

2023年 12月 28日

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

28 DEC 2023

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2303256

19/12 By courier

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-77A/239
	Date Received 收到日期	28 DEC 2023

- 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)	
Sky Grand Development Limited (天揚發展有限公司)	
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)	
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
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)	Lot 143 (Part) in D.D. 52 & Adjoining Government Land, Sheung Shui, 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 1,230 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 100 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)	12 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/17
(e) Land use zone(s) involved 涉及的土地用途地帶	Other Specified Uses (Port Backup Uses)
(f) Current use(s) 現時用途	Vehicle repair workshop for private car (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. 如上述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
22/11/2023 (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 19/12/2023 (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	Temporary Vehicle Repair Workshop for Private Car 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	.....	1,130	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	100	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....	3	
Proposed domestic floor area 擬議住用樓面面積	.....	NA	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	Not more than 100	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	Not more than 100	.....sq.m <input 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 1: Vehicle repair workshop for private car (Not exceeding 4.5m, 1 storey),			
Structure 2: Site office (Not exceeding 3m, 1 storey),			
Structure 3: Toilet (Not exceeding 3m, 1 storey)			
.....			
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	2 spaces of 5m x 2.5m		
Motorcycle Parking Spaces 電單車車位	Nil		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		
.....			
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	Nil		
Coach Spaces 旅遊巴車位	Nil		
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 5m x 2.5m for light van		
Medium Goods Vehicle Spaces 中型貨車車位	Nil		
Heavy Goods Vehicle Spaces 重型貨車車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		
.....			

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Man Kam To Road																															
	No 否	<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)																															
(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。)																																	
(f) 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"/>																															
(g) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(h) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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"/>
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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)
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(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

Part 6 (Cont'd) 第6部分(續)

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。

1. The proposed development would only allow access of private car for repairing.
2. The proposed development conforms to the planning intention of the 'Other specified uses' (port backup uses) where the application site situates.
3. The site is remote and suitable for vehicle repair workshop.
4. The proposed development is a temporary use for a period of 3 years and it is the column 2 use of the 'Other specified uses' (port backup uses).
5. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities.
6. It is noted that there is electric overhead line passing through the application site. As such, the proposed development would only cater for the repairing of private car and the temporary structures are arranged at the portion of the site without electric overhead line.
7. The proposed development is small in scale and its impact to the surrounding environment is limited.
8. Only parking of vehicle for repairing will be carried out at the location where there is passing through of electric overhead line.
9. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent port back-up uses.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because the applied use is closed during sensitive hours.
12. Insignificant drainage impact because surface U-channel will be provided at the application site.
13. The applicant has submitted drainage proposal in support of his application.

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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

Position (if applicable)
職位（如適用）

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

專業資格

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

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

19/12/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- 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。
- 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 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	Lot 143 (Part) in D.D. 52 & Adjoining Government Land, Sheung Shui, New Territories
Site area 地盤面積	1,230 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 12 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/17
Zoning 地帶	Other Specified Uses (Port Backup Uses)
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	Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years

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） drainage plan, site plan and vehicular access plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明） Drainage proposal and estimated traffic generation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Proposed Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years
at
Lot 143 (Part) in D.D. 52 & Adjoining Government Land, Sheung Shui, New Territories

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupies an area of about 1,230m².
- 1.1.2 The site is serviced by a vehicular access leading from Man Kam To Road. The area adjacent to the proposed development is mainly rural in nature.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 It has a gradient sloping from the northeast to southwest from about +17.0mPD to +13.6mPD. (**Figure 4**)

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.4 The land to the south, west and north is found lower in level than the application site or about the same level as the application site. However, a knoll is found to the east of the application site. As such, an external catchment has been identified in **Figure 4**.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.5 As shown in **Figure 4**, a natural drain is found to the southwest of the application site. The stormwater intercepted by the proposed surface drain at the application site will be dissipated to the said natural drain.

1.2 Runoff Estimation

- 1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the catchment including the external catchment is approximately 1,050 and 3,240m²; (**Figure 4**)
- ii. The application site has been fully paved. It is assumed that the value of run-off co-efficient (k) is taken as 0.7 because the external catchment is vegetated.

$$\text{Difference in Land Datum} = 40\text{m} - 13.6\text{m} = 26.4\text{m}$$

$$L = 126\text{m}$$

$$\therefore \text{Average fall} = 26.4\text{m in } 126\text{m} \text{ or } 1\text{m in } 4.77\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [126 / (20.95^{0.2} \times 3,240^{0.1})]$$

$$t_c = 4.42 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 290 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 290 \times 3,240 / 3,600$$

$$\therefore Q_1 = 182.7 \text{ l/s} = 10,962 \text{ l/min} = 0.18\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:22 in order to follow the gradient of the application site, 300mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.3.2 The collected stormwater will then be discharged directly to the natural drain to the southwest of the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/North and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, is inevitably for the provision of surface channel and landscaping. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
 - (d) Holes will be provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

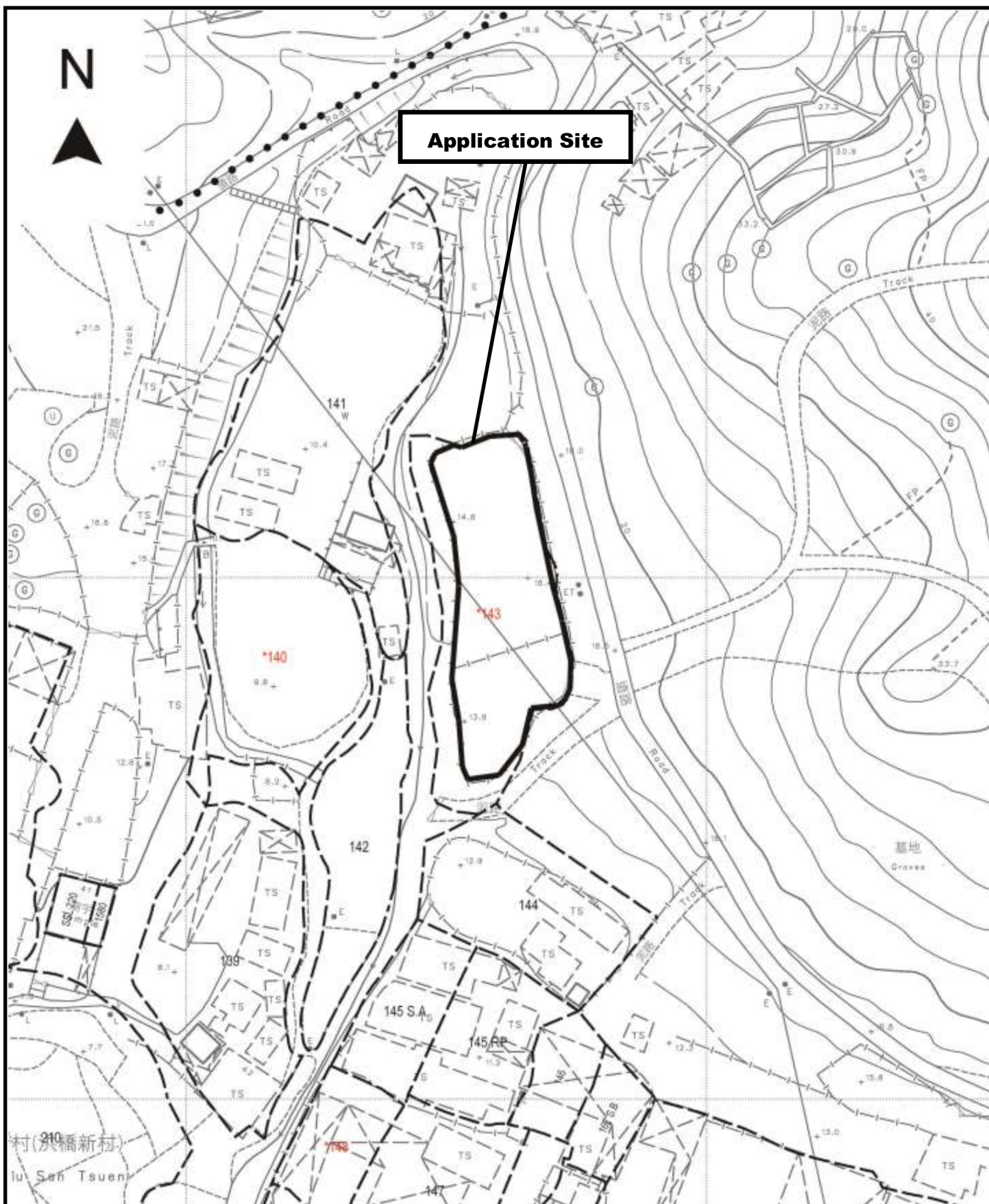
Annex 2 Estimated Traffic Generation

- 2.1 The application site is serviced by a vehicular access leading from Man Kam To Road. Having mentioned that the site is intended for vehicle repair workshop for private car only, traffic generated by the proposed development is not significant.
- 2.2 There will be 2 parking space of 5m x 2.5m for private car/light van for loading/unloading of vehicle parts. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car/light van	0.3	0.3	2	0

Note:

1. The operation hours of the proposed development is from 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays;
 2. The pcu of private car/light van is taken as 1; &
 3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 2.3 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

Temporary Vehicle Repairing Workshop
for Private Car for a Period of 3 Years
at Lot 143 (Part) & Adjoining
Government Land in D.D. 52, Sheung
Shui, New Territories

Drawing Title 圖目:

Site Plan

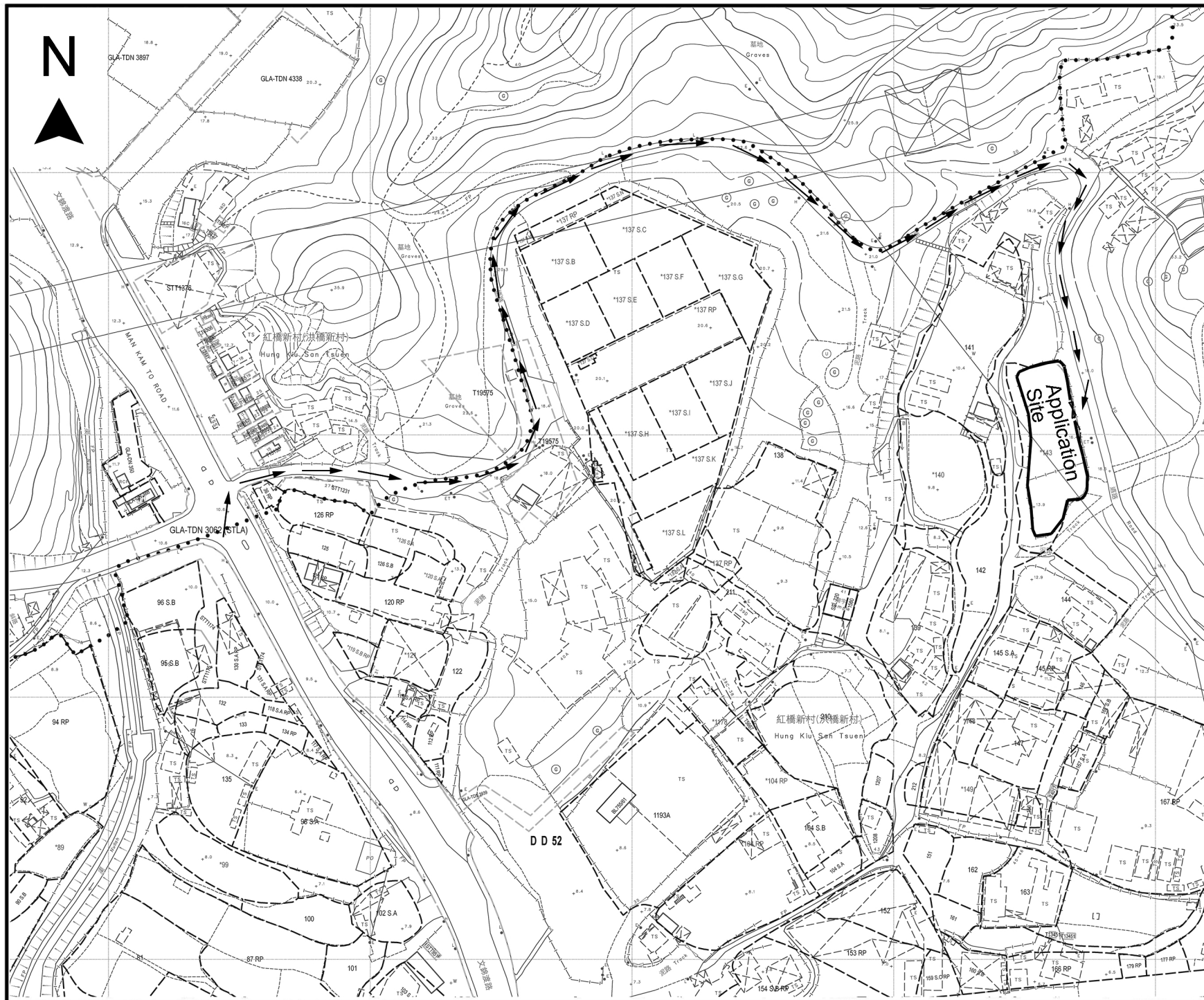
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Drawing No.

Figure 2

Project

Temporary Vehicle
Repair Workshop
for Private Car for a
Period of 3 Years at Lot
143 (Part) in D.D. 52 &
Adjoining Government
Land, Sheung Shui,
New Territories

Drawing Title

Proposed Vehicular
Access Plan

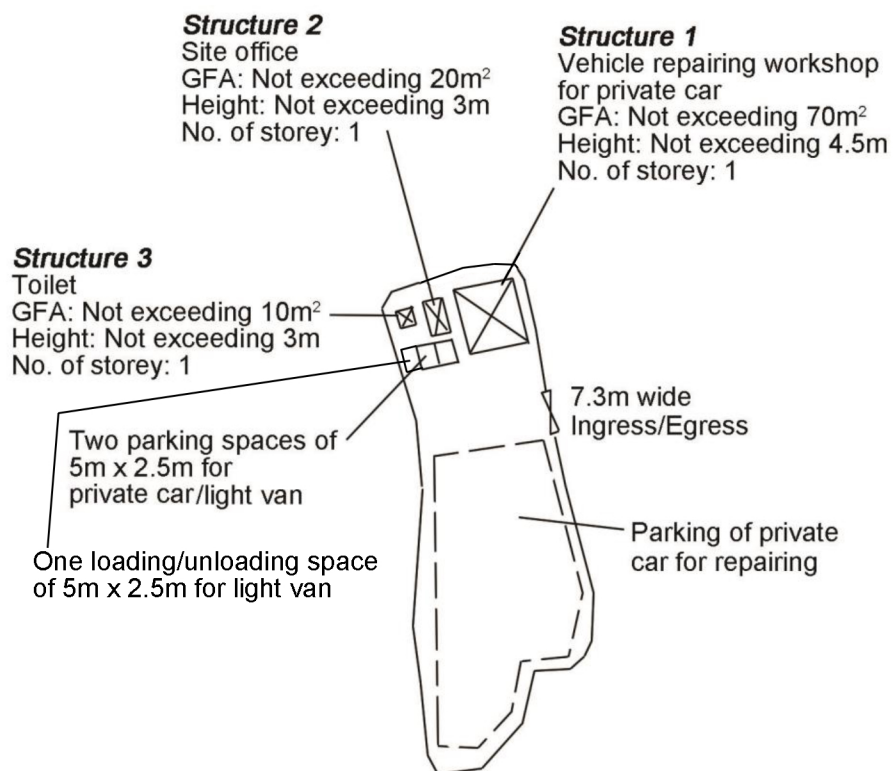
Scale

1:2000

Remarks

→ Vehicular access
leading to
application site
from Man Kam To
Road

N



Project 項目名稱:

Temporary Vehicle Repairing Workshop
for Private Car for a Period of 3 Years
at Lot 143 (Part) & Adjoining
Government Land in D.D. 52, Sheung
Shui, New Territories

Drawing Title 圖目:

Layout Plan

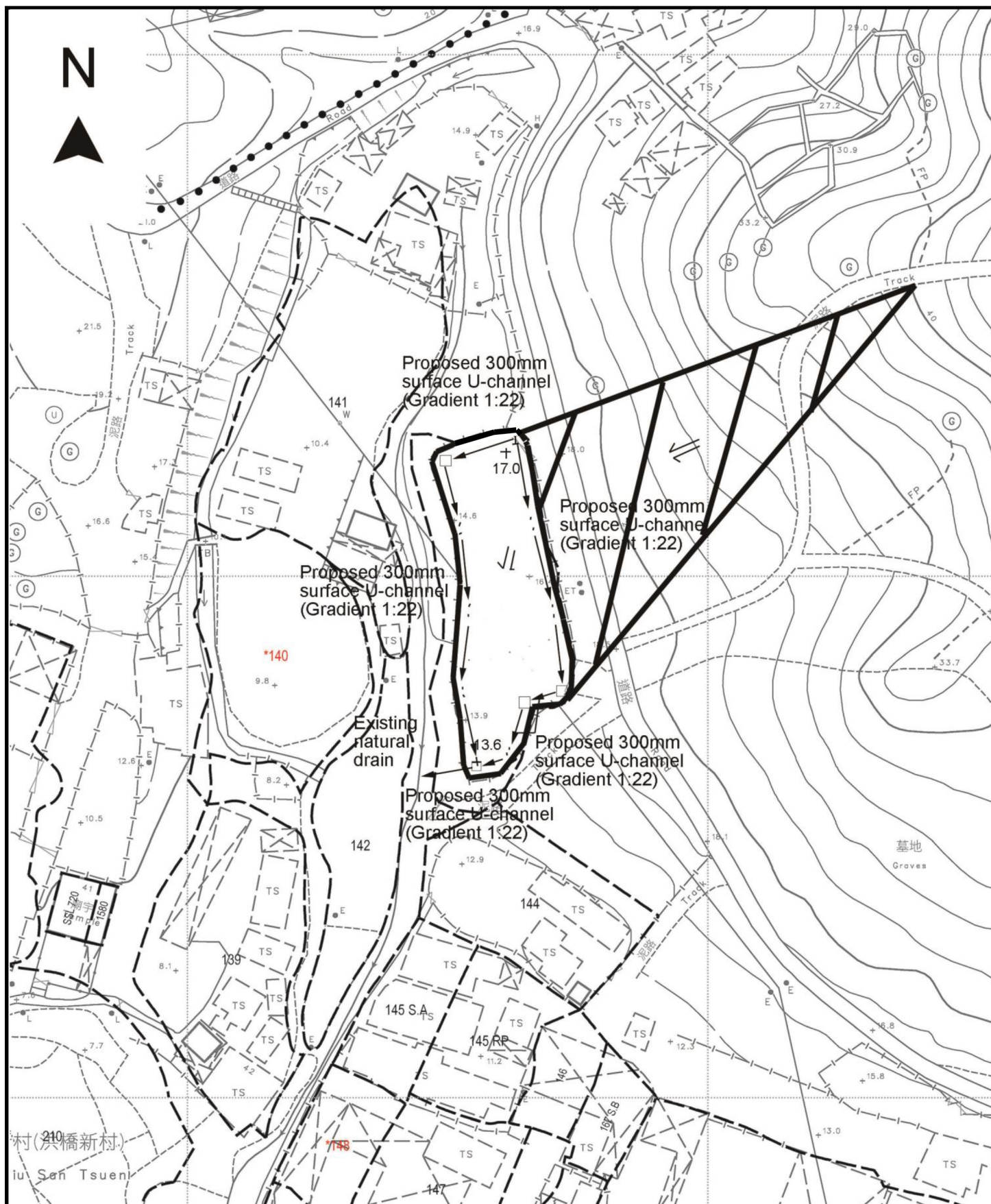
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Temporary Vehicle Repairing Workshop
for Private Car for a Period of 3 Years
at Lot 143 (Part) & Adjoining
Government Land in D.D. 52, Sheung
Shui, New Territories






Drawing Title 圖目:

Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

-  External catchment
-  Application site
-  Proposed catchpit
-  +13.6 Level (in mPD)
-  Flow of surface runoff

Scale 比例:

1:1000

Date: 4 January 2024

TPB Ref.: A/NE-FTA/239

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years at Lot 143 (Part) in D.D. 52 & Adjoining Government Land, Sheung Shui, New Territories

This letter intends to supersede our letter dated 3.1.2024 and 4.1.2024 which were wrongly quoted A/NE-FTA/293. We have updated the proposed covered land area in the page 5 of the S.16-III application form for your further processing of the captioned planning application.

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Katie LEUNG) –
By Email

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	Temporary Vehicle Repair Workshop for Private Car 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	.....	1,130	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	Not more than 100	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....	3	
Proposed domestic floor area 擬議住用樓面面積	.....	NA	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	Not more than 100	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	Not more than 100	.....sq.m <input 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 1: Vehicle repair workshop for private car (Not exceeding 4.5m, 1 storey),			
Structure 2: Site office (Not exceeding 3m, 1 storey),			
Structure 3: Toilet (Not exceeding 3m, 1 storey)			
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	2 spaces of 5m x 2.5m		
Motorcycle Parking Spaces 電單車車位	Nil		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	Nil		
Coach Spaces 旅遊巴車位	Nil		
Light Goods Vehicle Spaces 輕型貨車車位	Nil		
Medium Goods Vehicle Spaces 中型貨車車位	Nil		
Heavy Goods Vehicle Spaces 重型貨車車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		

Date: 5 April 2024

TPB Ref.: A/NE-FTA/239

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years at Lot 143 (Part) in D.D. 52 & Adjoining Government Land, Sheung Shui, New Territories

Our response to the comments of the CE/MN, DSD is found below:

- (a) The applicant noted that all proposed works would be at least 3m away from the existing streamcourse to the west of the application site. All the proposed works in the vicinity of the streamcourse would not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary would be provided at the resources of the applicant to CE/MN, DSD's satisfaction.
- (c) The applicant noted that minimization of the possible adverse environmental impacts on the existing streamcourse in his design and during construction. DEP and DAFC would be consulted on possible environmental and/or ecological impacts of the development.
- (d) The site is in area where no public sewerage connection is available. EPD would be consulted regarding the sewage treatment/disposal facilities for the proposed development.

Our response to the CE/MN, DSD's comments on the drainage proposal is found below:

- (a) The utilization of the proposed 300mm U-channel is about 50% at the proposed gradient 1:22 so that it is found adequate for the proposed development.
- (b) The details of the proposed connection from the catchpit to the existing natural streamcourse is shown in attached drawing. A stepped channel is proposed connecting the terminal catchpit at the application site.
- (c) A drainage plan is shown in Figure 4 to show the size, levels and routes of the proposed drainage. The details (invert levels, gradient, generation section, etc.) of the proposed drain/surface channel, catchpits and the discharge structure are provided.
- (d) Catchpits and sand trap would be provided at the outlets of the proposed drainage system as shown in Figure 4. The details of the catchpit and sand trap are provided in attached drawing.
- (e) A catchpit with covers would be provided where there is a change of direction

of the channel/drain. The details of the catchpit with covers is provided in attached drawing.

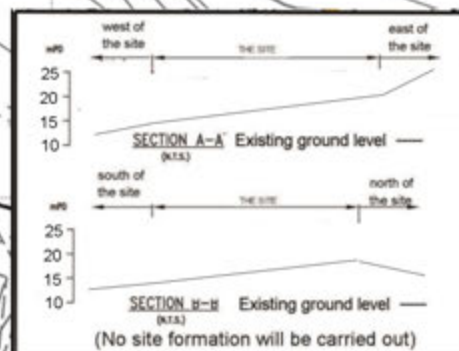
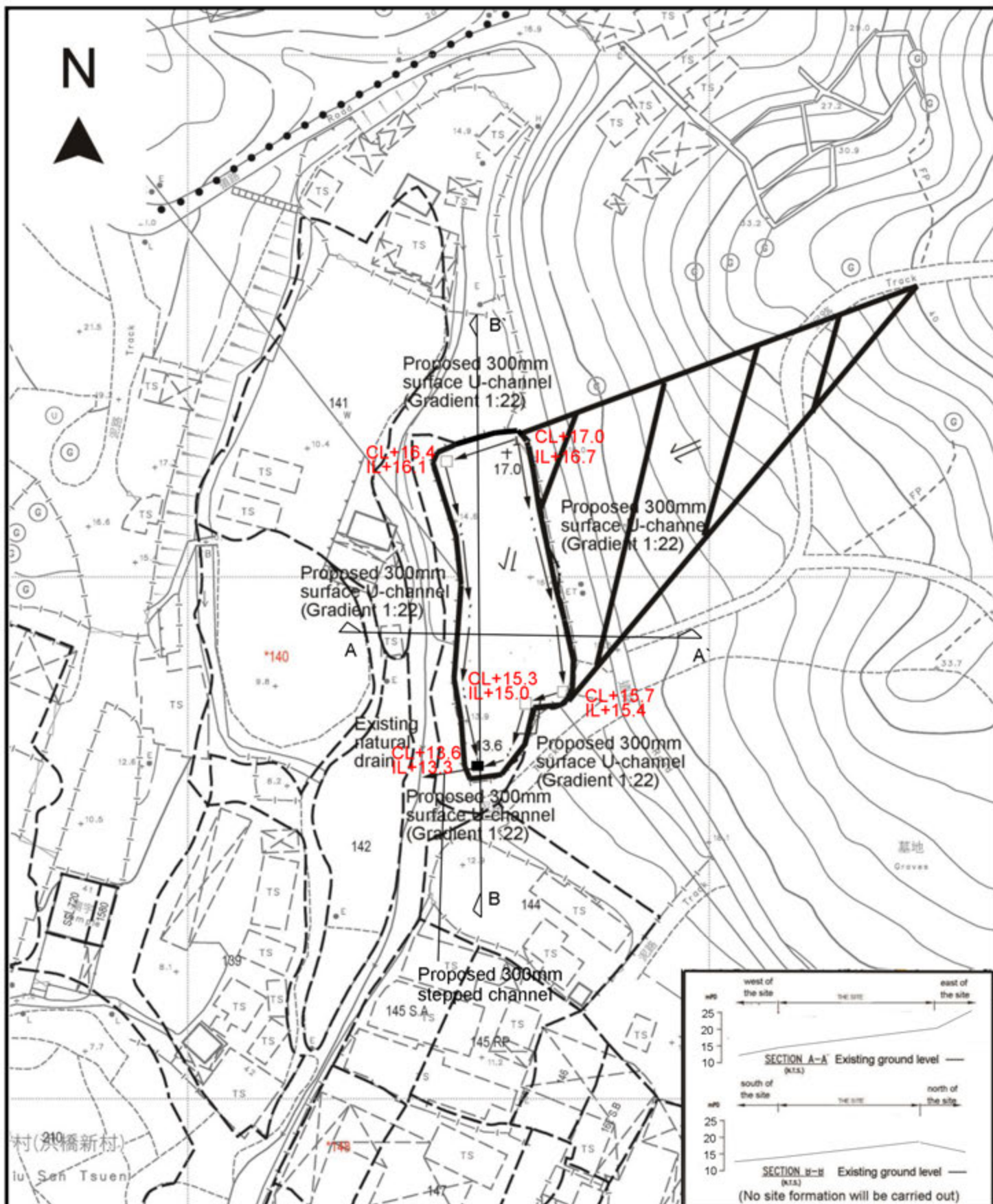
- (f) The cover levels of the proposed channels would be flushed with the existing adjoining ground level.
- (g) The stormwater generated to the application site would fall into the existing streamcourse due to topography and there is no other discharge outlet for the proposed drainage system. No site formation will be carried out so that it would not interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
- (h) The site is surrounded by site hoarding and streamcourse is found to the immediate west of the application site. The site is also adjoining another site to the north so that photos will be submitted at later stage when the site hoarding is removed for construction of drainage works.
- (i) The applicant would provide 100mm gap at the toe of the site hoarding.
- (j) The applicant noted that all existing flow oaths as well as the run-off falling onto and passing through the site would be intercepted and disposed of via proper discharge points. The applicant would ensure that no works, including any site formation works would be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
- (k) The proposed drainage works whether within or outside the site boundary, would be constructed and maintained by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense.
- (l) The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.
- (m) The applicant and the successive lot owners would allow connections from the adjacent lots to completed drainage works on Government Land when so required.
- (n) For works to be undertaken outside the lot boundary, the applicant would obtain prior consent and agreement from DLO/N and/or relevant private lot owners.
- (o) The applicant would make good all the adjacent affected areas upon the completion of the drainage works.

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Amy CHONG) –
By Email



Project 項目名稱:

Temporary Vehicle Repairing Workshop
for Private Car for a Period of 3 Years
at Lot 143 (Part) & Adjoining
Government Land in D.D. 52, Sheung
Shui, New Territories

Drawing Title 圖目:

Drainage Plan

Drawing No. 圖號:

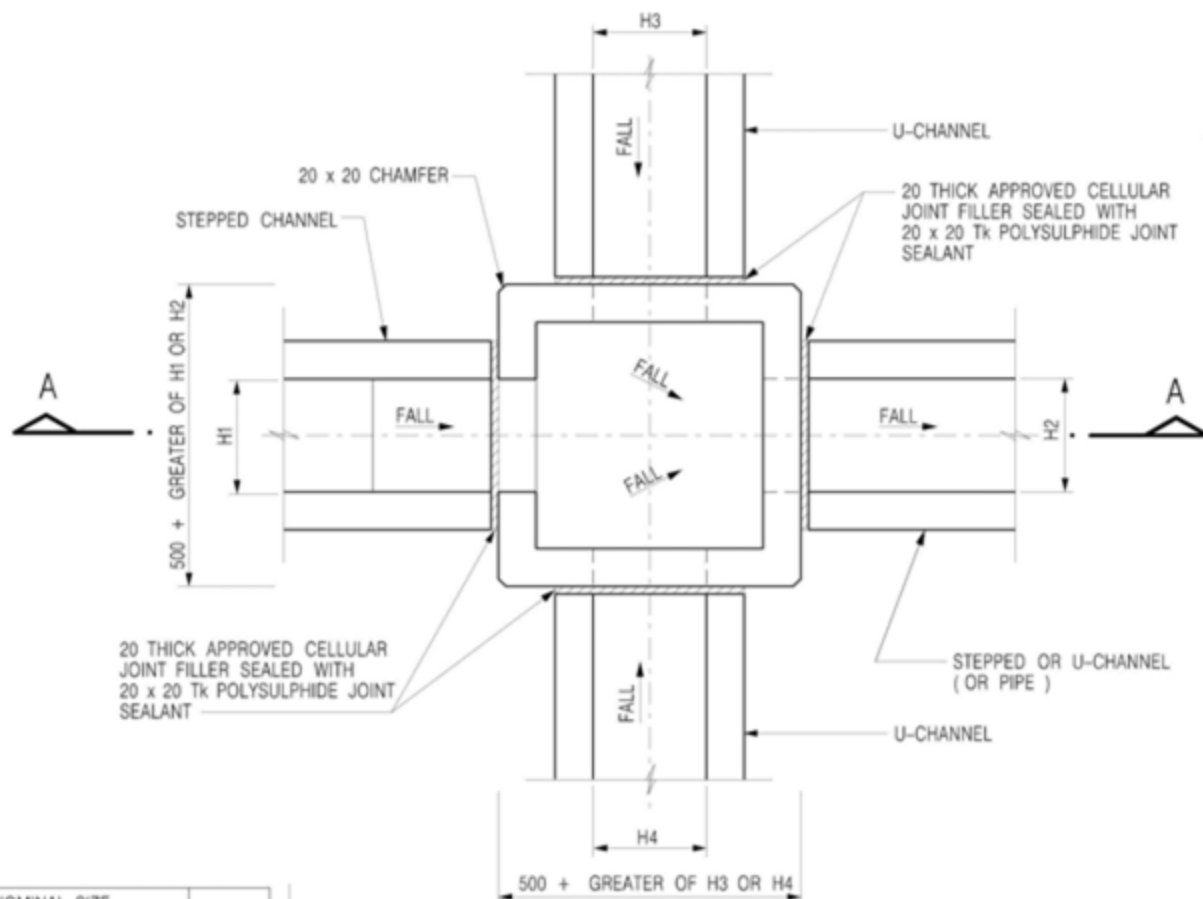
Figure 4

Remarks 備註:

- External catchment
- Application site
- Proposed catchpit
- + 13.6 Level (in mPD)
- Flow of surface runoff
- Catchpit with sand trap

Scale 比例:

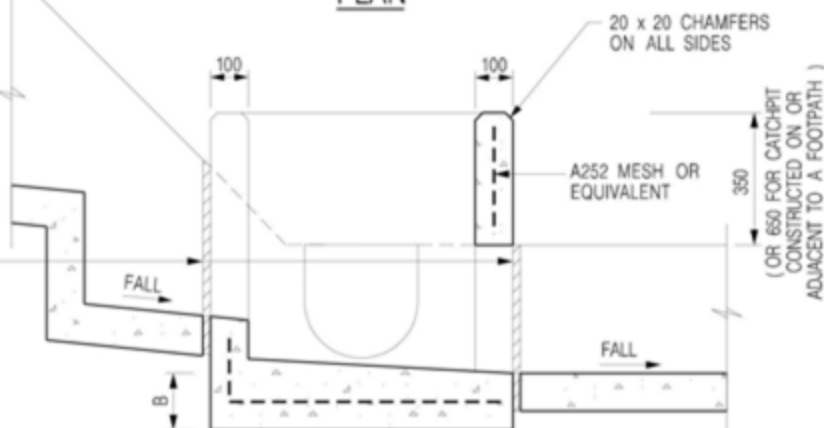
1:1000



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR
JOINT FILLER SEALED WITH
20 x 20 Tk POLYSULPHIDE JOINT
SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

Project 項目名稱:

Temporary Vehicle Repairing Workshop
for Private Car for a Period of 3 Years
at Lot 143 (Part) & Adjoining
Government Land in D.D. 52, Sheung
Shui, New Territories

Drawing Title 圖目:

The Details of the
Proposed Catchpit

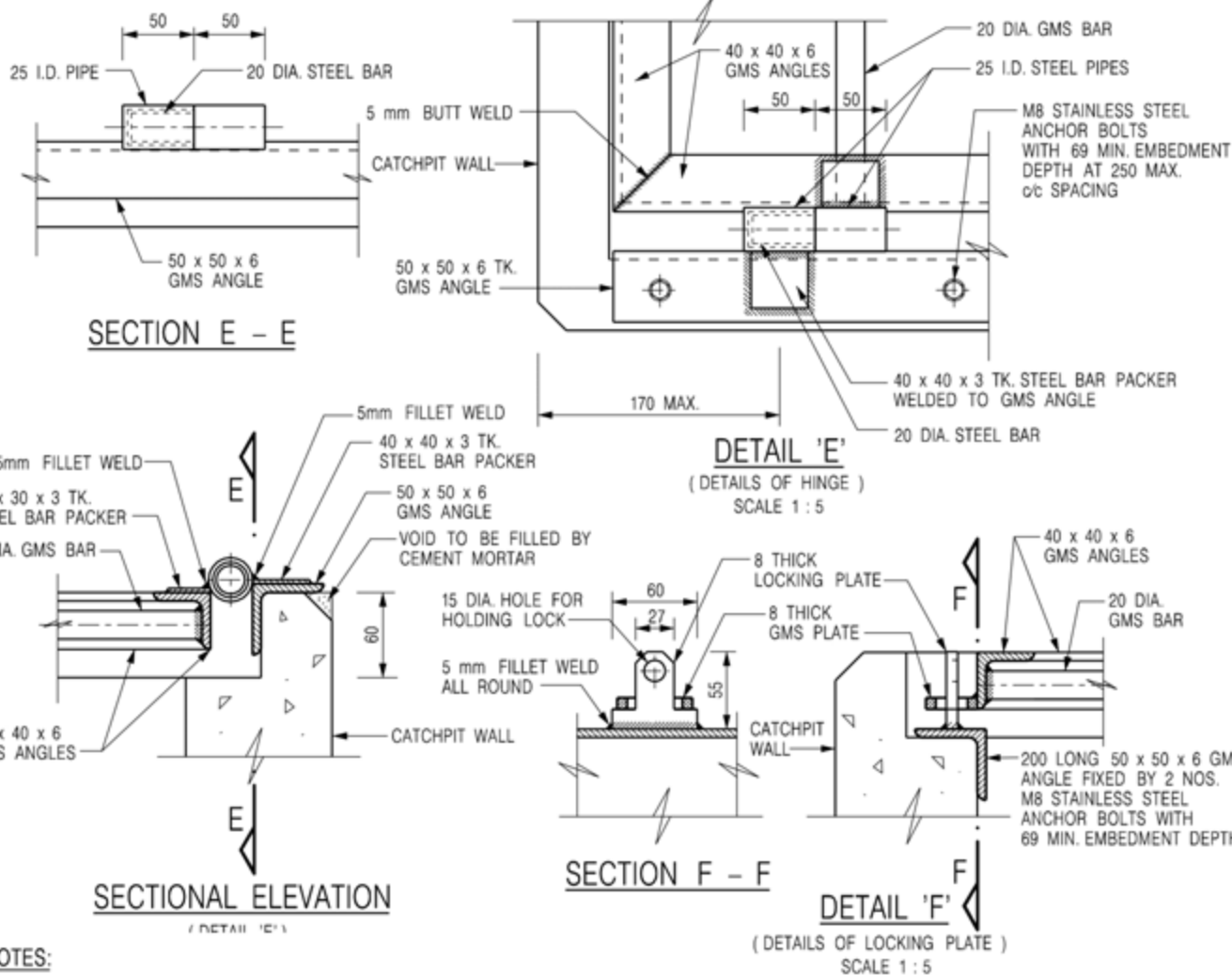
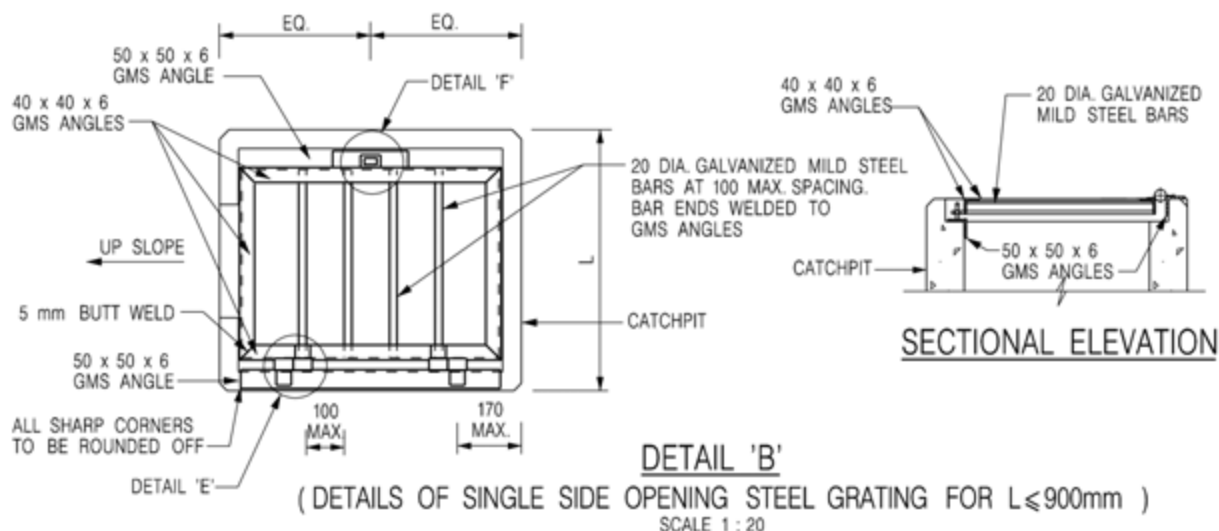
Remarks 備註:

Drawing No. 圖號:

Figure 5

Scale 比例:

Not to scale



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

3. REFER TO SHEET 5 FOR OTHER NOTES.

Project 項目名稱:

Temporary Vehicle Repairing Workshop for Private Car for a Period of 3 Years at Lot 143 (Part) & Adjoining Government Land in D.D. 52, Sheung Shui, New Territories

Drawing Title 圖目:

The Details of the Proposed Catchpit with Covers

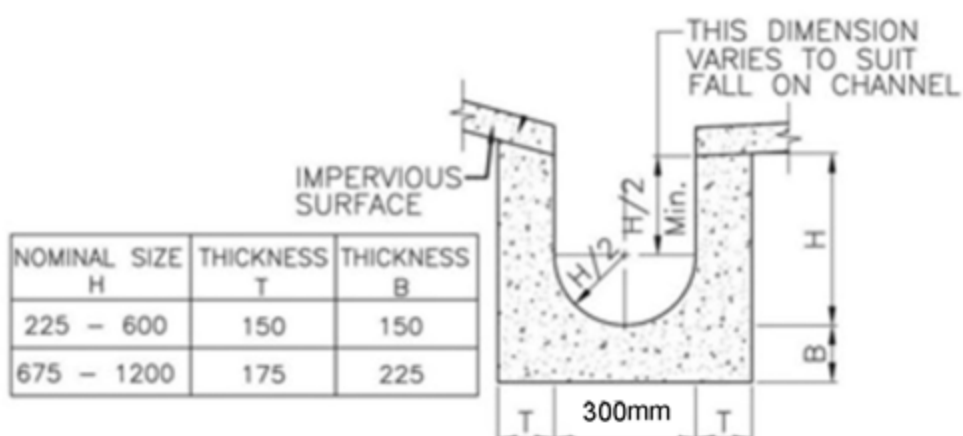
Remarks 備註:

Drawing No. 圖號:

Figure 6

Scale 比例:

Not to scale



DETAILS OF U-CHANNEL
 (REFERENCE : FIG. 8.11 OF
 GEOTECHNICAL MANUAL FOR SLOPES)
 (N.T.S.)

Project 項目名稱:

Temporary Vehicle Repairing Workshop
 for Private Car for a Period of 3 Years
 at Lot 143 (Part) & Adjoining
 Government Land in D.D. 52, Sheung
 Shui, New Territories

Drawing Title 圖目:

Details of Proposed
 Surface U-channel

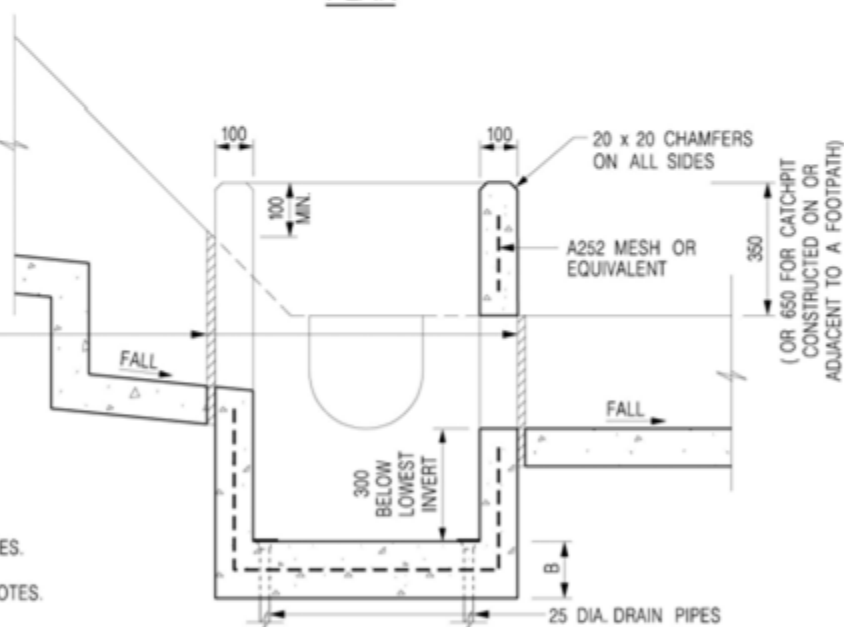
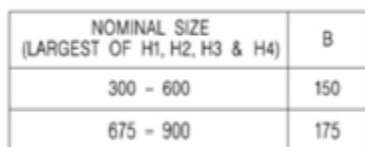
Drawing No. 圖號:

Figure 7

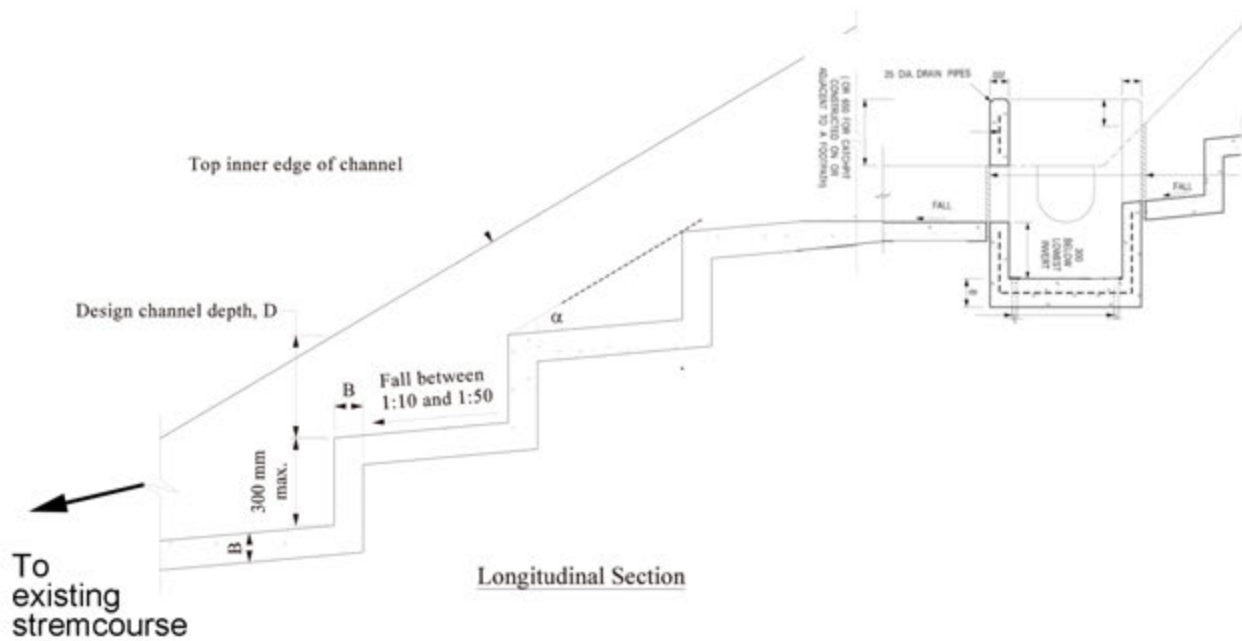
Remarks 備註:

Scale 比例:

Not to scale



Not to scale



Project 項目名稱:

Temporary Vehicle Repairing Workshop
for Private Car for a Period of 3 Years
at Lot 143 (Part) & Adjoining
Government Land in D.D. 52, Sheung
Shui, New Territories

Drawing Title 圖目:

Connection Details to
Streamcourse

Drawing No. 圖號:

Figure 9

Remarks 備註:

Scale 比例:

Not to scale

Date: 28 May 2024

TPB Ref.: A/NE-FTA/239

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years at Lot 143 (Part) in D.D. 52, Sheung Shui, New Territories

This letter intends to supersede our letter dated 27.5.2024. Our response to the comments of the DLO/N is found below:

The applicant has retreated from the occupied adjoining Government land by retreating the site hoarding on 15.4.2024 so that no adjoining Government land will be occupied. Please see attached photos taken on 15.4.2024.

In response to the comments of DLO/N, we propose to take away the adjoining Government land from the application site so that the latest site area of the current planning application will be 1,218m². We have updated the attached plans, annex and page 2, 5, 10 & 11 of the S.16-III form for your further processing of the captioned planning application.

The applicant will apply for the short term waiver for the temporary structures at the application site upon planning approval.

Our response to the comments of the CE/MN, DSD is found in the attachment.

The applicant has failed to comply with the submission of drainage proposal and implementation of the drainage proposal for the last planning permission No. A/NE-FTA/210 because the land owner didn't extend the tenancy to the applicant so that the applicant is doubted whether he should invest on the drainage facilities at the application site. In view of that the land owner has extended to tenancy to the applicant, the applicant is now sure that he can stay at the application site and so there is no doubt that he is willing to invest on the provision of drainage facilities at the application site.

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Katie LEUNG) –
By Email

Site photos taken at southern site periphery

Photo 1 Before the retreat of the site hoarding



Photo 2 After the retreat of site hoarding



Site photo taken at northern site periphery

Photo 3 Before the retreat of site hoarding



Photo 4 After the retreat of site hoarding



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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

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

Sky Grand Development Limited (天揚發展有限公司)

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

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

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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)	Lot 143 (Part) in D.D. 52, Sheung Shui, 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 1,218 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 100 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)	Nil sq.m 平方米 <input type="checkbox"/> About 約

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	Temporary Vehicle Repair Workshop for Private Car 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	1,118	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	Not more than 100	sq.m	<input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3		
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 100	sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 100	sq.m	<input 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 1: Vehicle repair workshop for private car (Not exceeding 4.5m, 1 storey),			
Structure 2: Site office (Not exceeding 3m, 1 storey),			
Structure 3: Toilet (Not exceeding 3m, 1 storey)			
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	2 spaces of 5m x 2.5m		
Motorcycle Parking Spaces 電單車車位	Nil		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	Nil		
Coach Spaces 旅遊巴車位	Nil		
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 5m x 2.5m for light van		
Medium Goods Vehicle Spaces 中型貨車車位	Nil		
Heavy Goods Vehicle Spaces 重型貨車車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		

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	Lot 143 (Part) in D.D. 52, Sheung Shui, New Territories
Site area 地盤面積	1,218 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/17
Zoning 地帶	Other Specified Uses (Port Backup Uses)
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 3 <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	Temporary Vehicle Repair Workshop for Private Car 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	100 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.082 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	4.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	8.21 % <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		2
	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) NA _____ _____		2 0 0 0 0 0
(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 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) NA _____ _____		0 0 1 (light van) 0 0

**Proposed Temporary Vehicle Repair Workshop for Private Car for a
Period of 3 Years
at
Lot 143 (Part) in D.D. 52, Sheung Shui, New Territories**

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupies an area of about 1,218m².
- 1.1.2 The site is serviced by a vehicular access leading from Man Kam To Road. The area adjacent to the proposed development is mainly rural in nature.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 It has a gradient sloping from the northeast to southwest from about +17.0mPD to +13.6mPD. (**Figure 4**)

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.4 The land to the south, west and north is found lower in level than the application site or about the same level as the application site. However, a knoll is found to the east of the application site. As such, an external catchment has been identified in **Figure 4**.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.5 As shown in **Figure 4**, a natural drain is found to the southwest of the application site. The stormwater intercepted by the proposed surface drain at the application site will be dissipated to the said natural drain.

1.2 Runoff Estimation

- 1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the catchment including the external catchment is approximately 3,240m²; **(Figure 4)**
- ii. The application site has been fully paved. It is assumed that the value of run-off co-efficient (k) is taken as 0.7 because the external catchment is vegetated.

$$\text{Difference in Land Datum} = 40\text{m} - 13.6\text{m} = 26.4\text{m}$$

$$L = 126\text{m}$$

$$\therefore \text{Average fall} = 26.4\text{m in } 126\text{m} \text{ or } 1\text{m in } 4.77\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [126 / (20.95^{0.2} \times 3,240^{0.1})]$$

$$t_c = 4.42 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 290 mm/hr

By Rational Method, $Q_1 = 1 \times 290 \times 3,240 / 3,600$

$$\therefore Q_1 = 182.7 \text{ l/s} = 10,962 \text{ l/min} = 0.18\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:22 in order to follow the gradient of the application site, 300mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.3.2 The collected stormwater will then be discharged directly to the natural drain to the southwest of the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/North and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, is inevitably for the provision of surface channel and landscaping. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
 - (d) Holes will be provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

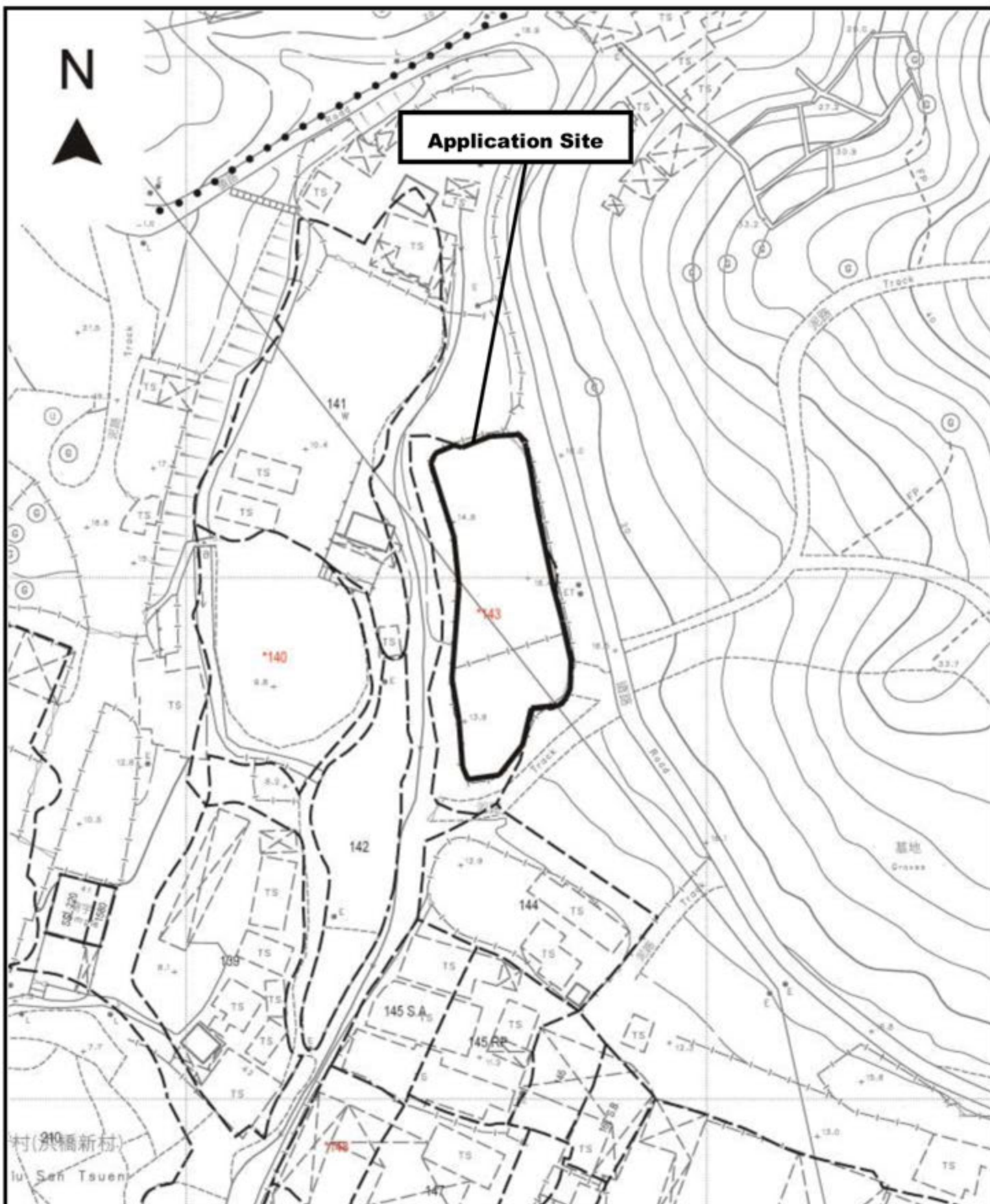
Annex 2 Estimated Traffic Generation

- 2.1 The application site is serviced by a vehicular access leading from Man Kam To Road. Having mentioned that the site is intended for vehicle repair workshop for private car only, traffic generated by the proposed development is not significant.
- 2.2 There will be 2 parking space of 5m x 2.5m for private car/light van for loading/unloading of vehicle parts. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car/light van	0.3	0.3	2	0

Note:

1. The operation hours of the proposed development is from 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays;
 2. The pcu of private car/light van is taken as 1; &
 3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 2.3 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

Temporary Vehicle Repair Workshop
for Private Car for a Period of 3 Years
at Lot 143 (Part) in D.D. 52, Sheung
Shui, New Territories

Drawing Title 圖目:

Site Plan

Drawing No. 圖號:

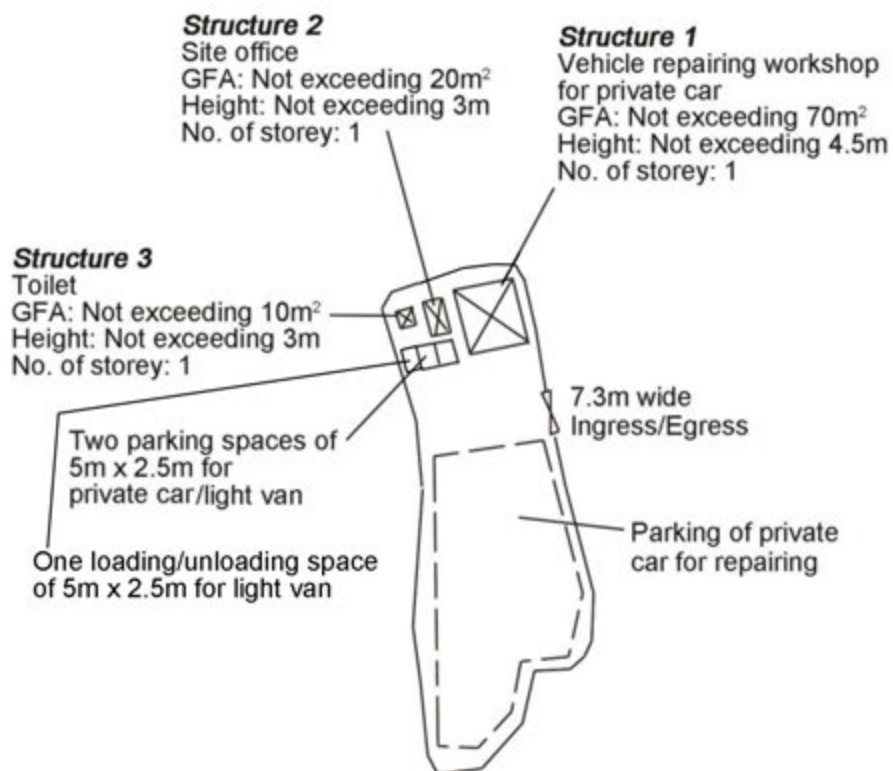
Figure 1

Remarks 備註:

Scale 比例:

1:1000

N



Project 項目名稱:

Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years at Lot 143 (Part) in D.D. 52, Sheung Shui, New Territories

Drawing Title 圖目:

Layout Plan

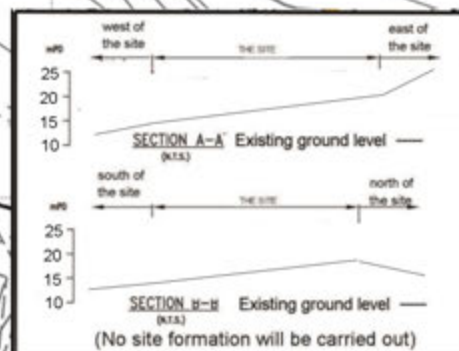
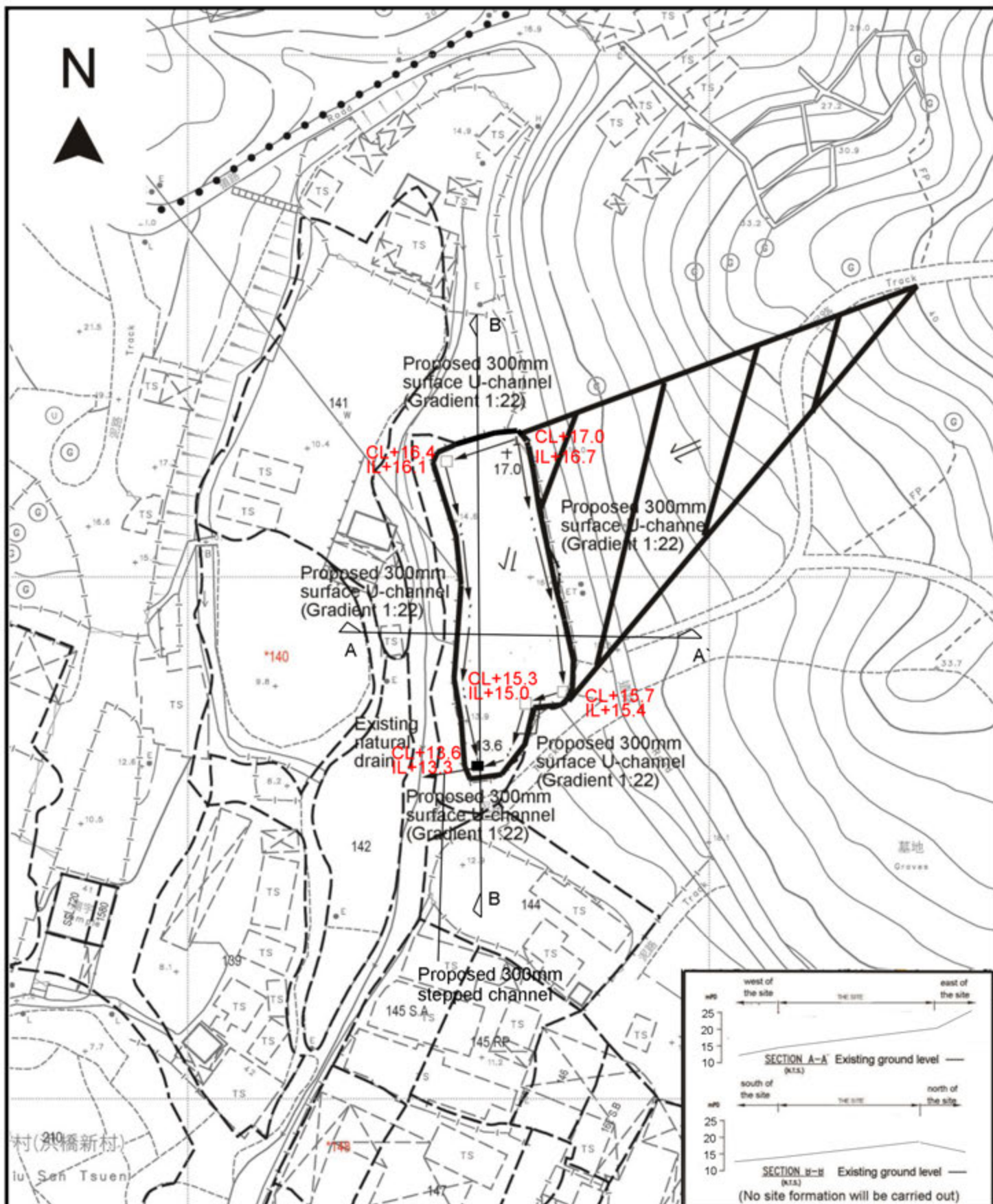
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Temporary Vehicle Repair Workshop
for Private Car for a Period of 3 Years
at Lot 143 (Part) in D.D. 52, Sheung
Shui, New Territories

Drawing Title 圖目:

Drainage Plan

Drawing No. 圖號:

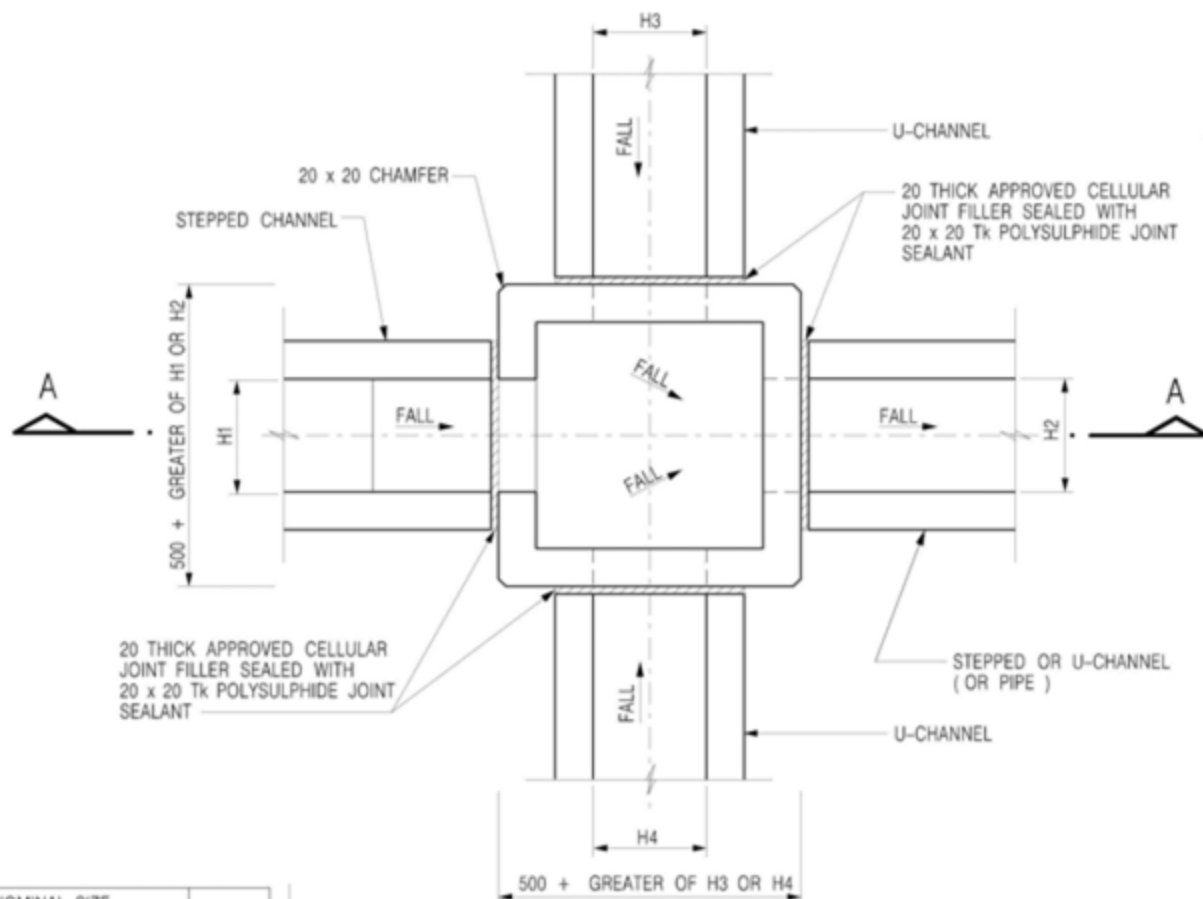
Figure 4

Remarks 備註:

- External catchment
- Application site
- Proposed catchpit
- + 13.6 Level (in mPD)
- Flow of surface runoff
- Catchpit with sand trap

Scale 比例:

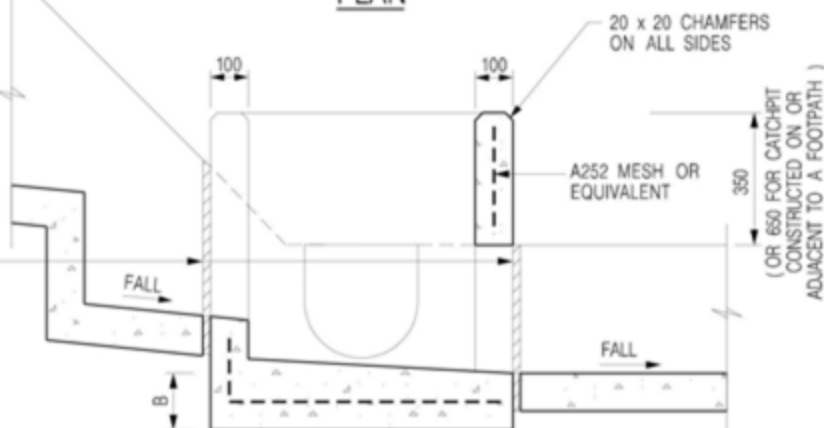
1:1000



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

Project 項目名稱:

Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years at Lot 143 (Part) in D.D. 52, Sheung Shui, New Territories

Drawing Title 圖目:

The Details of the Proposed Catchpit

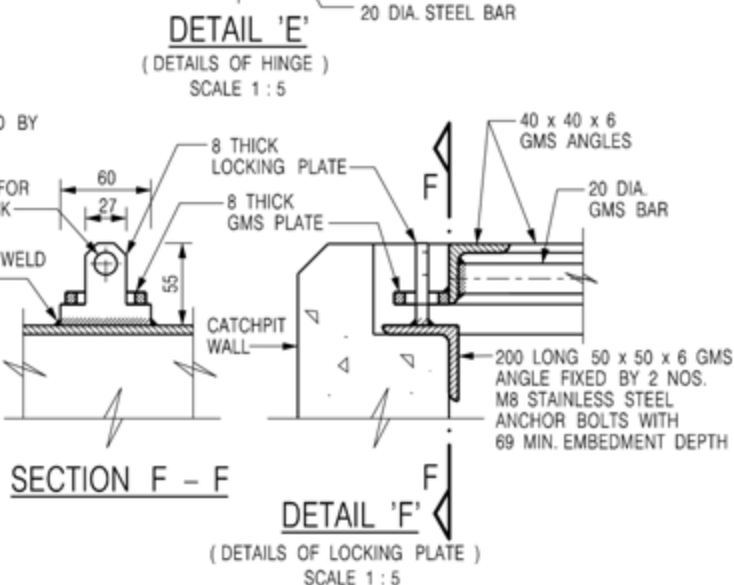
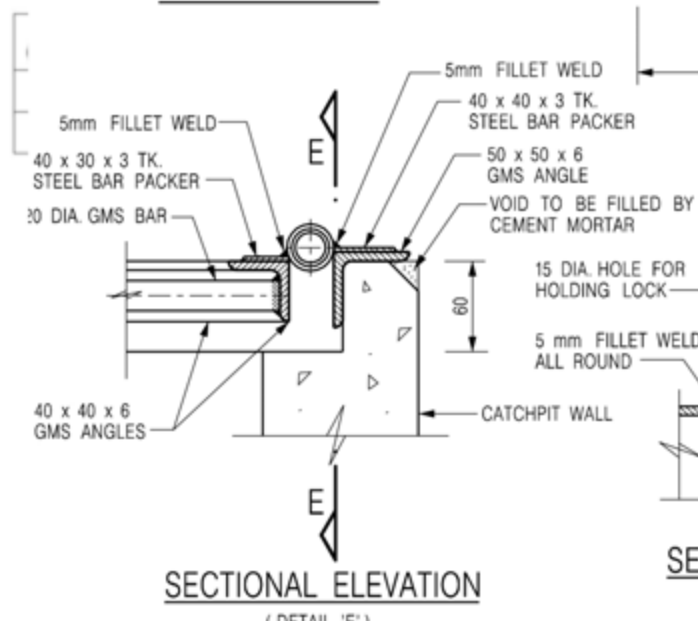
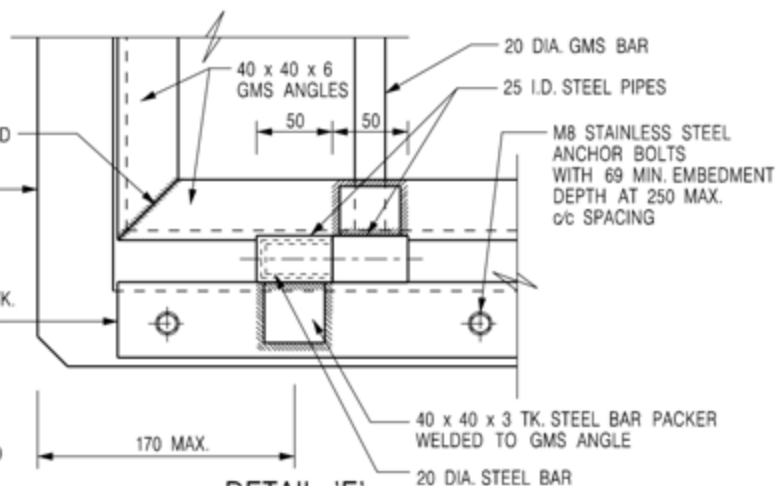
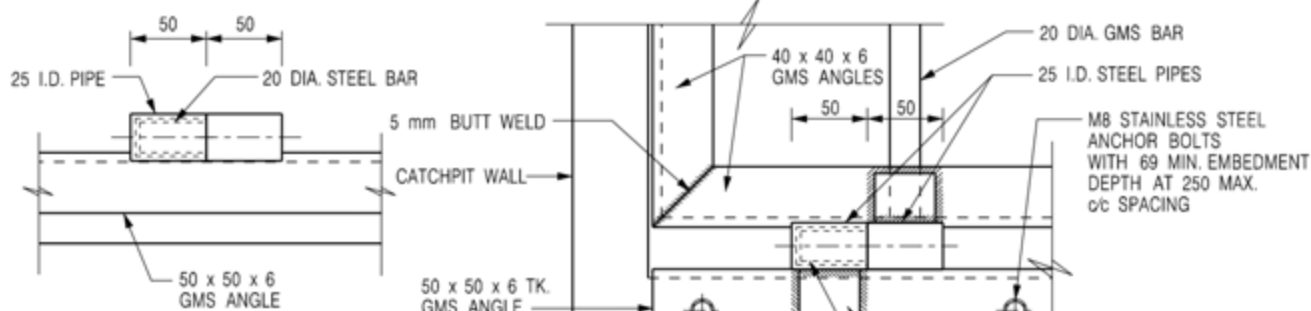
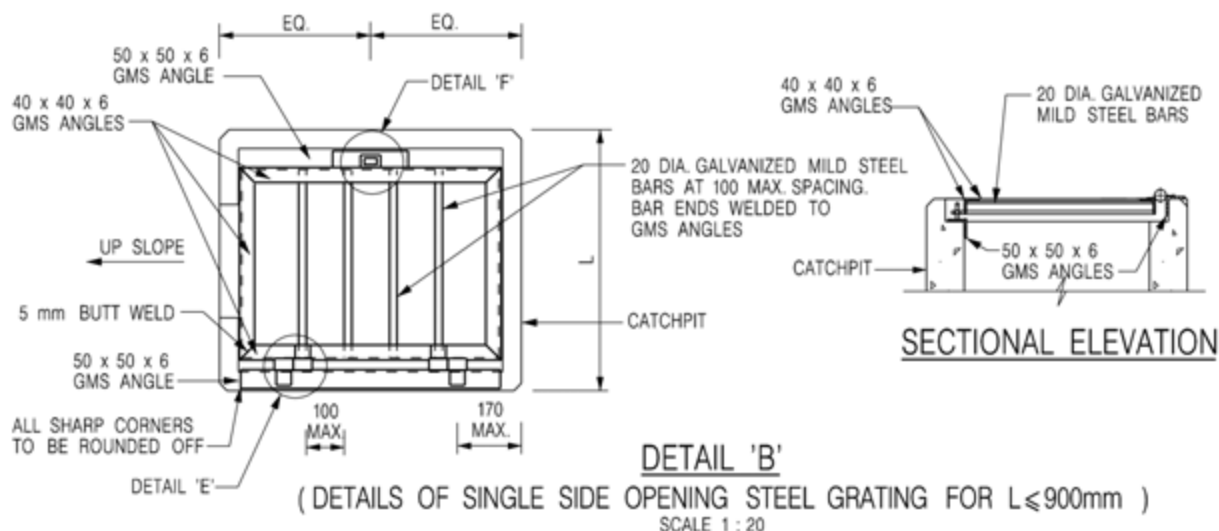
Remarks 備註:

Drawing No. 圖號:

Figure 5

Scale 比例:

Not to scale



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

3. REFER TO SHEET 5 FOR OTHER NOTES.

Project 項目名稱:

Temporary Vehicle Repair Workshop
for Private Car for a Period of 3 Years
at Lot 143 (Part) in D.D. 52, Sheung
Shui, New Territories

Drawing Title 圖目:

The Details of the
Proposed Catchpit
with Covers

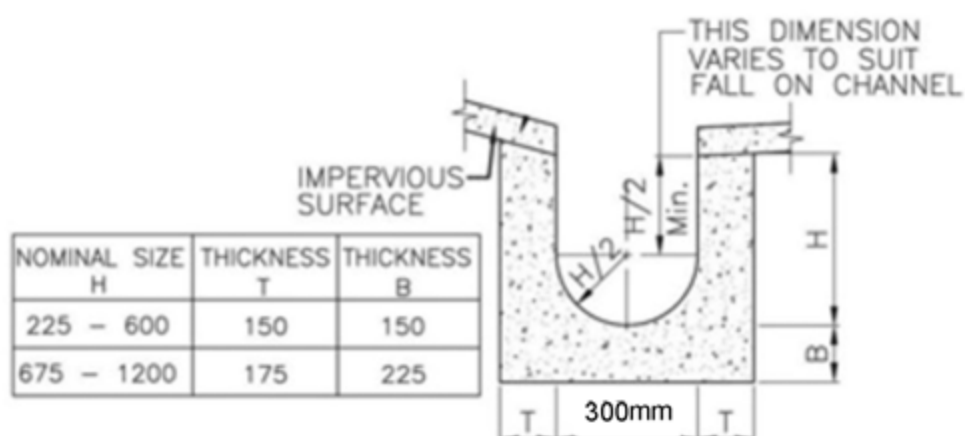
Remarks 備註:

Drawing No. 圖號:

Figure 6

Scale 比例:

Not to scale



DETAILS OF U-CHANNEL
 (REFERENCE : FIG. 8.11 OF
 GEOTECHNICAL MANUAL FOR SLOPES)
 (N.T.S.)

Project 項目名稱:

Temporary Vehicle Repair Workshop
 for Private Car for a Period of 3 Years
 at Lot 143 (Part) in D.D. 52, Sheung
 Shui, New Territories

Drawing Title 圖目:

Details of Proposed
 Surface U-channel

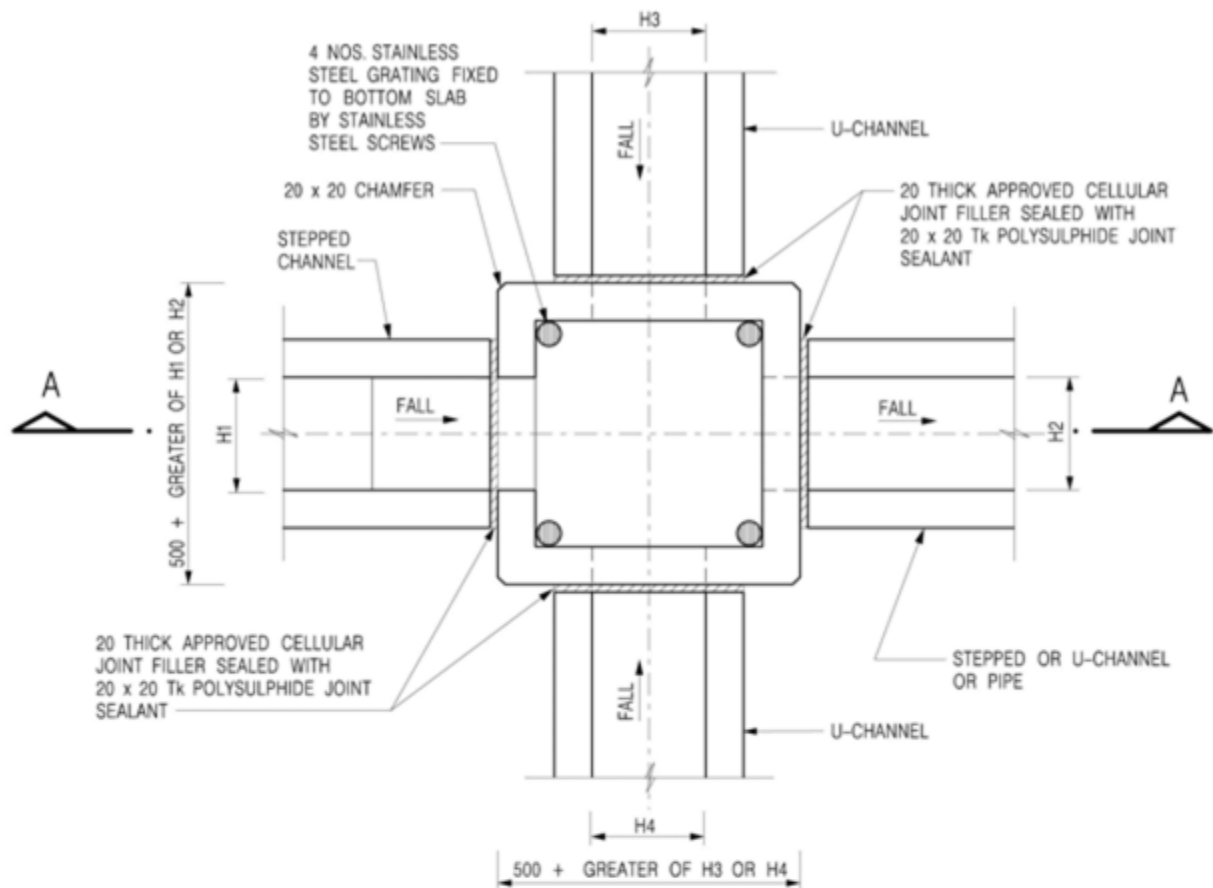
Remarks 備註:

Drawing No. 圖號:

Figure 7

Scale 比例:

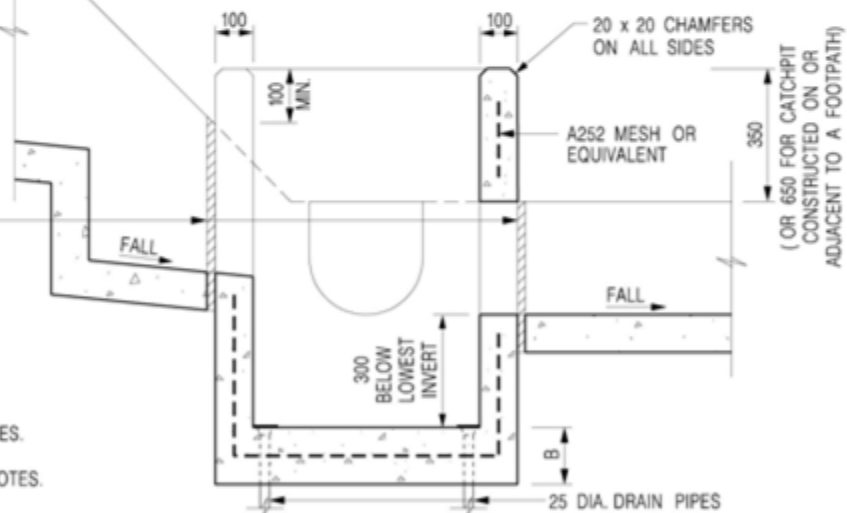
Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

SECTION A - A

Project 項目名稱:

Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years at Lot 143 (Part) in D.D. 52, Sheung Shui, New Territories

Drawing Title 圖名:

The Details of Catchpit with Desilting Function

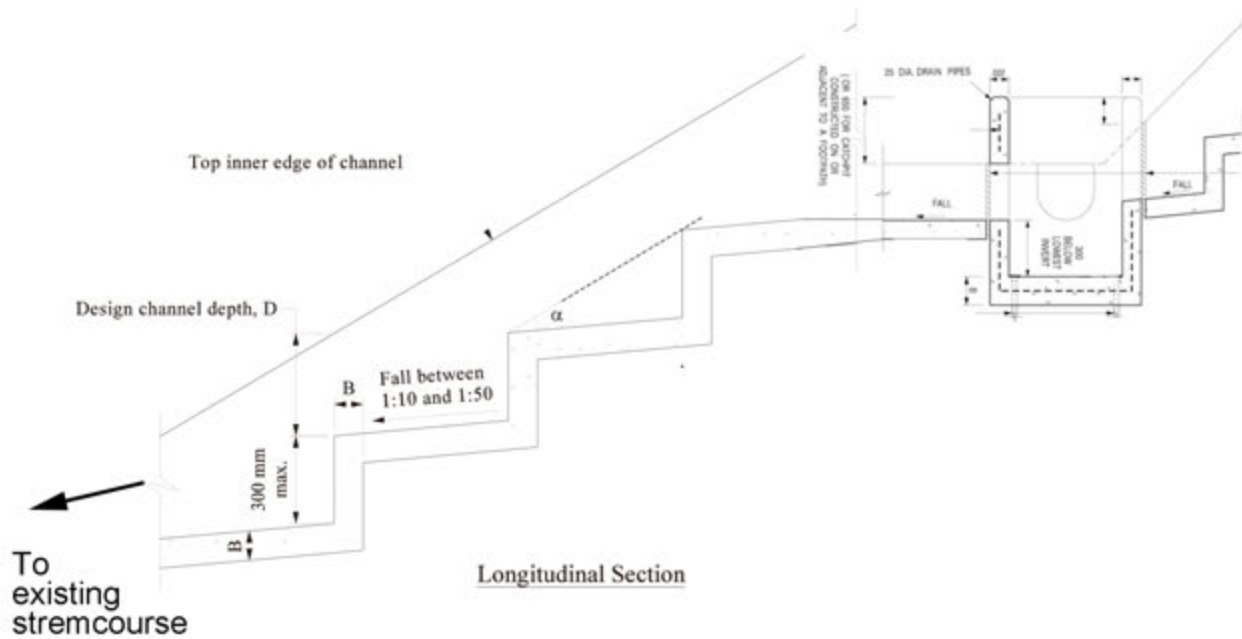
Drawing No. 圖號:

Figure 8

Remarks 備註:

Scale 比例:

Not to scale



Project 項目名稱:

Temporary Vehicle Repair Workshop
for Private Car for a Period of 3 Years
at Lot 143 (Part) in D.D. 52, Sheung
Shui, New Territories

Drawing Title 圖目:

Connection Details to
Streamcourse

Drawing No. 圖號:

Figure 9

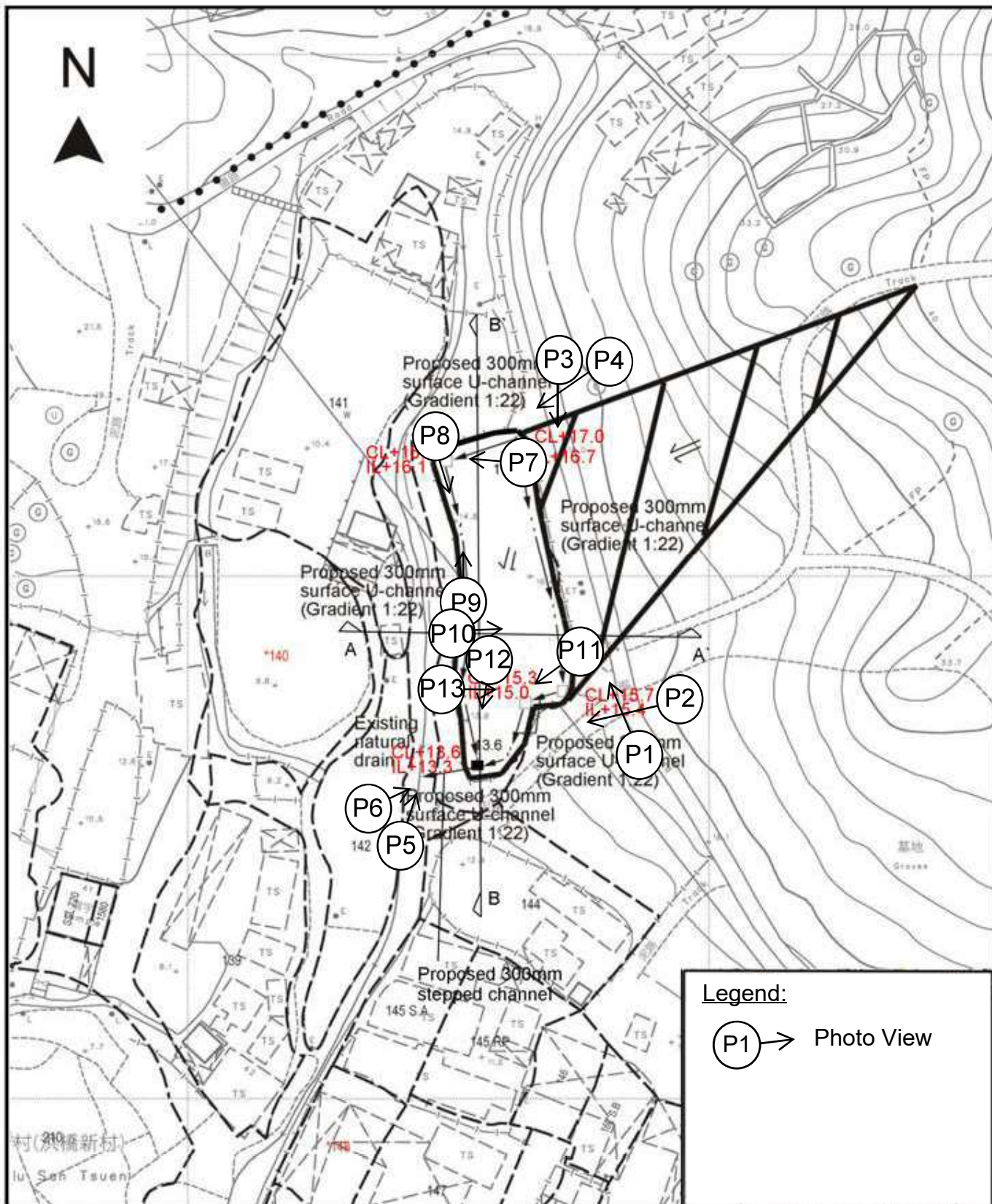
Remarks 備註:

Scale 比例:

Not to scale

Response to DSD's comments (Application No. A/NE-FTA/239)

1. Please advise the clearance between the proposed site hoarding and the existing streamcourse to the west of the applicant site	Distance between the proposed site hoarding and the existing streamcourse is around 200mm (see Plate P6)
2. Our previous comment under Para 3 (h) in the memo ref. (013HMX) in MN 10/N/DD52/143 remain valid. Site photos within and around the site including the condition of existing streamcourse should be provided.	Please see the enclosed photo view report.



Project 項目名稱:

Temporary Vehicle Repairing Workshop
for Private Car for a Period of 3 Years
at Lot 143 (Part) & Adjoining
Government Land in D.D. 52, Sheung
Shui, New Territories

Drawing Title 圖目:

Photo View Plan

Remarks 備註:

Drawing No. 圖號:

Figure A

Scale 比例:

1:1000

RECORD PHOTOGRAPHS



Photo View - P1

Taken at: 2 May 2024



Photo View - P2

Taken at: 2 May 2024

**Proposed Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years
at Lot 143 (Part) in D.D. 52 & Adjoining Government Land, Sheung Shui, New Territories**

RECORD PHOTOGRAPHS



Photo View - P3

Taken at: 2 May 2024



Photo View - P4

Taken at: 2 May 2024

**Proposed Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years
at Lot 143 (Part) in D.D. 52 & Adjoining Government Land, Sheung Shui, New Territories**

RECORD PHOTOGRAPHS



Photo View - P5

Taken at: 2 May 2024



Photo View - P6

Taken at: 2 May 2024

**Proposed Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years
at Lot 143 (Part) in D.D. 52 & Adjoining Government Land, Sheung Shui, New Territories**

RECORD PHOTOGRAPHS



Photo View - P7

Taken at: 2 May 2024



Photo View - P8

Taken at: 2 May 2024

**Proposed Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years
at Lot 143 (Part) in D.D. 52 & Adjoining Government Land, Sheung Shui, New Territories**

RECORD PHOTOGRAPHS



Photo View - P9

Taken at: 2 May 2024



Photo View - P10

Taken at: 2 May 2024

**Proposed Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years
at Lot 143 (Part) in D.D. 52 & Adjoining Government Land, Sheung Shui, New Territories**

RECORD PHOTOGRAPHS



Photo View - P11

Taken at: 2 May 2024



Photo View - P12

Taken at: 2 May 2024

**Proposed Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years
at Lot 143 (Part) in D.D. 52 & Adjoining Government Land, Sheung Shui, New Territories**

RECORD PHOTOGRAPHS



Photo View - P13

Taken at: 2 May 2024

**Proposed Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years
at Lot 143 (Part) in D.D. 52 & Adjoining Government Land, Sheung Shui, New Territories**

Total: 6 pages

Appendix Id of RNTPC
Paper No. A/NE-FTA/239B

Date: 24 June 2024

TPB Ref.: A/NE-FTA/239

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Vehicle Repair Workshop for Private Car for a
Period of 3 Years at Lot 143 (Part) in D.D. 52, Sheung Shui, New
Territories**

Our response to the further comments of the CE/MN, DSD is found in the attachment.

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Katie LEUNG) –
By Email

Response to DSD's comments (Application No. A/NE-FTA/239)

1. Please provide photos for the proposed drainage discharge point, i.e. the natural streamcourse to the west of the application site. The applicant should check and ensure that the existing streamcourse to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the application site.	<p>Please see the enclosed photos Plate A1 to A4 and photo view report for your easy reference.</p> <p>As no site formation works has been carried out on the proposed site and the catchment area hasn't been changed, it is therefore, no additional discharge will be discharged to the existing streamcourse.</p>
2. My previous comment regarding the clearance between the proposed site hoarding and the existing streamcourse was NOT responded, please clarify.	Please see the enclosed photo Plate A1 shown the distance between the proposed site hoarding and the existing streamcourse is around 200mm.
3. Please validate if 1:22 gradient U-channel can be practically implemented on site. Please advise the utilization of the proposed 300mm U-channel.	Refer to the drainage design submitted before, the surface is 10,962 l/min. In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", 375mm surface U-channel in 1:100 gradient will be adopted to replace 300mm U-channel in 1:22 gradient, please see the enclosed Figure B and revised Figure A
4. As shown in the site photos, site hoarding are erected at site. Please review if the overland flow from external catchment area to the east of the application site would be blocked by the hoarding and propose mitigation measures to collect the overland flow. The applicant is reminded that where hoardings are laid along the boundary of the same, peripheral channels should be provided on both sides of the hoarding, and/or adequate openings should be provided at the hoarding to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary.	The hoarding erected along the boundary will be cut and maintain 150mm "gap" from the ground level in order not to block the overland flow from the external catchment area.

RECORD PHOTOGRAPHS



Photo View - A1

Taken at: 21 June 2024



Photo View - A2

Taken at: 21 June 2024

**Proposed Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years
at Lot 143 (Part) in D.D. 52 & Adjoining Government Land, Sheung Shui, New Territories**

RECORD PHOTOGRAPHS



Photo View - A3

Taken at: 21 June 2024

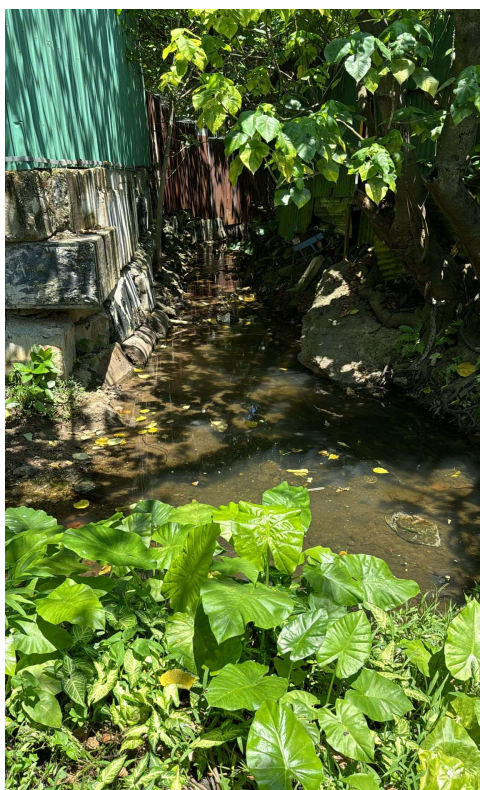
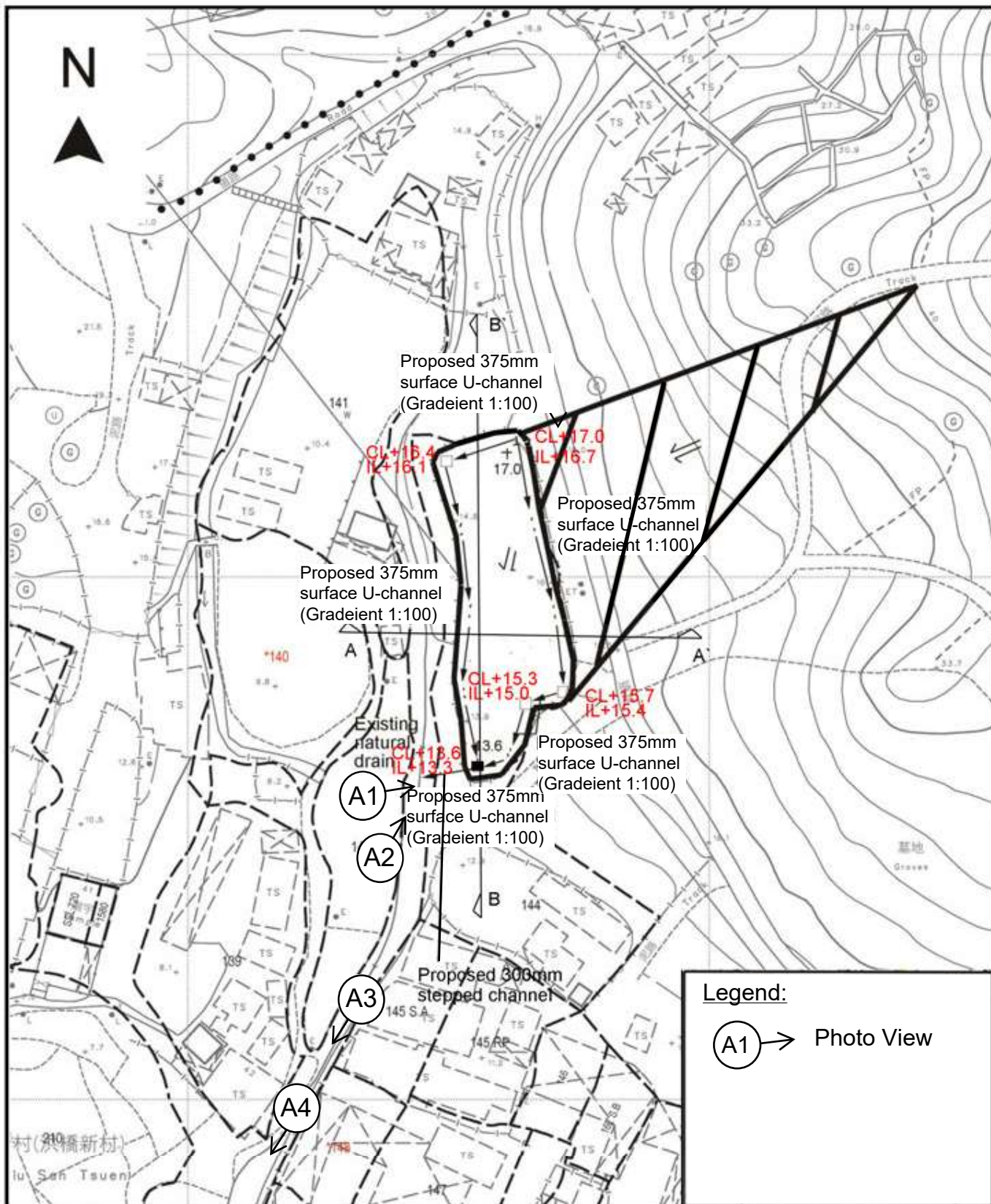


Photo View - A4

Taken at: 21 June 2024

**Proposed Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years
at Lot 143 (Part) in D.D. 52 & Adjoining Government Land, Sheung Shui, New Territories**



Project 項目名稱:

Temporary Vehicle Repairing Workshop
for Private Car for a Period of 3 Years
at Lot 143 (Part) & Adjoining
Government Land in D.D. 52, Sheung
Shui, New Territories

Drawing Title 圖目:

Drawing No. 圖號:

Remarks 備註:

Scale 比例:

1:1000

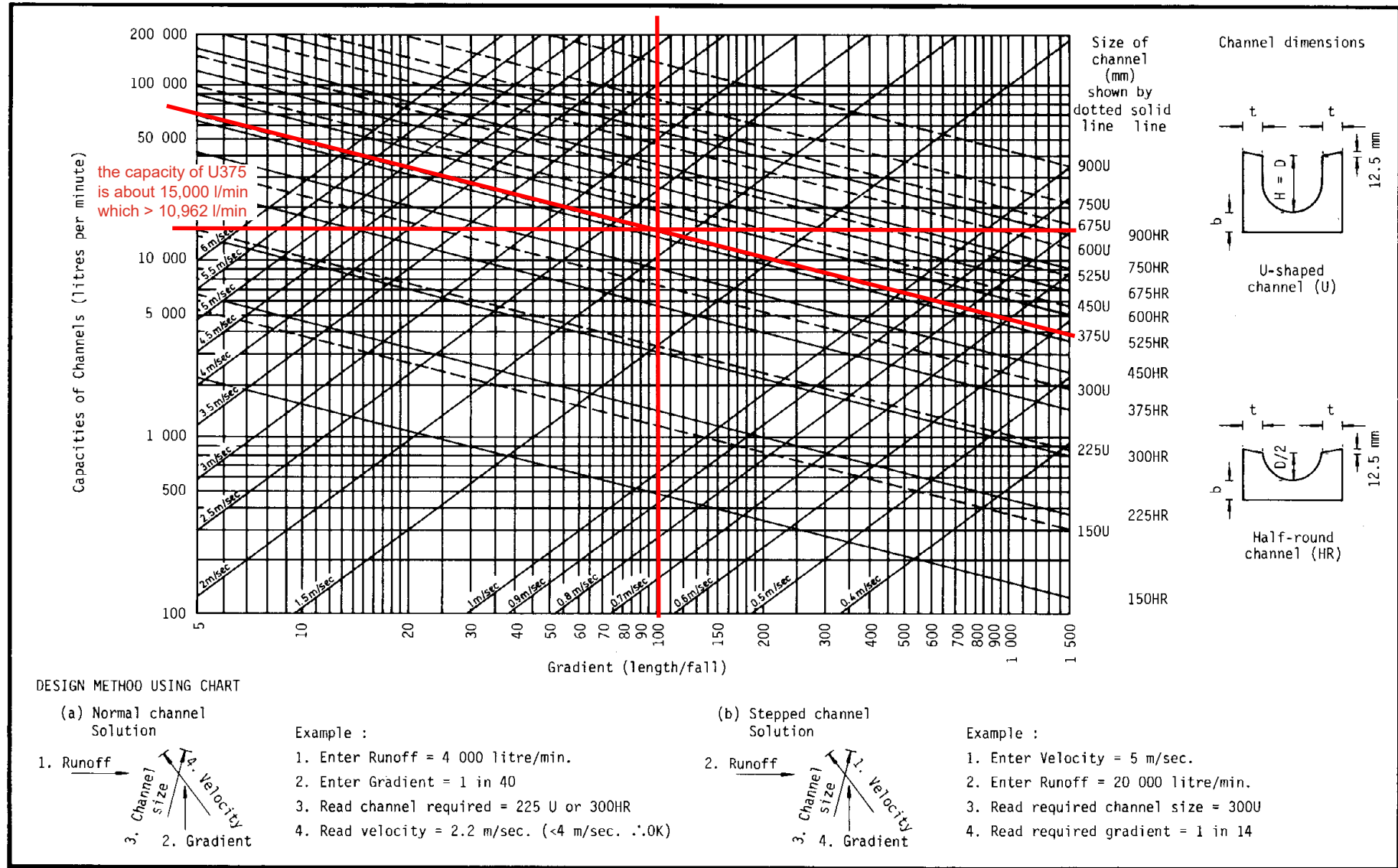


Figure 8.7 - Chart for the Rapid Design of Channels

Figure B

Date: 26 June 2024

TPB Ref.: A/NE-FTA/239

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years at Lot 143 (Part) in D.D. 52, Sheung Shui, New Territories

The applicant wishes to submit the additional information below for the consideration of the Town Planning Board.

For the last planning permission No. A/NE-FTA/210, the applicant cannot secure the tenancy from the land owner to continue the operation at the subject site at that moment of time so that he cannot implement the drainage proposal accordingly and the last planning permission was revoked subsequently.

The application site is zoned "Other Specified Uses" annotated "Port Back-up Uses" so that a good number of warehouse and open storage yards were found in the adjacent land. In view of that these uses generate demand for vehicle repairing, the proposed development could meet the abovementioned demand for vehicle repairing. The approval of the proposed development would meet the demand for vehicle repairing within the zoning of "Other Specified Uses" annotated "Port Back-up Uses".

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Amy CHONG) –
By Email

Previous S.16 Applications

Approved Application

Application No.	Uses/ Development	Date of Consideration
A/NE-FTA/210	Proposed Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years	18.2.2022 (Revoked on 18.8.2023)

Rejected Applications

Application No.	Uses/Development	Date of Consideration	Rejection Reasons
A/NE-FTA/64	Temporary Open Storage of Construction Materials for a Period of Three Years	11.6.2004	R1 & R2
A/NE-FTA/146	Proposed Temporary Open Storage of Metals for a Period of 3 Years	12.9.2014	R3 & R4

Rejection Reasons:

- R1 There was no information provided in the submission to demonstrate that the proposed development would not pose interference to the 132kV overhead electricity supply line which traverses the application site and jeopardising the provision of electricity supply and causing electrical hazards.
- R2 There was no information provided in the submission to demonstrate that the proposed development would not have adverse traffic impact on the surrounding areas.
- R3 The applicant failed to demonstrate that the proposed development would not pose interference to the 132kV overhead electricity supply line which traverses the site and jeopardise the provision of electricity supply and causing electrical hazards.
- R4 The applicant failed to demonstrate that the development would have no adverse environmental and traffic impacts on the surrounding area.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- the application site (the Site) comprises Old Schedule Agricultural Lot 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. No right of access via Government land (GL) is granted to the Site;
- the following irregularity has been detected by her office:
 - (i) Unauthorized structures within the said private lot

there are unauthorized structures on the private lot. The lot owner/applicant should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
- regarding the further information (FI) from the applicant providing confirmation and photo records on cessation of illegal occupation of GL and revision of the planning proposal that involves no GL, her office has no objection to the application.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- noting that the development parameters of the current application only involve minor change in the number of loading/unloading bay when compared with the last approved application, he has no comments on the application from the traffic engineering viewpoint.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from the public drainage viewpoint and no further comment on the submitted drainage proposal; and
- should the application be approved, conditions should be included to request the applicant to implement the drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period.

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L of PlanD):

- the Site falls within non-landscape sensitive zoning and no significant landscape impact

arising from the proposed use is anticipated.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- since no heavy vehicles nor dusty operation is involved, he has no objection to the application from environmental perspective;
- while the Site falls within the consultation zone of Sheung Shui Water Treatment Works which is a Potentially Hazardous Installations, he has no objection from chlorine risk perspective; and
- no environmental complaint against the Site was received in the past three years.

6. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the application subject to fire service installations (FSIs) being provided to the satisfaction of his department.

7. Other Departments

The following government departments have no comments on/no objection to the application:

- Director of Agriculture, Fisheries and Conservation (DAFC);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Director of Electrical and Mechanical Services (DEMS).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the application site (the Site) comprises Old Schedule Agricultural Lot 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. No right of access via Government land (GL) is granted to the Site;
 - (ii) there are unauthorized structures on the private lot. The lot owner/applicant should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
 - (iii) the lot owner shall apply to her office for a Short Term Waiver (STW) to permit the structures to be erected within the said private lot. The application for STW for Lot 143 in D.D. 52 will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Given the proposed use is temporary in nature, only erection of temporary structures will be considered;
- (b) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should adopt good site practice in order to avoid adverse impact to the watercourse and trees nearby;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow ProPECC PN 1/23 and the requirements of the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP in order to minimize any possible environmental nuisances;
- (d) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) having considered the design/nature of the proposal, fire service installations (FSIs) are required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs for his approval. In addition, the applicant is advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - the location of the proposed FSI to be installed should be clearly marked on the layout plans;

if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of the general building plans;
- (e) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, design, organizing and supervising any activity near the underground cable or overhead line should approach the electricity supplier (i.e. CLP Power) for the requisition of cable

plans to find out whether there is any underground cable within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and

- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
 - (ii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD’s 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;
 - (iii) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
 - (iv) the Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and emergency vehicular access shall be provided under the B(P)R 41D;
 - (v) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under B(P)R 19(3) at building plan submission stage;
 - (vi) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant’s attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008;
 - (vii) the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively; and
 - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines (SBD), etc. will be formulated at the formal building plan submission stage.

Appendix V of RNTPC
Paper No. A/NE-FTA/239B

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

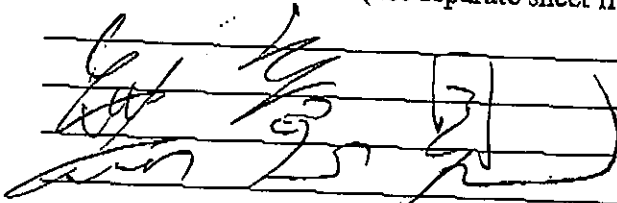
By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

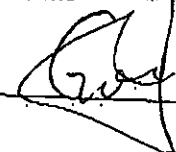
有關的規劃申請編號 The application no. to which the comment relates
A/NE-FTA/239

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature  日期 Date 2024.1.15

2

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/NE-FTA/239 DD 52 Sheung Shui

26/01/2024 02:12

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

A/NE-FTA/239

Lot 143 (Part) in D.D. 52 and Adjoining Government Land, Sheung Shui

Site area: About 1,230sq.m includes Government Land of about 12sq.m

Zoning: "Other Specified Uses" annotated "Port Back-up Uses"

Applied use: Vehicle Repair Workshop / 3 Vehicle Parking

Dear TPB Members,

Failure to fulfil drainage conditions when the operation is one that generates a lot of toxic discharge and run off is unacceptable.

The application should be rejected.

Mary Mulvihill