ordinance*, *Fire Services Ordinance* and *Fire Safety (Buildings) Ordinance*. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

Minimal Landscape Impact

- 5.17 The applicant will preserve existing tree as far as practicable. If felling of tree is inevitable, the applicant will submit relevant tree felling proposal to relative B/Ds for consideration. A detailed tree survey and preservation proposal will be submitted after planning approval has been obtained from the Board.

6. CONCLUSION

- 6.1 The applicant has spent effort in identifying suitable site for relocation of his premise in Hung Shui Kiu to pave way for the Government development of HSK NDA. Whilst the applicant has tried to relocate its premises to a number of alternative sites in New Territories, those sites were considered not suitable or impracticable.
- 6.2 The applied use is the same as the affected business in HSK. The area of the Site is also similar to the area resumed and reverted to the Government in HSK. Approval of the current application would not set undesirable precedent within the "GIC" and "OU(PBUSW)" zones and should be considered on an individual merit given its special background of the Site. Although the proposed development is not a column one nor column two use within the "GIC" and "OU(PBUSW)" zones, the application is only on a temporary basis, it would not frustrate the long-term planning intention of the "GIC" and "OU(PBUSW)" zones.
- 6.3 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations and landscape proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 6.4 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.
- 6.5 In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years'.

R-riches Property Consultants Limited
October 2021

Appendix I - Alternative Sites for Relocation

Table 6: Alternative Sites for Relocation

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
1	<p>Various Lots in D.D. 132, Tuen Mun, New Territories</p> <ul style="list-style-type: none"> The Site is accessible from Wo Hing Fu Street via a local access. It is approximately 2.3km West of Tuen Mun Highway and 2.9km west of Siu Hong MTR Station. 	<ul style="list-style-type: none"> The Site is currently vacant. It is partially hard-paved, generally flat and fenced. The Site falls with an area zoned as "Green Belt" on the Approved Tuen Mun Outline Zoning Plan No. S/TM/35. 'Vehicle repair workshop' use is not a column one nor two use within the "GB" zone. 	<p>The surrounding areas are predominated by vacant land and temporary uses.</p> <ul style="list-style-type: none"> To its north are area covered by vegetation and woodland. To its east are occupied by temporary vehicle park and woodland. To its south are the local access connecting the Site to Hing Fu Street and a 'pet hotel'. To its west are area covered by vegetation and woodland. 	<ul style="list-style-type: none"> The Site occupied an area of 1,378m² (about), it is approximately 14% smaller than the original premises. No similar approved S.16 planning application for the same use within the same "GB" zone. Not compatible with surrounding land use which is dominated by vacant land and temporary uses. The Site is not directly connected to a proper road. After modification and subject to HyD/TD's approval, medium goods vehicle should be able to access the Site. No public sewer in vicinity of the Site. <p><i>It is considered <u>not suitable</u> for relocation for the proposed development.</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
2	<p>Lot 365 RP in D.D. 128, Lau Fau Shan, Yuen Long, New Territories</p> <ul style="list-style-type: none"> The Site is accessible from Deep Bay Road via a local access. It is approximately 40m west of the viaduct of the Shenzhen Bay Bridge and 3.7km west of Tin Shui Wai MTR Station. 	<ul style="list-style-type: none"> The Site is currently a woodland and covered by vegetation. The Site falls within an area zoned as "Agriculture" on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12. 'Vehicle Repair Workshop' is not a column one nor two use within the "AGR" zone. 	<p>The surrounding areas are predominated by woodland and open storage use.</p> <ul style="list-style-type: none"> To its north are occupied by temporary structures for storage, open storage use and woodland To its east are woodland and vacant land covered by vegetation. To its south are the local access connecting the site to Deep Bay Road, woodland and vacant land covered by vegetation. To its west are woodland and vacant land covered by vegetation. 	<ul style="list-style-type: none"> The Site occupied an area of 1,274m² (about), it is approximately 21% smaller than the original premises. No similar approved S.16 planning application for the same use within the same "AGR" zone. Not compatible with surrounding land use which is rural in nature. The Site is not directly connected to a proper road. The vehicular access leading to the Site is not capable to cater MGW. No public sewer in vicinity of the Site. <p><i>It is considered <u>not suitable</u> for relocation for the proposed development</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
3	<p>Lot 1053 in D.D. 117, Tai Tong, Yuen Long, New Territories</p> <ul style="list-style-type: none"> The Site is accessible from Wong Nai Tun Tsuen Road via a local access. It is approximately 250m southwest of Wong Nai Tuen Tsuen Road and 2.5km south of Yuen Long Highway. 	<ul style="list-style-type: none"> The Site is currently vacant, not fenced, generally flat and partially covered by vegetation. The Site falls on an area zoned as "Agriculture" on the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18. 'Vehicle repair workshop' use is not a column one nor two use within the "AGR" zone. 	<p>The surrounding areas are predominated by residential and agricultural uses.</p> <ul style="list-style-type: none"> To its north are some temporary structures for residential and workshop uses. To its east are the local access connecting the Site to Wong Nai Tun Tsuen Road and active farmland. To its south are land covered by vegetation, temporary structure for agricultural use and active farmland To its west are land covered by vegetation. 	<ul style="list-style-type: none"> The Site occupied an area of 650m² (about), it is approximately 40% smaller than the original premises. No similar approved S.16 planning applications within the same "AGR" zone. Not compatible with surrounding land use which is dominated by agricultural and residential uses. The Site is not directly connected to a proper road. The vehicular access leading to the Site is not capable to cater MGW. No public sewer in vicinity of the Site. <p><i>It is considered <u>not suitable</u> for relocation for the proposed development</i></p>

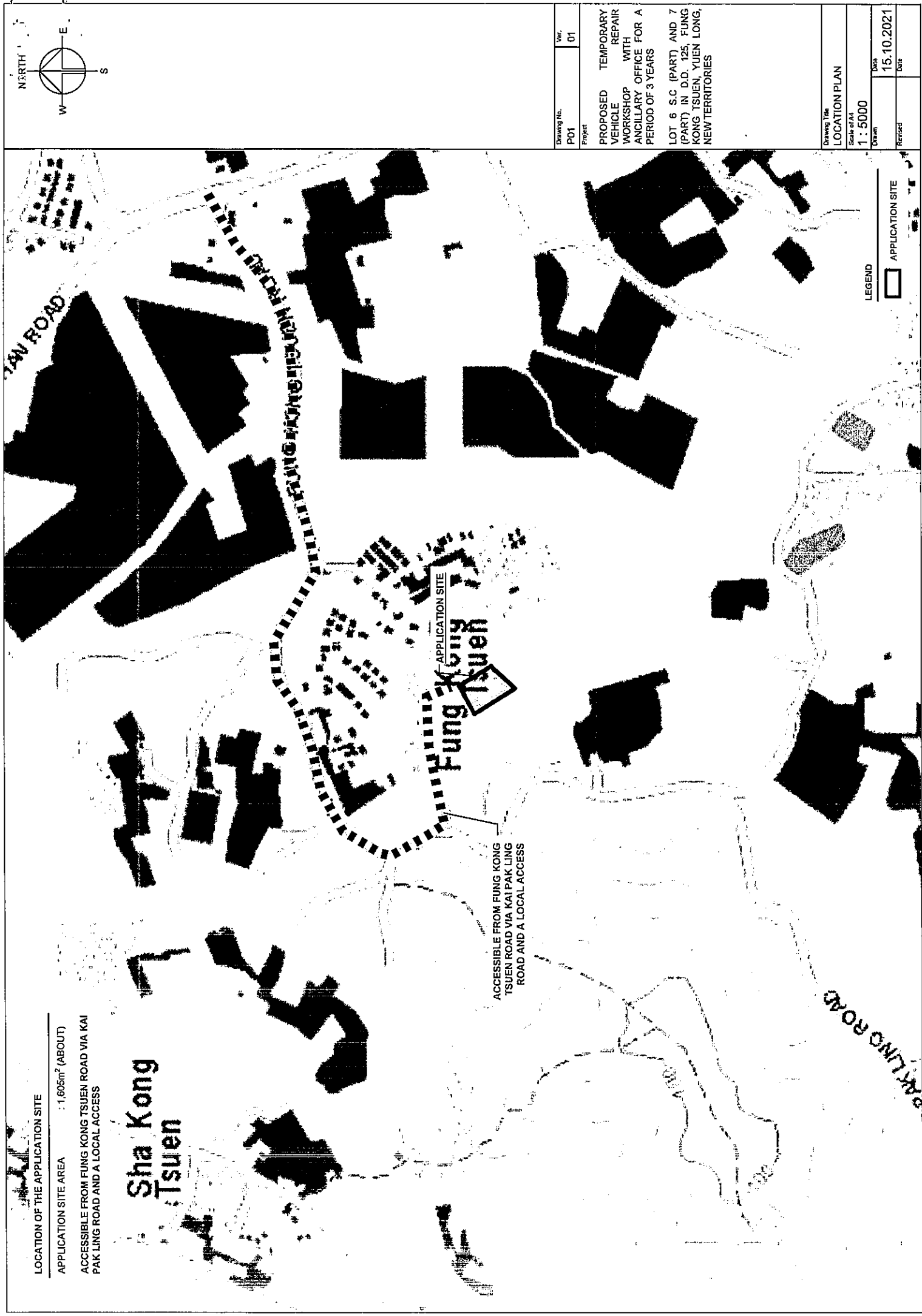
Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
4	<p>Lot 1078 in D.D. 109, Kam Tin, Yuen Long, New Territories</p> <ul style="list-style-type: none"> The Site is accessible from Kong Tai Road via a local access. It is approximately 170m north of Kong Tai Road and Control Point and 1.8km northeast of Kam Sheung Road MTR Station. 	<ul style="list-style-type: none"> The Site is currently fenced and partially hard-paved, generally flat and occupied by containers. The Site falls within an area zoned as "Agriculture" on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9. 'Vehicle repair workshop' use is not a column one nor two use within the "AGR" zone. 	<p>The surrounding areas are predominated by open storage and agricultural uses.</p> <ul style="list-style-type: none"> To its north are areas occupied by some temporary structures for storage and workshop uses. To its east are the local access connecting the Site to Kong Tai Road and a nullah. To its south are areas occupied by some temporary structures for storage and workshop uses. To its west are areas covered by vegetation and active farmland. 	<ul style="list-style-type: none"> The Site occupied an area of 1,279m² (about), it is approximately 20% smaller than the original premises. No similar approved S.16 planning applications within the same "AGR" zone. Not entirely incompatible with surrounding land use which is dominated by open storage and agricultural uses. The Site is not directly connected to a proper road. After modification and subject to HyD/TD's approval, medium goods vehicle should be able to access the Site. No public sewer in vicinity of the Site. <p><i>It is considered <u>not suitable</u> for relocation for the proposed development</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
5	<p>Lots 209 S.A RP, 209 S.A ss.1 and 209 S.A ss.2 in D.D. 110, Pat Heng, Yuen Long, New Territories</p> <ul style="list-style-type: none"> The Site is accessible from Kong Tai Road via a local access. It is approximately 2km northeast of Kong Tai Road and 3.1km northeast of Kam Sheung Road MTR Station. 	<ul style="list-style-type: none"> The Site is currently vacant, unfenced, generally flat and covered by vegetation The Site falls within an area zoned as "Agriculture" on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9. 'Vehicle repair workshop' use is not a column one nor two use within the "AGR" zone. 	<p>The surrounding areas are predominated by agricultural and open storage uses.</p> <ul style="list-style-type: none"> To its north are vacant land covered by vegetation. To its east are area covered by vegetation and occupied by temporary structures for storage use. To its south are area covered by vegetation and occupied by temporary structures for storage use. To its west are vacant land covered by vegetation and farmland. 	<ul style="list-style-type: none"> The Site occupied an area of 1,156m² (about), it is approximately 28% <u>smaller</u> than the original premises. No similar approved S.16 planning applications within the same "AGR" zone. Not incompatible with surrounding land use which is dominated by agricultural and open storage uses. The Site is not directly connected to a proper road. The vehicular access leading to the Site is not capable to cater MGW. No public sewer in vicinity of the Site. <p><i>It is considered <u>not suitable</u> for relocation for the proposed development.</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
6	<p>Lots 1320 and 1322 in D.D. 111, Pat Heung, Yuen Long, New Territories</p> <ul style="list-style-type: none"> The Site is accessible from Wang Toi Shan Shan Tsuen Road via a local access. It is approximately 300m north of Wang Toi Shan Shan Tsuen Road and 3km southeast of Kam Sheung Road MTR Station. 	<ul style="list-style-type: none"> The Site is currently vacant, unfenced and covered by vegetation. Portion of the Site is woodland. The Site falls on an area zoned as "Agriculture" on the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11. 'Vehicle repair workshop' use is not a column one nor two use within the "AGR" zone. 	<p>The surrounding areas are predominated by agricultural use.</p> <ul style="list-style-type: none"> To its north are vacant land covered by vegetation and farmland. To its east are land covered by vegetation and woodland. To its south are woodland and farmland. To its west are vacant land covered by vegetation and farmland. 	<ul style="list-style-type: none"> The Site occupied an area of 1,422m² (about), it is approximately 11% <u>smaller</u> than the original premises. No similar approved S.16 planning applications within the same "AGR" zone. Not compatible with surrounding land use which is dominated by agricultural use. The Site is not directly connected to a proper road. The vehicular access leading to the Site is not capable to cater MGW. No public sewer in vicinity of the Site. <p><i>It is considered <u>not suitable</u> for relocation for the proposed development</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
7	<p>Lot 1494 S.B RP in D.D. 100, Lin Tong Mei, Kwu Tung, New Territories</p> <ul style="list-style-type: none"> The Site is accessible from Fan Kam Road via a local access. It is approximately 20m west of Fan Kam Road and 3.4km south of Sheung Shui MTR Station. 	<ul style="list-style-type: none"> The Site is currently vacant, fenced, generally flat and portion of the Site is covered by vegetation and woodland. The Site falls on an area zoned as "Agriculture" on the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/17. 'Vehicle repair workshop' use is not a column one nor two use within the "AGR" zone. 	<p>The surrounding areas are predominated by vacant land and residential use.</p> <ul style="list-style-type: none"> To its north are vacant land covered by vegetation. To its east are the vehicular access connecting the Site to Fan Kam Road and the residential development – The Green. To its south are the residential development - 334 Fan Kam Road and temporary structures for residential use. To its west are area covered by vegetation and woodland. 	<ul style="list-style-type: none"> The Site occupied an area of 2,350m² (about), it is approximately 46% larger than the original premises. No similar approved S.16 planning applications within the same "AGR" zone. Not compatible with surrounding land use which is dominated by residential use. The Site is directly connected to Fan Kam Road, which is capable to cater MG. V. No public sewer in vicinity of the Site. Land ownership issue, i.e. the use of portion of the site for proposed use is not feasible. <p><i>It is considered <u>not suitable</u> for relocation for the proposed development</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
8	<p>Lots 588 S.C and 588 RP in D.D. 98, Hang Tau, Kwu Tung, New Territories</p> <ul style="list-style-type: none"> The Site is accessible from Hang Tau Road via a local access. It is approximately 500m west of Hang Tau Road and 6.2km northeast of Sheung Shui MTR Station. 	<ul style="list-style-type: none"> It is fenced, generally flat and partially hard-paved. The Site is currently occupied by vacant temporary structures and trees. The Site falls on an area zoned as "Agriculture" on the Approved Kam Tin South Outline Zoning Plan No. S/NE-KTS/17. 'Vehicle repair workshop' use is not a column one nor two use within the "AGR" zone. 	<p>The surrounding areas are predominated by residential uses.</p> <ul style="list-style-type: none"> To its north are occupied by temporary structures for residential and storage uses. To its east are occupied by temporary structures for residential use and vacant land covered by vegetation. To its south are occupied by temporary structures for residential and workshop uses. To its west are the vehicular access connecting the Site to Hang Tau Road and woodland. 	<ul style="list-style-type: none"> The Site occupied an area of 1,971m² (about), it is approximately 22% larger than the original premises. No similar approved S.16 planning applications within the same "AGR" zone. Not compatible with surrounding land use which is dominated by residential and storage uses. The Site is not directly connected to a proper road. The vehicular access leading to the Site is not capable to cater MGW. No public sewer in vicinity of the Site. Land ownership issue, i.e. the use of portion of the site for proposed use is not feasible. <p><i>It is considered <u>not suitable</u> for relocation for the proposed development.</i></p>



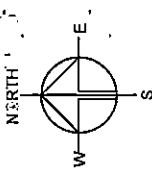
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,605m² (ABOUT)
ACCESSIBLE FROM FUNG KONG TSUEN ROAD VIA KAI
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ACCESSIBLE FROM FUNG KONG
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APPLICATION SITE
Fung Tsuen



Drawing No.	Ver.	01
PD1		
Project	PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS	
	LOT 6 S.C (PART) AND 7 (PART) IN D.D. 125, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES	
Drawing Title	LOCATION PLAN	
Scale of A4	1 : 5000	
Drawn	Date	15.10.2021
Revised	Date	

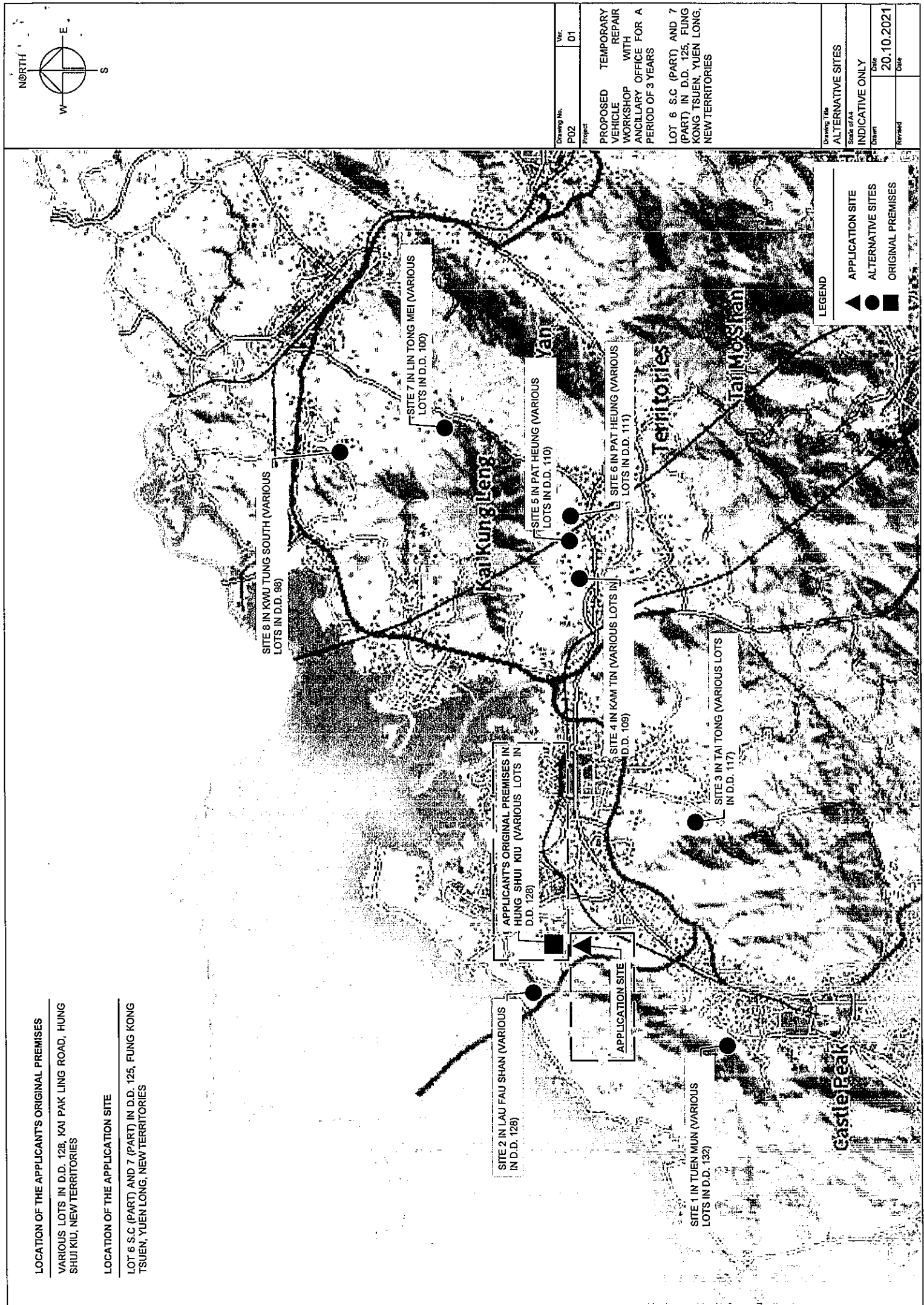
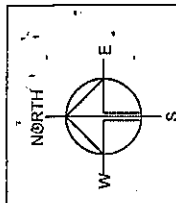
LEGEND
☐ APPLICATION SITE

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 128, KAI PAK LING ROAD, HUNG SHUI KIU, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

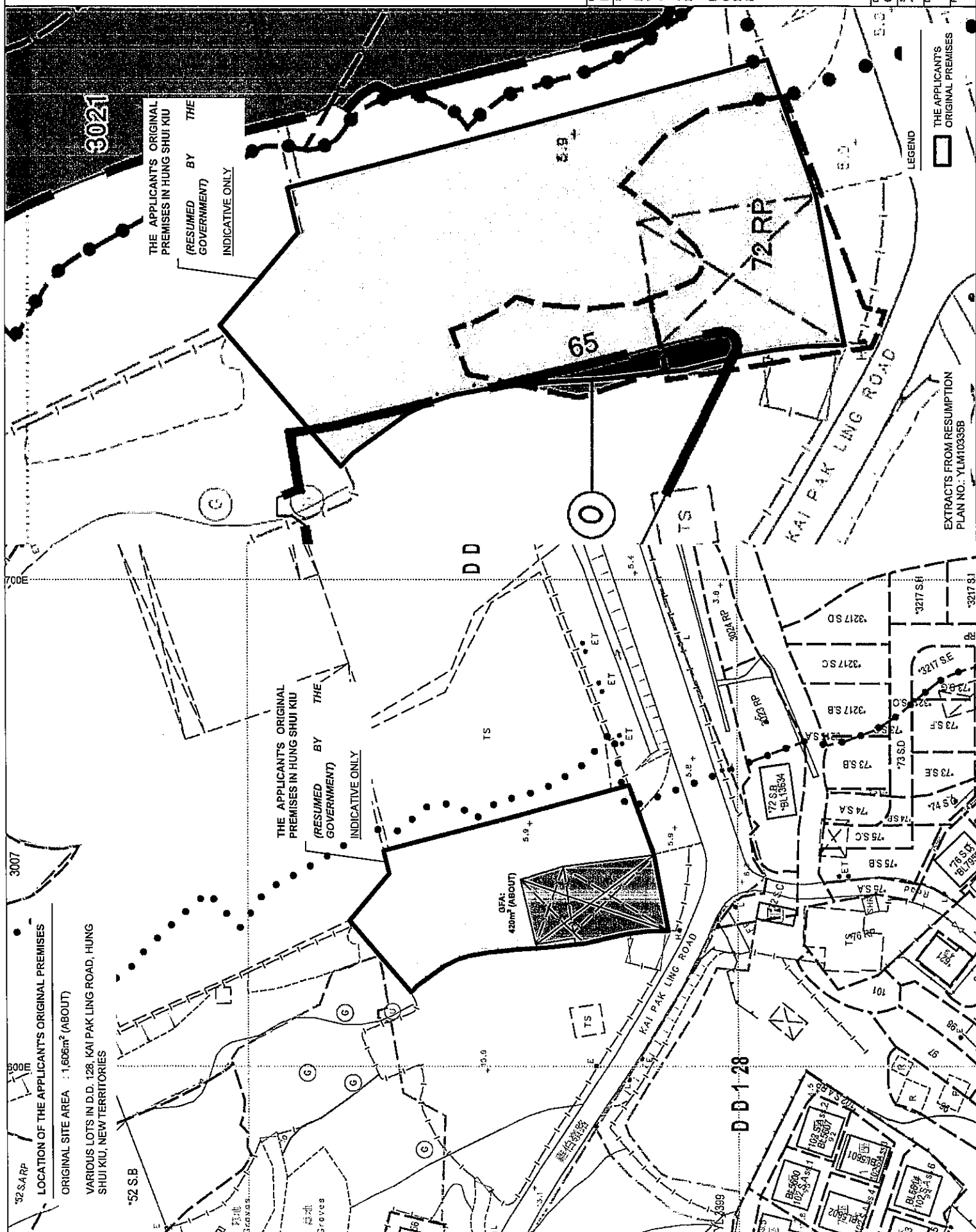
LOT 6 S.C. (PART) AND 7 (PART) IN D.D. 125, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES



LEGEND

- ▲ APPLICATION SITE
- ALTERNATIVE SITES
- ORIGINAL PREMISES

Drawing No.	Ver.
PD2	01
Project	PROPOSED TEMPORARY VEHICLE WORKSHOP WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS
LOT 6 S.C. (PART) AND 7 (PART) IN D.D. 125, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES	
Drawing Title	ALTERNATIVE SITES
Scale of A4	INDICATIVE ONLY
Date	20.10.2021
Revised	



Project	
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PROPOSED VEHICLE WORKSHOP WITH TEMPORARY REPAIR FACILITY FOR A PERIOD OF 3 YEARS

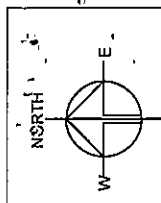
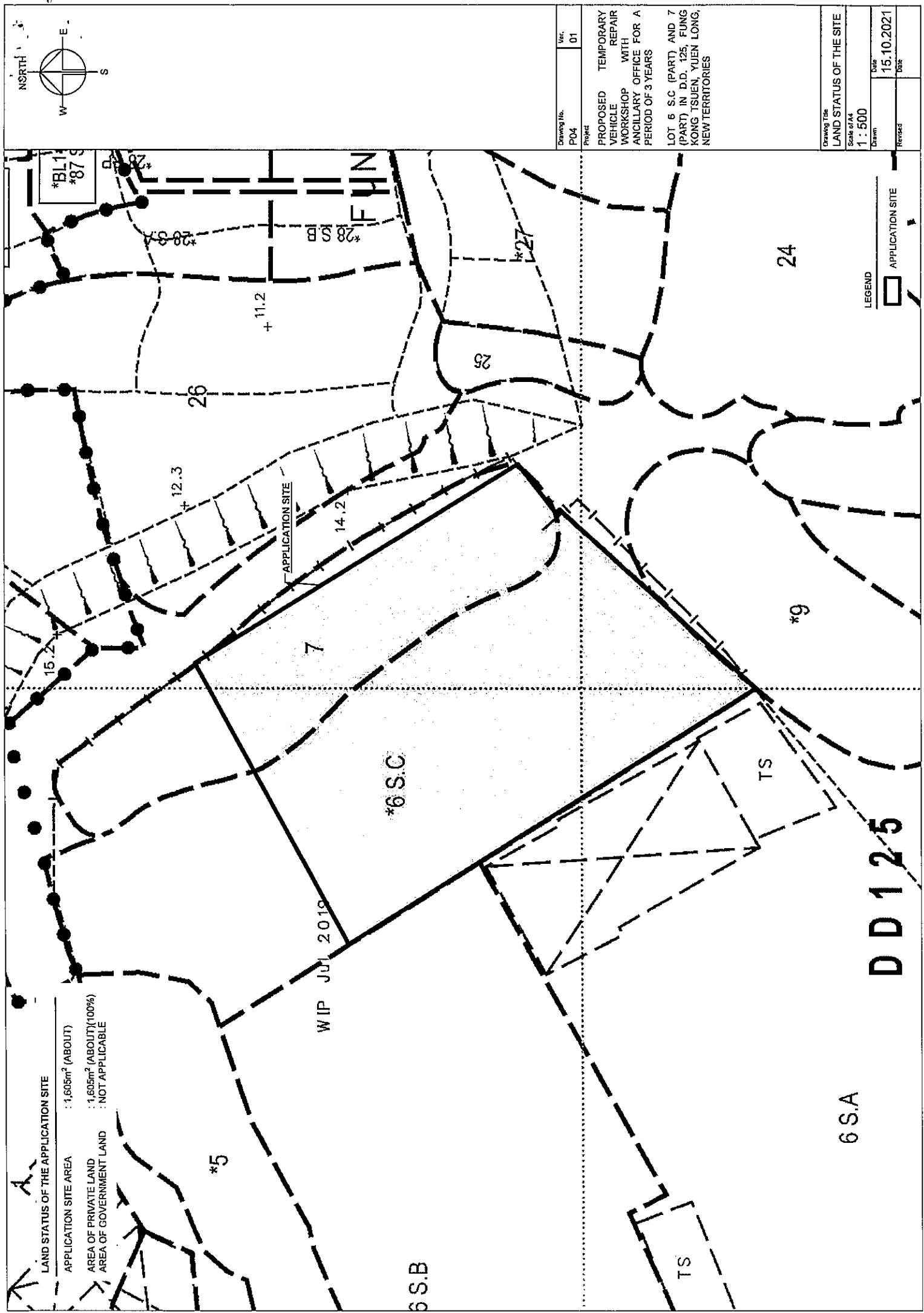
LOT 6 S.C. (PART) AND 7
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Drawing Title
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Scale of A4
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Drawn	Date
	15.10.2021

Revised	Date
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P04	01
Project	
PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS	
LOT 6 S.C. (PART) AND 7 (PART) IN D.D. 125, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES	
Drawing Title	
LAND STATUS OF THE SITE	
Scale of A4	
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Drawn	Date
	15.10.2021
Revised	Date

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,605m² (ABOUT)

AREA OF PRIVATE LAND : 1,605m² (ABOUT)(100%)

AREA OF GOVERNMENT LAND : NOT APPLICABLE

WIP JUL 2019

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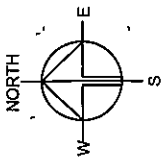
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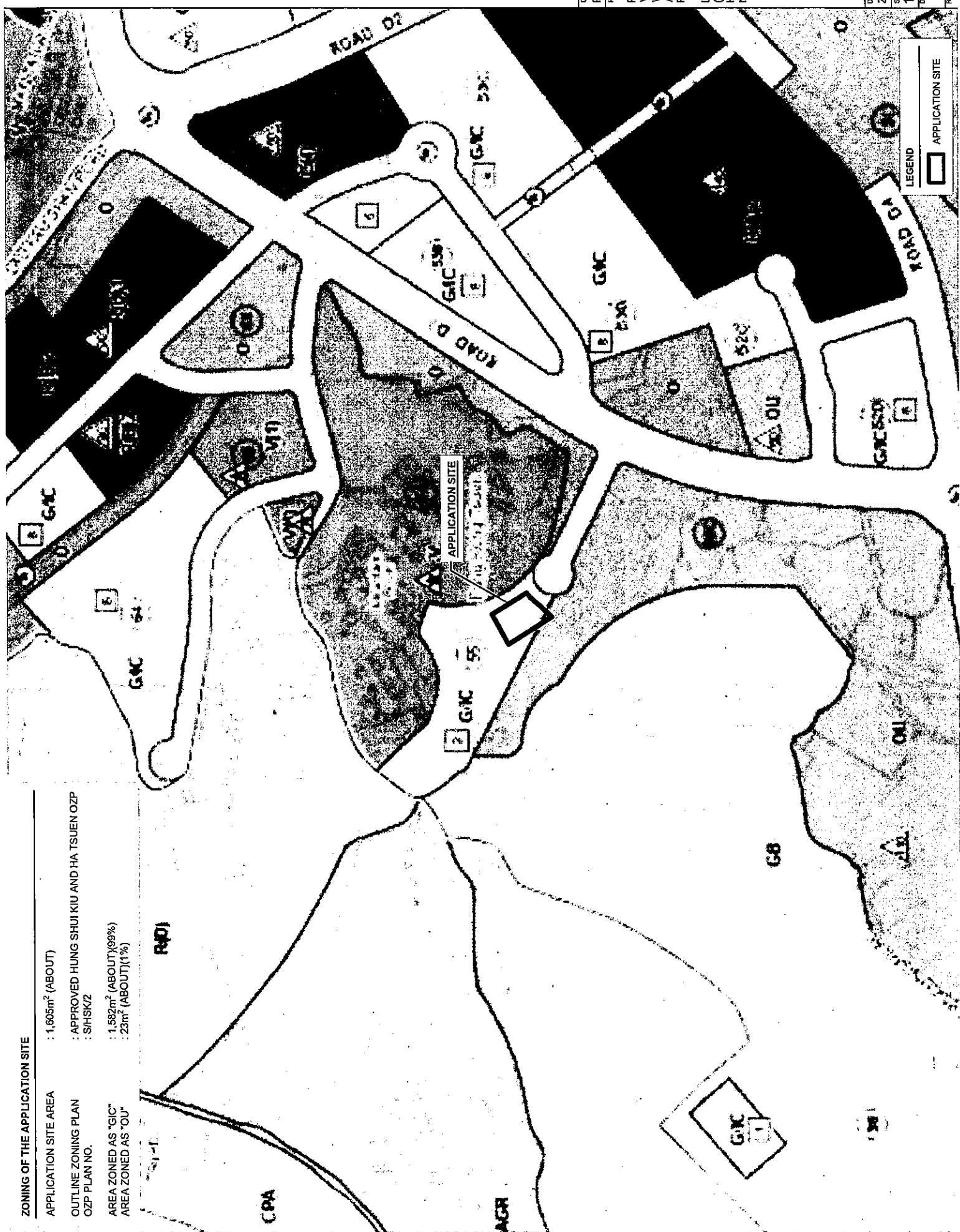
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ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,605m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED HUNG SHUI KIU AND HA TSUEN OZP
OZP PLAN NO. : SHSK/2
AREA ZONED AS "GIC" : 1,582m² (ABOUT)(99%)
AREA ZONED AS "OU" : 23m² (ABOUT)(1%)



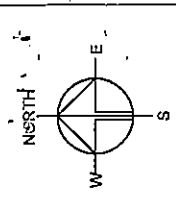
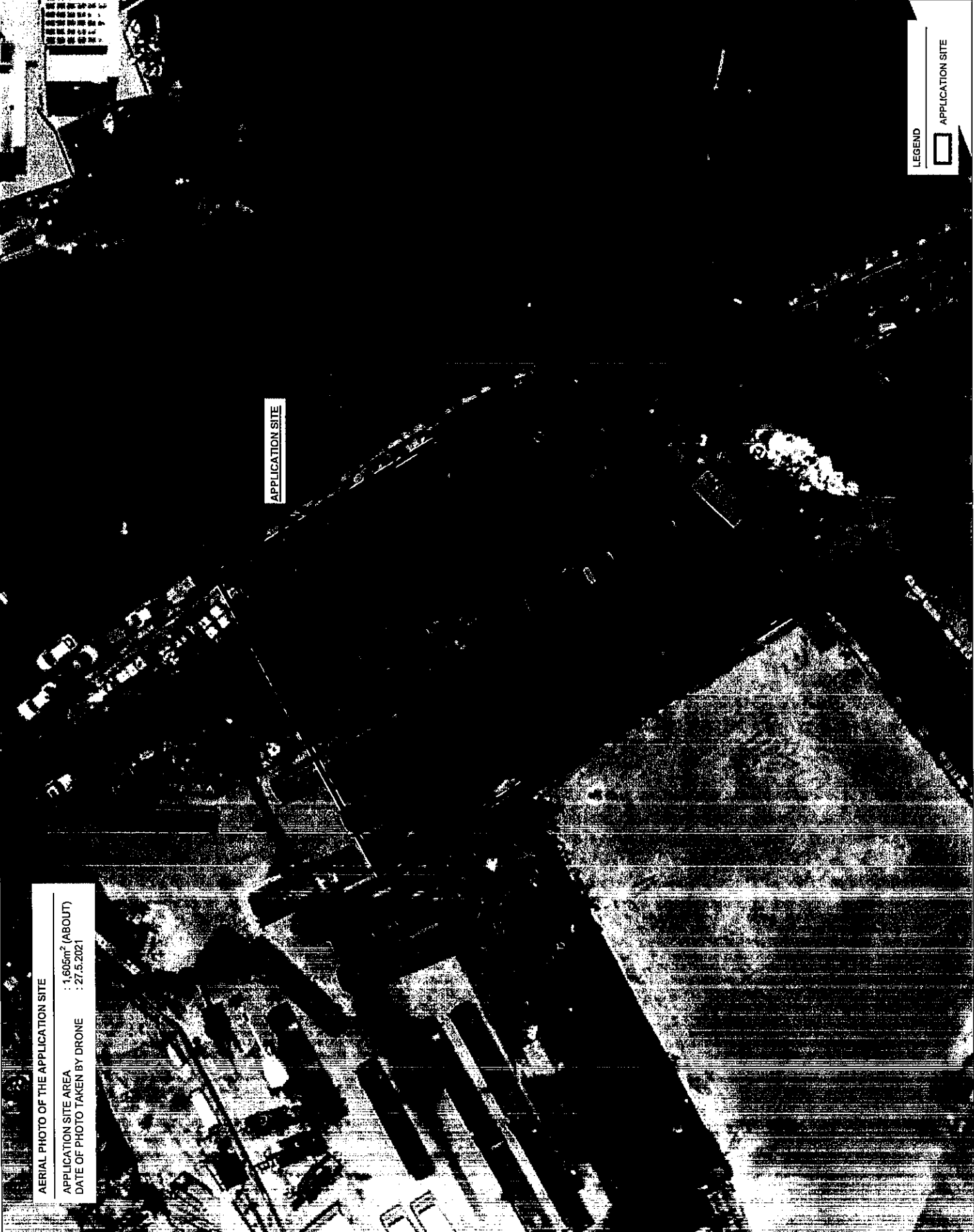
Drawing No. P06
Ver. 01

Project
PROPOSED TEMPORAL
VEHICLE REPA
WORKSHOP WITH
ANCILLARY OFFICE FOR
PERIOD OF 3 YEARS

LOT 6 S.C. (PART) AND
(PART) IN D.D. 125, FUI
KONG TSUEN, YUEN LOI
NEW TERRITORIES

Drawings Title
ZONING OF THE SITE
Scale of A1
1 : 5000
Date
15.10.20
Drawn
Reviewed

LEGEND
☐ APPLICATION SITE



AERIAL PHOTO OF THE APPLICATION SITE
APPLICATION SITE AREA : 1,605m² (ABOUT)
DATE OF PHOTO TAKEN BY DRONE : 27.5.2021

APPLICATION SITE

Drawing No. P05	Ver. 01
Project PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS	
LOT 6 S.C (PART) AND 7 (PART) IN D.D. 125, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES	
Drawing Title AERIAL PHOTO OF THE SITE	
Scale of A4 1 : 500	Date 15.10.2021
Drawn	Revised

LEGEND

☐ APPLICATION SITE

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,655m ² (ABOUT)
COVERED AREA	: 450m ² (ABOUT)
UNCOVERED AREA	: 1,155m ² (ABOUT)
PLOT RATIO	: 0.3 (ABOUT)
SITE COVERAGE	: 28% (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 450m ² (ABOUT)
BUILDING HEIGHT	: 6m (ABOUT)
NO. OF STOREY	: 1

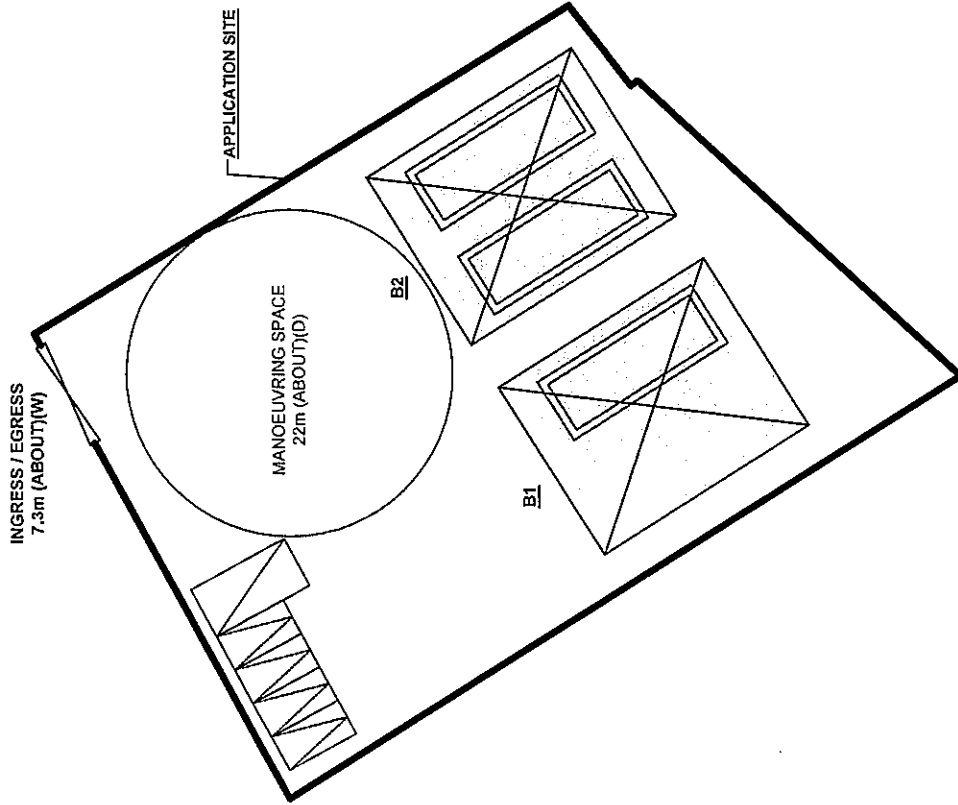
PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LOADING/UNLOADING SPACE FOR LGV	: 1
DIMENSION OF PARKING SPACE	: 3.5m (W) X 7m (L)

VEHICLE REPAIR BAY

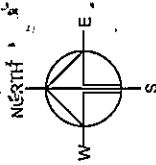
NO. OF VEHICLE REPAIR BAY	: 3
DIMENSION OF REPAIR BAY	: 3.5m (W) X 11m (L)
MINIMUM HEADROOM	: 5.5m (ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	VEHICLE REPAIR WORKSHOP	225m ² (ABOUT)	225m ² (ABOUT)	6m (ABOUT) (1-STOREY)
B2	VEHICLE REPAIR WORKSHOP	225m ² (ABOUT)	225m ² (ABOUT)	6m (ABOUT) (1-STOREY)
TOTAL		450m ² (ABOUT)	450m ² (ABOUT)	



LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LUL SPACE
	REPAIR BAY



Drawing No.	Ver.
P07	01

Project

PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS

LOT 6 S.C (PART) AND 7 (PART) IN D.D. 125, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES

Drawing Title

LAYOUT PLAN

Scale of A4

1 : 500

Drawn

15.10.2021

Revised

DATE



盈卓物業
顧問有限公司

Our Ref.: DD125 Lot 6 S.C & 7
Your Ref.: TPB/A/HSK/344

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

By Email

23 December 2021

Dear Sir,

1st Further Information

**Proposed Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years
in "Government, Institution or Community" and "Other Specified Uses"
annotated "Port Back-up, Storage and Workshop Uses" Zones,
Lots 6 S.C (part) and 7 (part) in D.D 125, Fung Kong Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/HSK/344)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Mr. Ernest WONG
(Attn.: Mr. Andrew CHOW

email: eckwong@pland.gov.hk)
email: ackchow@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years
in “Government, Institution or Community” and “Other Specified Uses”
annotated "Port Back-up, Storage and Workshop Uses" Zones,
Lots 6 S.C (part) and 7 (part) in D.D 125, Fung Kong Tsuen, Yuen Long, New Territories**

(Application No. A/HSK/344)

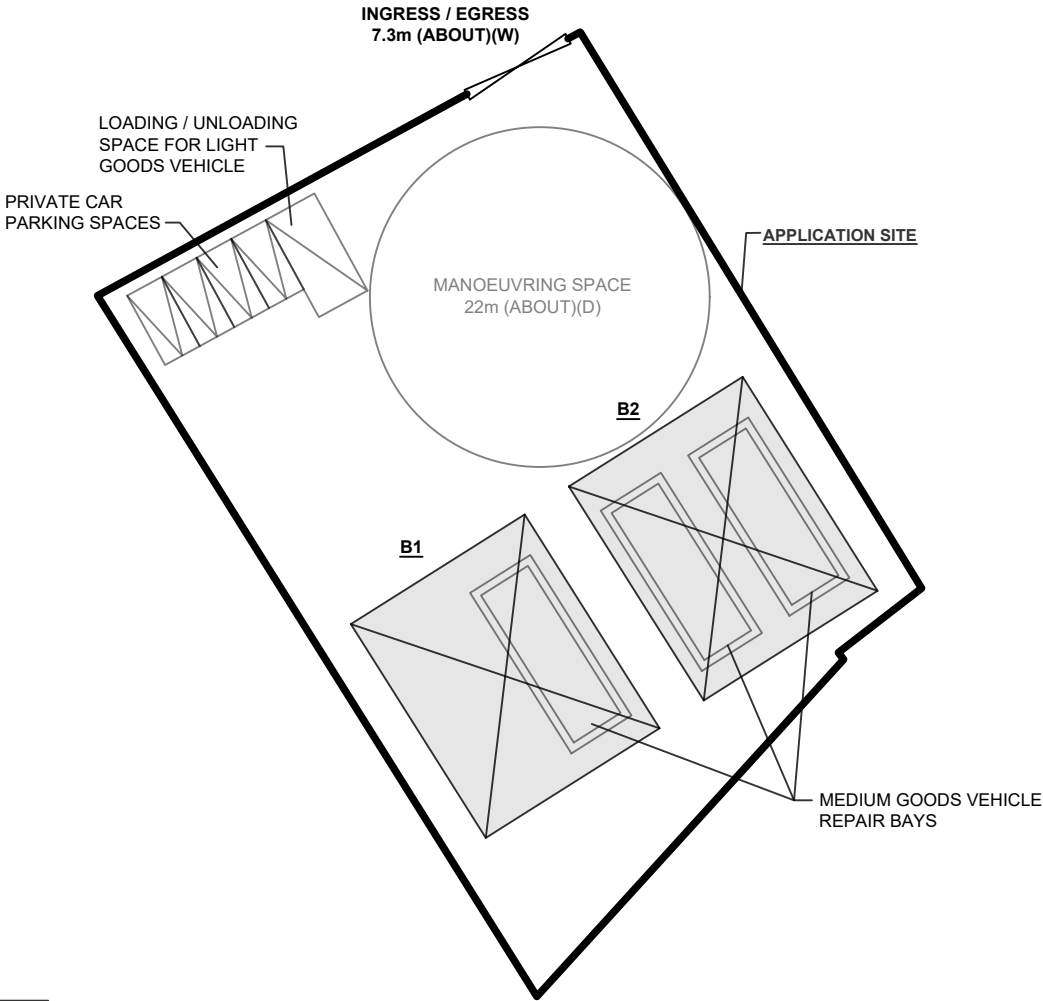
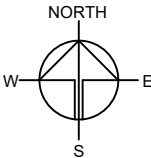
(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Director of Environmental Protection (Contact Person: Ms. Hyde MAK; Tel: 2835 1123)		
(a)	It was stated on the planning application form that only spaces for private cars and light goods vehicle would be provided. However, according to S.5.3 of the planning statement, vehicle repairing activities would be provided for medium goods vehicles. As such, please clarify the inconsistency and advise whether medium goods vehicle would be involved.	Please note that 3 nos. of medium goods vehicle (MGV) repair bays are provided at structures B1 and B2 as indicated at the layout plan (Plan 1). However, no parking nor loading/unloading spaces are provided for MGV.
(b)	Table 5 of the planning statement indicated that there would be 0.5 trips per hour for in/out of medium goods vehicle. Please advise the meaning of "0.5 trips".	Please note that 0.5 trip per hour for in/out of MGV means 1 trip per two-hour interval.

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,605m ² (ABOUT)
COVERED AREA	: 450m ² (ABOUT)
UNCOVERED AREA	: 1,155m ² (ABOUT)
PLOT RATIO	: 0.3 (ABOUT)
SITE COVERAGE	: 28% (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 450m ² (ABOUT)
BUILDING HEIGHT	: 6m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	VEHICLE REPAIR WORKSHOP ANCILLARY OFFICE	225m ² (ABOUT)	225m ² (ABOUT)	6m (ABOUT)(1-STOREY)
B2	VEHICLE REPAIR WORKSHOP	225m ² (ABOUT)	225m ² (ABOUT)	6m (ABOUT)(1-STOREY)
TOTAL		450m ² (ABOUT)	450m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LOADING/UNLOADING SPACE FOR LGV	: 1
DIMENSION OF PARKING SPACE	: 3.5m (W) X 7m (L)

VEHICLE REPAIR BAY

NO. OF VEHICLE REPAIR BAY	: 3
DIMENSION OF REPAIR BAY	: 3.5m (W) X 11m (L)
MINIMUM HEADROOM	: 5.5m (ABOUT)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	L/UL SPACE
	REPAIR BAY

Drawing No.	Ver.
PLAN 1	01

Project
PROPOSED TEMPORARY
VEHICLE REPAIR
WORKSHOP WITH
ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

LOT 6 S.C (PART) AND 7
(PART) IN D.D. 125, FUNG
KONG TSUEN, YUEN LONG,
NEW TERRITORIES

Drawing Title
LAYOUT PLAN

Scale of A4
1 : 500

Drawn	Date
Revised	Date
	15.10.2021
	9.12.2021



盈卓物業
顧問有限公司

Our Ref.: DD125 Lot 6 S.C & 7
Your Ref.: TPB/A/HSK/344

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

By Email

29 December 2021

Dear Sir,

2nd Further Information

**Proposed Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years
in "Government, Institution or Community" and "Other Specified Uses"
annotated "Port Back-up, Storage and Workshop Uses" Zones,
Lots 6 S.C (part) and 7 (part) in D.D 125, Fung Kong Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/HSK/344)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Mr. Ernest WONG
(Attn.: Mr. Andrew CHOW

email: eckwong@pland.gov.hk)
email: ackchow@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years
in “Government, Institution or Community” and “Other Specified Uses”
annotated "Port Back-up, Storage and Workshop Uses" Zones,
Lots 6 S.C (part) and 7 (part) in D.D 125, Fung Kong Tsuen, Yuen Long, New Territories**

(Application No. A/HSK/344)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Project Manager (West), Civil Engineering and Development Department (Contact Person: Mr. Victor HAU; Tel: 2158 5638)		
(a)	Please note the captioned site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lots concerned fall within the site under Second Phase development and the Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for Second Phase development and the Remaining Phase development will commence in 2024 and 2030 respectively.	Noted. The Applicant will surrender the application site unconditionally to facilitate the implementation of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) upon Government's request in the future even during the planning approval period. The Applicant will search for suitable long-term premises for its business in coming years and liaise with respective B/Ds to ensure that the proposed development would not affect the proposed works under HSK/HT NDA.
(b)	The applicant is required to pay attention to the development programme mentioned in paragraph 2 above and ensure their proposed development would not affect the proposed works under HSK/HT NDA.	

Previous Application Covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Zonings and OZP at the time of consideration</u>	<u>Applied Uses/ Developments</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1.	A/HSK/27	“G/IC” and “OU(PBUSWU)” on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Proposed Temporary Fish Farming (Accredited Fish Farm) and Orchard (3 Years)	8.12.2017 (3 Years) (revoked on 8.12.2018)	1-8

Approval Conditions:

1. No night-time operation and/or no operation on Sundays and public holidays.
2. No vehicle is allowed to queue back to or reverse onto/from the public road at any time
3. The submission and/or implementation of drainage proposal/DIA/condition record of existing drainage facilities.
4. The submission and/or implementation of tree preservation and landscape proposal.
5. The submission and/or implementation of fire service installations (FSIs) proposal.
6. The paving and/or provision of fencing.
7. The maintenance of existing and/or implemented drainage facilities/trees/fencing and landscape plantings.
8. Revocation clause.

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

參考編號

Reference Number:

211129-154715-36598

提交限期

Deadline for submission:

14/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 15:47:15

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/344

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設臨時汽車維修工場連附屬辦公室必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2021年12月12日星期日 3:20
收件者: tpbpd
主旨: A/HSK/344 DD 128 Fung Kong Tsuen GIC

A/HSK/344

Lots 6 S.C (part) and 7 (part) in D.D. 125, Fung Kong Tsuen, Ha Tsuen

Site area : About 1,605m²

Zoning : "GIC" and "Other Specified Uses" annotated "Port Back -up, Storage and Workshop Uses"

Applied Use : Vehicle Repair Workshop / 4 Vehicle Parking

Dear TPB Members,

Application 281 was withdrawn.

Approval of Application 27 was revoked for failure to comply with multiple conditions. However it appears that the workshop remained in operation. Site is now smaller but number of vehicles the same.

Members must question the circumstances and how the operation could affect the Ha Tsuen development plans.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 26 December 2020 4:58 AM CST
Subject: A/HSK/281 DD 128 Fung Kong Tsuen GIC

From:
To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Saturday, December 26, 2020 4:45:23 AM
Subject: A/HSK/281 DD 128 Fung Kong Tsuen GIC

A/HSK/281

Lots 5 (Part), 6 S.B (Part) and 6 S.C and 7 in D.D. 125, Lot 120 in D.D. 128, Fung Kong Tsuen, Ha Tsuen

Site area : About 4,808m²

Zoning : "GIC" and "Other Specified Uses" annotated "Port Back -up, Storage and Workshop Uses"

Applied Use : Shop and Services / 4 Vehicle Parking / 5 Years

Dear TPB Members,

In 2017 PlanD : While the proposed development was not in line with the planning intentions of the "Government, Institution or Community" and "Other Specified Uses" zones, the implementation programme for this part of New Development Area was still being formulated. Approval of the application on a temporary basis would not jeopardize the long-term development of the area.

The proposed use was Fish Farming and Orchard. Well clearly this was not the case as the lots are being used for brownfield operations. The site is 60% GIC / 40% OU and close to a large V zone, part of which has somehow been developed as a private villa complex.

In the recent Policy Address the CE pledged that the new town development at Ha Tsuen is going ahead. TPB must play its part in accelerating the removal of brownfield operations by rejecting applications going forward to encourage operators to find new homes.

Community facilities take time to develop and should be developed in tandem with housing to ensure that problems like those encountered at Tin Shui Wai are not repeated.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Thursday, November 9, 2017 1:38:53 AM

Subject: A/HSK/6 DD 128 Fung Kong Tsuen

A/HSK/27

Lots 5 (Part), 6 S.B (Part) and 6 S.C in D.D. 125, Lot 120 in D.D. 128, Fung Kong Tsuen, Ha Tsuen

Site area : About 4,808m²

Zoning : "GIC" and "Other Specified Uses" annotated "Port Back -up, Storage and Workshop Uses"

Applied Use : Fish Farming / Orchard / 4 Parking

Dear TPB Members,

Application 6 was withdrawn, presumably to remove the GB element.

Objections upheld as equally relevant.

Site is zoned GIC - for community use, the fish farms and orchard are commercial activities.

Members must reject this application as approval would encourage other applications for inappropriate land use.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Sunday, August 20, 2017 2:45:10 AM

Subject: Re: A/HSK/6 DD 128 Fung Kong Tsuen

Dear TPB Members,

The reference to heavy goods vehicles indicates continuous unapproved use of the site.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Tuesday, July 18, 2017 1:34:44 AM

Subject: A/HSK/6 DD 128 Fung Kong Tsuen

A/HSK/6

Lots in D.D. 128, Fung Kong Tsuen, Ha Tsuen, Yuen Long

Site area : About 6,236 m²

Zoning : "GIC", "Green Belt" and "Other Specified Uses" annotated "Port Back-up, Storage and Workshop Uses"

Applied Use : Fish Farming

Dear TPB Members,

The last application was rejected way back in 1999 but the Gist notes that 'The Site includes 6 temporary structures (of 3.3m high each) and provides 2 parking spaces for private car and 2 parking spaces for heavy goods vehicle.' This indicates that the site may have been used for brownfield since then without the necessary approval.

If this is the case then members should reject the application as it would legitimize inappropriate brownfield use and set an undesirable precedent.

Mary Mulvihill

Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage of construction materials and machinery) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (d) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM/W, CEDD) that the Site falls within the boundary of HSK/HT NDA. To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lot(s) concerned falls within the sites under Second Phase development and Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Second Phase development and the Remaining Phase development will commence in 2024 and 2030 respectively. The applicant is required to pay attention to the development programme mentioned above and ensure their proposed development would not affect the proposed works under HSK/HT NDA;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots (OSALs). The OSALs are 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. The lot owner(s) should apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (f) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to or reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road and Kai Pak Ling Road connecting the Site with Fung Kong Tsuen Road is not and will not be maintained by her Office and HyD shall not be responsible for the maintenance of the access road and Kai Pak Ling Road.;
- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of

Temporary Uses and Open Storage Sites' ('COP');

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are Unauthorized Building Works (UBW) under the Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO. The site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively. The site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Director of Fire Services (D of FS) that relevant layout plans incorporated with the proposed fire service installations (FSIs) should be submitted for his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.