

2024年 3月 2 8日
此文件在 2024年 3月 2 8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。

2400735

This document is received on 28 MAR 2024.
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-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
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;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

2400735 2/3 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1009
	Date Received 收到日期	28 MAR 2024

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

1. Name of Applicant 申請人姓名/名稱

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

Maxtop Sky Limited 冠天有限公司

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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)	Lots 3316 RP, 3331 RP (Part), 3337 RP, 3338 RP (Part), 3339 (Part), 3340 RP, 3341 RP (Part), 3342 (Part), 3343, 3344, 3345, 3346, 3347 (Part), 3348 (Part), 3349 RP (Part), 3350, 3351 (Part), 3359 RP (Part) and 3360 RP in D.D. 104 and Adjoining Government Land, Long Ha, 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 3,963 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,197 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	245 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	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Comprehensive Development Area" 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
01/02/2024 - 15/02/2024 (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 11/03/2024 (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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分..... sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<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 <p>(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) (請用圖則顯示有關土地/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))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
	(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	..... 1,197 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.30	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 30 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 6	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) <input type="checkbox"/> About 約	
	..... 3.5 - 10 m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VEHICLE SHOWROOM), RECEPTION, WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES (VEHICLE SHOWROOM), RECEPTION, WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES (VEHICLE SHOWROOM)	110 m ² (ABOUT)	110 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES (VEHICLE SHOWROOM)	220 m ² (ABOUT)	220 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES (VEHICLE SHOWROOM)	220 m ² (ABOUT)	220 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B6*	SITE OFFICE AND WASHROOM	207 m ² (ABOUT)	207 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		1,197 m ² (ABOUT)	1,197 m ² (ABOUT)	

*STRUCTURE B6 IS AN EXISTING STRUCTURE, WHILE STRUCTURES B1 TO B5 ARE PROPOSED STRUCTURES.

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VEHICLE SHOWROOM), RECEPTION, WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES (VEHICLE SHOWROOM), RECEPTION, WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES (VEHICLE SHOWROOM)	110 m ² (ABOUT)	110 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES (VEHICLE SHOWROOM)	220 m ² (ABOUT)	220 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES (VEHICLE SHOWROOM)	220 m ² (ABOUT)	220 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B6*	SITE OFFICE AND WASHROOM	207 m ² (ABOUT)	207 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		1,197 m ² (ABOUT)	1,197 m ² (ABOUT)	

*STRUCTURE B6 IS AN EXISTING STRUCTURE, WHILE STRUCTURES B1 TO B5 ARE PROPOSED STRUCTURES.

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Parking, loading/unloading space and circulation area

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

May 2025

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<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 San Tam Road via 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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 5 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 3 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 3 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ <input checked="" type="checkbox"/>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>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> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	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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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由

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

Please refer to the supplementary statement.



11. Declaration 聲明

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

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

Signature
簽署



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

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 盈卓物業顧問有限公司

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

Date 日期

20/3/2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots 3316 RP, 3331 RP (Part), 3337 RP, 3338 RP (Part), 3339 (Part), 3340 RP, 3341 RP (Part), 3342 (Part), 3343, 3344, 3345, 3346, 3347 (Part), 3348 (Part), 3349 RP (Part), 3350, 3351 (Part), 3359 RP (Part) and 3360 RP in D.D. 104 and Adjoining Government Land, Long Ha, Yuen Long, New Territories		
Site area 地盤面積	3,963 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 245 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. : S/YL-KTN/11		
Zoning 地帶	"Comprehensive Development Area" zone		
Applied use/ development 申請用途／發展	Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 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	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,197 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.30 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	/	
	Non-domestic 非住用	6	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.5 to 10 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	30 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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	11
	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) _____ _____	5 (PC) / 3 (LGV) 3 (MGV) / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	/
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	/ / / / / /

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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"/>
<u>Location Plan, Plans showing the zoning and land status of the application site,</u> <u>Swept path analysis,</u>		
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)	<input type="checkbox"/>	<input type="checkbox"/>

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

- Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.
- 註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 104 and Adjoining Government Land (GL), Long Ha, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years** (the proposed development) (**Plan 1**).
- 1.2 There is a growing demand for commercial light goods vehicles (LGV) and medium goods vehicles (MGV), especially with the rise of the last-mile delivery services and food and beverage business. In view of this, the applicant intends to operate a shop and services (vehicle showroom) to serve the fleet operators and delivery companies in the New Territories.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Comprehensive Development Area" zone ("CDA") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, 'vehicle showroom' is subsumed under 'shop and services', which is a column 2 uses within the "CDA" zone, which requires permission from the Board.
- 2.2 Although the proposed development is not entirely in line with the planning intention of "CDA" zone, there is no known/planned programme for implementation of the subject "CDA" zone for the Site. Therefore, approval of the current application on a temporary basis would not jeopardize the long-term planning intention within the "CDA" zone and would better utilize precious land resources.
- 2.3 The Site is surrounded by open storage yards, warehouse and cluster of village developments separating the Site with San Tam Road. In addition, similar planning application (No. A/YL-KTN/874) for 'shop and services and wholesale trade' use was approved by the Board on a temporary basis in 2023 and it is only located at approximately 30m north of the Site. The nature and scale of the proposed development is similar to the approved application; hence, it is considered not incompatible with the surrounding environment and would not set an undesirable precedent within the "CDA" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 3,963 m² (about), including 245m² of GL (**Plan 3**). A total of 6 structures are proposed at the Site for shop and services (vehicle showroom), site office, reception and washrooms with a total GFA of 1,197 m² (about) (**Plan 4**). The operation hours of the proposed development are 09:00 to 19:00 daily (including public holidays). The estimated number of staff working at the Site are 10 and it is estimated that the Site would attract not more than 15 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	3,963 m ² (about), including 245 m ² (about) of GL
Covered Area	1,197 m ² (about)
Uncovered Area	2,766 m ² (about)
Plot Ratio	0.30 (about)
Site Coverage	30% (about)
Number of Structure	6
Total GFA	1,197 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,197m ² (about)
Building Height	3.5m – 10m (about)
No. of Storey	1

- 3.2 It is estimated that about 15 unlicensed commercial vehicles (i.e. MGW and LGV) will be displayed indoor (with minimum headroom of 6m) at the Site (**Plan 4**). Unlicensed vehicles for display will be driven to the Site by staff with trade license, hence, towing of vehicle is not required. Licensed commercial vehicles will also be parked at the Site for test driving purpose and collection of vehicles by customers, hence, parking spaces for LGV and MGW are provided at the Site.
- 3.3 The Site is accessible from San Tam Road via a local access (**Plan 1**). A total of 11 parking spaces are provided at the Site for staff and visitors., details are shown at **Table 2** below:

Table 2 – Parking Provisions

Type of Space	No. of Space
Parking Space for PC for Staff - 2.5 m (W) x 5 m (L)	3
Parking Space for PC for Visitor - 2.5 m (W) x 5 m (L)	2
Parking Space for LGV - 3.5 m (W) x 7 m (L)	3
Parking Space for MGW - 3.5 m (W) x 11 m (L)	3

- 3.4 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local road (**Plan 5**). As trips generated and attracted by the proposed development is minimal (as shown below **Table 3**), adverse traffic impacts on the surrounding road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction						
	PC		LGV		MGW		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	0.5	0.5	0.5	0.5	5
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	3	0.5	0.5	0.5	0.5	5
Traffic trip per hour (average)	1	1	0.5	0.5	0.5	0.5	4

- 3.5 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 and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs 1/23)* when designing the on-site sewage system within the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas.

Adequate mitigation measures will be provided, i.e. submission of the drainage and fire service installations proposal to mitigate any adverse impact arising from the proposed development after planning approval has been granted from the Board.

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Year**’.

R-riches Property Consultants Limited

March 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,963 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA LOCAL ACCESS

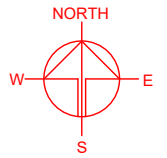
ACCESSIBLE FROM SAN TAM
ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND
ADJOINING GOVERNMENT
LAND, LONG HA, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY
MN 27.2.2024

REVISED BY
DATE

APPROVED BY
DATE

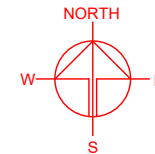
DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1

VER.
001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,963 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
PLAN NO. : S/YL-KTN/11
ZONING OF THE SITE : "COMPREHENSIVE DEVELOPMENT AREA" ("CDA")



文苑村
Man Yuen Chuen

新圍村
San Wan Tsuen

福興里
Fuk Hing Lei

PARK BOULEVARD

CDA

CDA

朗廈
Long Ha

APPLICATION SITE

CA

CDA

OU

學圃
Pok Wai

K ROAD - TAM MI

M ROAD

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND
ADJOINING GOVERNMENT
LAND, LONG HA, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

27.2.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

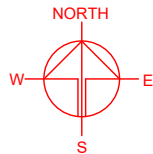
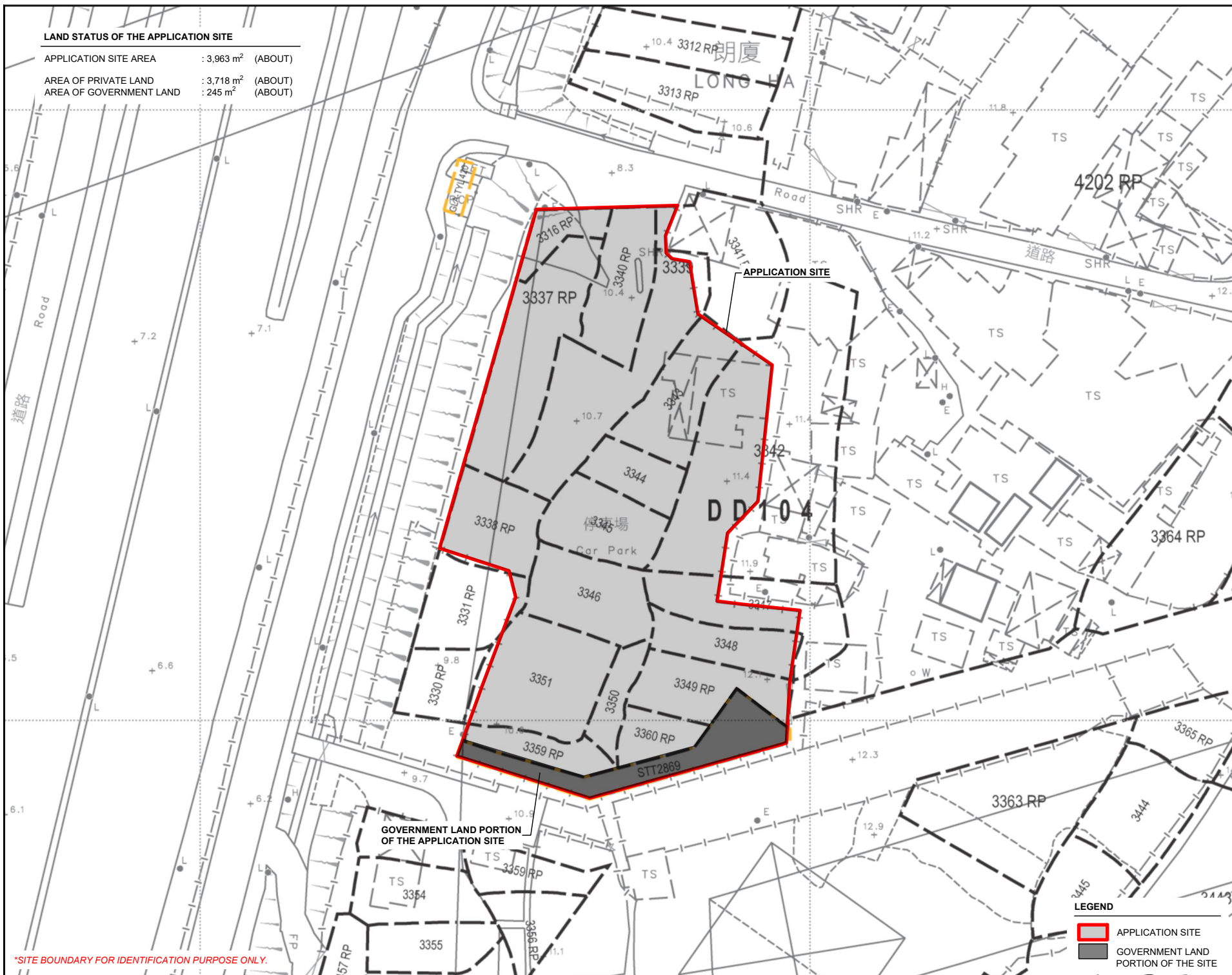
DWG NO.

PLAN 2

VER.

001

APPLICATION SITE AREA	: 3,963 m ²	(ABOUT)
AREA OF PRIVATE LAND	: 3,718 m ²	(ABOUT)
AREA OF GOVERNMENT LAND	: 245 m ²	(ABOUT)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND
ADJOINING GOVERNMENT
LAND, LONG HA, NEW
TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

DATE _____

27.2.2024

REVISÉD BY

DATE _____

APPROVED BY _____

DATE _____

DWG. TITLE
LAND STATUS OF THE SITE

DWG NO.

VER

PLAN 3

Loc

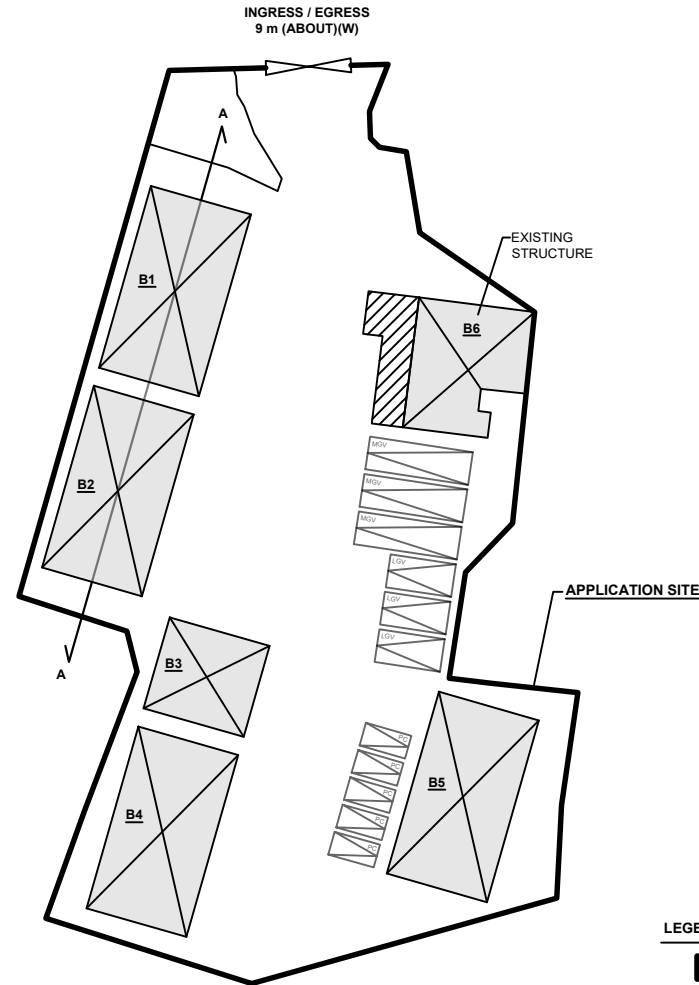
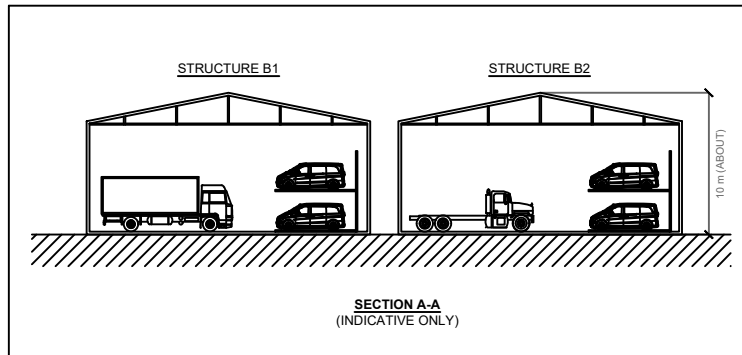
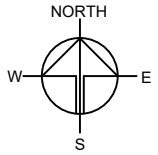
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,963 m ²	(ABOUT)
COVERED AREA	: 1,197 m ²	(ABOUT)
UNCOVERED AREA	: 2,766 m ²	(ABOUT)
PLOT RATIO	: 0.30	(ABOUT)
SITE COVERAGE	: 30 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,197 m ²	(ABOUT)
TOTAL GFA	: 1,197 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 - 10 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VEHICLE SHOWROOM), RECEPTION, WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES (VEHICLE SHOWROOM), RECEPTION, WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES (VEHICLE SHOWROOM)	110 m ² (ABOUT)	110 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES (VEHICLE SHOWROOM)	220 m ² (ABOUT)	220 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES (VEHICLE SHOWROOM)	220 m ² (ABOUT)	220 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B6*	SITE OFFICE AND WASHROOM	207 m ² (ABOUT)	207 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		1,197 m ² (ABOUT)	1,197 m ² (ABOUT)	

*STRUCTURE B6 IS AN EXISTING STRUCTURE, WHILE STRUCTURES B1 TO B5 ARE PROPOSED STRUCTURES.



LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	PARKING SPACE (MGV)
	INGRESS / EGRESS

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)
NO. OF MEDIUM GOODS VEHICLE PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY MN DATE 11.3.2024

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

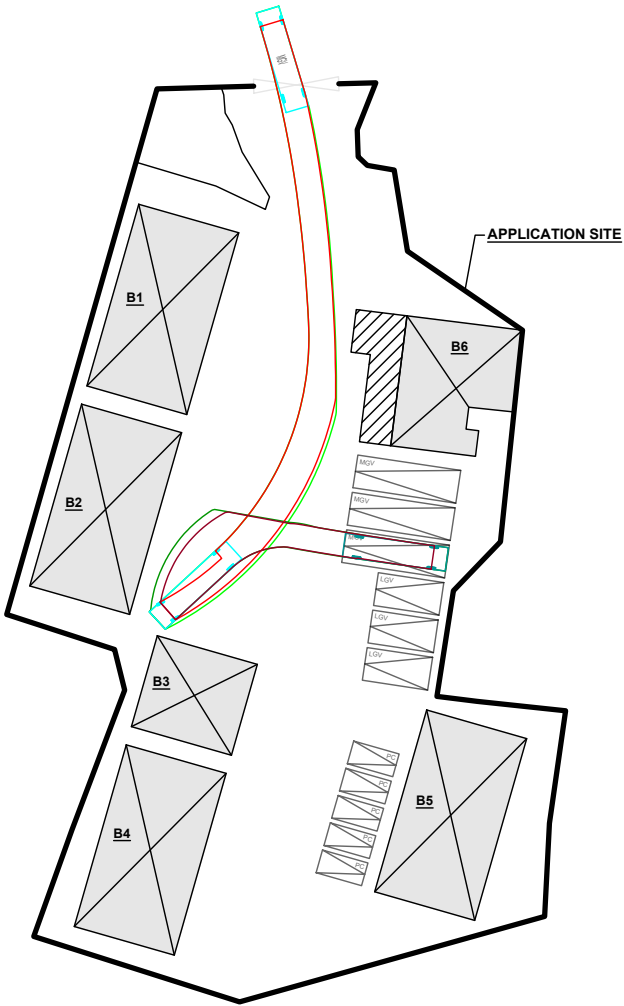
LAYOUT PLAN

DWG NO. PLAN 4 VER. 001

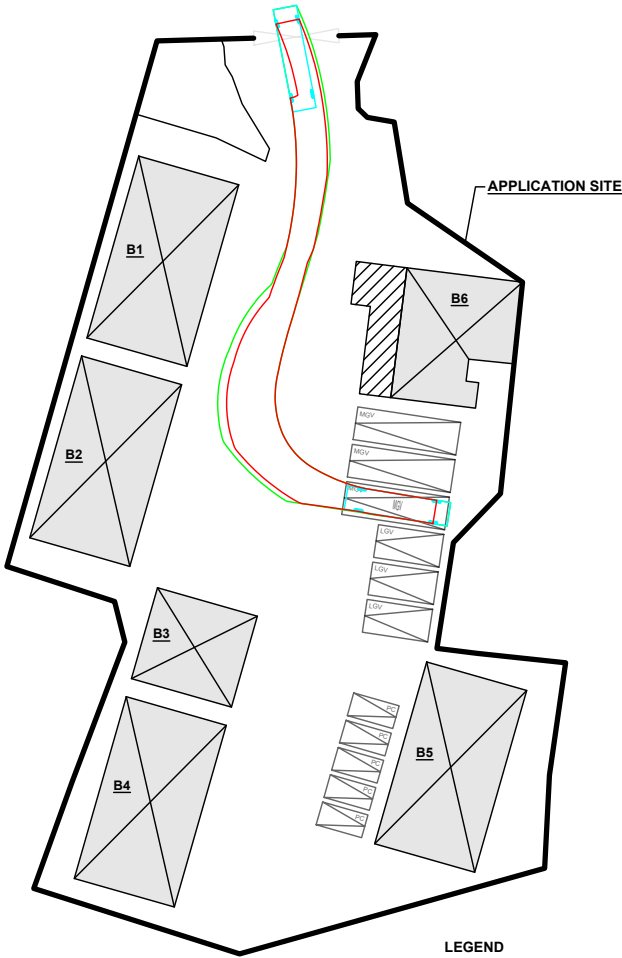
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

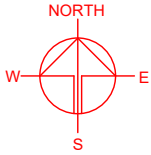


FROM SAN TAM ROAD TO
THE APPLICATION SITE



FROM THE APPLICATION SITE
TO SAN TAM ROAD

LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	PARKING SPACE (MGV)
	INGRESS / EGRESS
	MEDIUM GOODS VEHICLE
	SWEPT PATH OF VEHICLE



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 5 YEARS

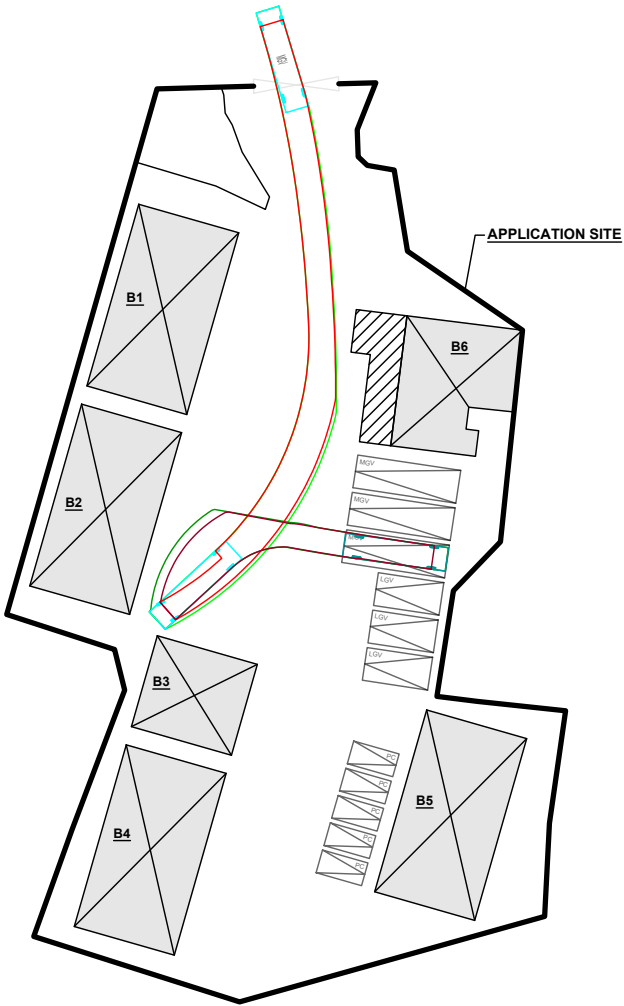
SITE LOCATION
VARIOUS LOTS IN D.D. 104 AND
ADJOINING GOVERNMENT
LAND, LONG HA, NEW
TERRITORIES

SCALE 1 : 1000 @ A4	
DRAWN BY MN	DATE 11.3.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 5	VER. 001

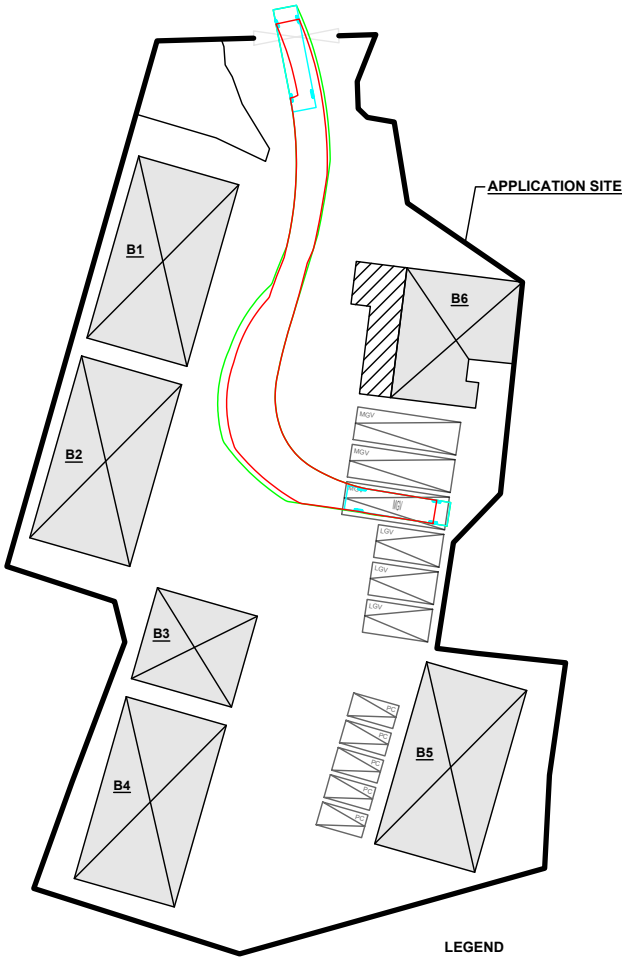
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

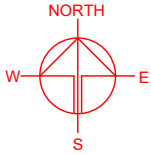


FROM SAN TAM ROAD TO
THE APPLICATION SITE



FROM THE APPLICATION SITE
TO SAN TAM ROAD

LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	PARKING SPACE (MGV)
	INGRESS / EGRESS
	MEDIUM GOODS VEHICLE
	SWEPT PATH OF VEHICLE



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 5 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 104 AND
ADJOINING GOVERNMENT
LAND, LONG HA, NEW
TERRITORIES

SCALE 1 : 1000 @ A4	
DRAWN BY MN	DATE 11.3.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 5	VER. 001

寄件者: Louis Tse
寄件日期: 2024年05月20日星期一 16:14
收件者: tpbpd/PLAND
副本:

主旨: [FI] S.16 Application No. A/YL-KTN/1009 - FI to address departmental comments
附件: FI1 for A_YL-KTN_1009 (20240520).pdf

類別: Internet Email

Dear Sir,

Attached herewith the FI to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
T: (852) | F: (852) | M: (852) | E:
A:

Our Ref. : DD104 Lot 3316 RP & VL
Your Ref. : TPB/A/YL-KTN/1009

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

By Email

20 May 2024

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years
in "Comprehensive Development Area" Zone, Various Lots in D.D. 104
and Adjoining Government Land, Long Ha, San Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/1009)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Ms. Ron LEUNG at (852) / r or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Adrian TO
(Attn.: Ms. Andrea YAN
(Attn.: Ms. Olivia NG

email: aygto@pland.gov.hk)
email: awyyan@pland.gov.hk)
email: olyng@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years in “Comprehensive Development Area” Zone,
Various Lots in D.D. 104 and Adjoining Government Land, Long Ha, San Tin, Yuen Long**

(Application No. A/YL-KTN/1009)

- (i) The applicant has provided further information on the operation of the proposed development, details are provided at **Annex I**.
- (ii) A revised layout plan is provided (**Plan 1**).
- (iii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer, Yuen Long, LandsD (DLO/YL, LandsD) (Contact Person: Mr. W. K. YIP; Tel.: 2443 3474)		
(a)	<p><u>Unauthorised structure(s) within the said private lot covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is /are unauthorised structure(s) or uses on the Lot No. 3359 RP in D.D. 104 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularize the lease breaches as demanded by LandsD.</p>	<p>Noted. The unauthorized structure will be demolished by the applicant immediately after planning permission has been granted from the Town Planning Board (the Board). The applicant will strictly follow the proposed scheme and ensure that no unauthorized structure will be erected prior LandsD's approval.</p>
(b)	<p>If the planning application is approved, the STT/STW holders(s) will need to apply to this office for modification of the STT/STW conditions where appropriate. The owner(s) of lots without STW</p>	<p>The applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to facilitate the proposed scheme (i.e. for the erection of the proposed structures and the occupation of</p>

	shall apply to this office for STW(s) to permit the structure(s) to be erected or erected within the private lots, if any. The application(s) for STW/STT will be considered by the government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	Government Land respectively) after planning approval has been obtained from the Board.
2. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. C. S. LAM; Tel: 2399 2716)		
(a)	The subject site is connected to public road via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.	Noted. The applicant will liaise with relevant authorities/land owners for the management and maintenance responsibilities of the local access road after planning approval has been obtained from the Board.
(b)	Table 3: Please clarify how “0.5” trip can be generated. Please review the estimated trip generation and attraction	Noted. The estimated trip generation and attraction of the Site is revised for your consideration please (Annex II).
(c)	The applicant should justify the necessity of the 9m-wide ingress and egress point.	The existing ingress/egress of the Site is approximately 9 m wide. The applicant intends to use the existing ingress/egress for the current application.

(d)	The applicant should demonstrate the smooth manoeuvring of vehicles to/ from San Tam Road, along the local access and within the site by providing swept path analysis of all 3 type of vehicle with the most critical scenario. The width of ingress and egress shall be marked in scale on the plan and demonstrate the adequacy of the ingress / egress.	Noted. Swept path analysis of all 3 types of vehicles is provided for your consideration please (Plans 2 to 4). The swept path analysis has shown that vehicle would be able to smoothly manoeuvre within the Site, along the local access and to/from San Tam Road.
(e)	Please note that the proposed vehicular access falls within private lot(s). The applicant should arrange by themselves if necessary, to seek the relevant land owner(s) on the right of using the vehicular access; and	Noted. The applicant will liaise with the relevant land owner(s) on the right of using the vehicular access after planning approval has been obtained from the Board.
(f)	No vehicle is allowed to queue back to or reverse onto / from public roads at any time during the planning approval period.	Noted. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local road (Plans 2 to 4). Staff will also be deployed at the ingress/egress to direct vehicle entering to/exiting from the Site to minimize adverse traffic impact to the nearby road network.

Annex I – Operation Details of the Proposed Development *(Additional Information has been highlighted in yellow)*

1) *Operation Mode*

- 1.1 As the e-commerce sector evolves at an accelerated rate, commercial vehicle plays a crucial role in supporting of the logistics industry. In view of the pressing demand for commercial vehicles, the applicant intends to operate the proposed development to serve both fleet operators of large-scale delivery companies, as well as individuals working to support the logistics industry.
- 1.2 If planning approval was granted from the Board by the applicant, the Site will be operated as a commercial vehicle showroom (of a renowned automobile brand) where prospective car buyers can explore and eventually purchase commercial vehicles. The proposed development is designed to provide a curated and engaging experience for customers while showcasing the company's latest commercial vehicle models.
- 1.3 It is estimated that about 15 unlicensed commercial vehicles are strategically placed within the proposed structures to highlight their key features, aesthetics, and technological advancements. Unlicensed vehicles for display will be driven to the Site by staff with trade license, hence, towing of vehicle is not required. Despite the large amount of uncovered space at the Site, no open storage use will be carried out at the Site at any time during the planning approval period. The uncovered space is designated for parking and manoeuvring of vehicle to ensure that no vehicle will park, queue and turn back onto the nearby public road.
- 1.4 The proposed development also offers the opportunity for customers to test drive vehicles they are interested in. Test drives allow potential buyers to experience the vehicle's performance, comfort, and handling firsthand. Sales representatives accompany customers during test drives, providing additional information and addressing any queries that may arise. Advanced appointment is required by customers for test driving, in order to avoid overcrowding the Site and affecting the general public. The test driving trips has already been reflected at the estimated trip generation and attraction.
- 1.5 If the customers decided to purchase the vehicle they are interested in, the sales department will assist customers with the necessary documentation (such as vehicle registration, insurance, and warranty information) at the proposed site office. When the documentation progress is finalized, the purchased vehicle would be ready for collection at the Site by customers, hence, parking spaces for licensed LGV and MGW are provided at the Site.

2) *To minimize adverse environmental nuisance*

- 2.1 It is noted that the use of MGW might cause potential noise nuisance to the nearby sensitive receivers, 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 and statutory requirements under relevant pollution control ordinances to

minimize adverse environmental impacts and nuisance to the surrounding area. Furthermore, the applicant will also strictly follow the proposed operation hours, i.e. 09:00 to 19:00 daily (including public holiday), hence, adverse environmental nuisance to the nearby sensitive receivers should not be anticipated.

Annex II – Estimated Trip Generation and Attraction of the Application Site

1) The estimated trip generation and attraction of the application site is shown at **Table 1** below:

Table 1 – Estimated Trip Generation and Attraction

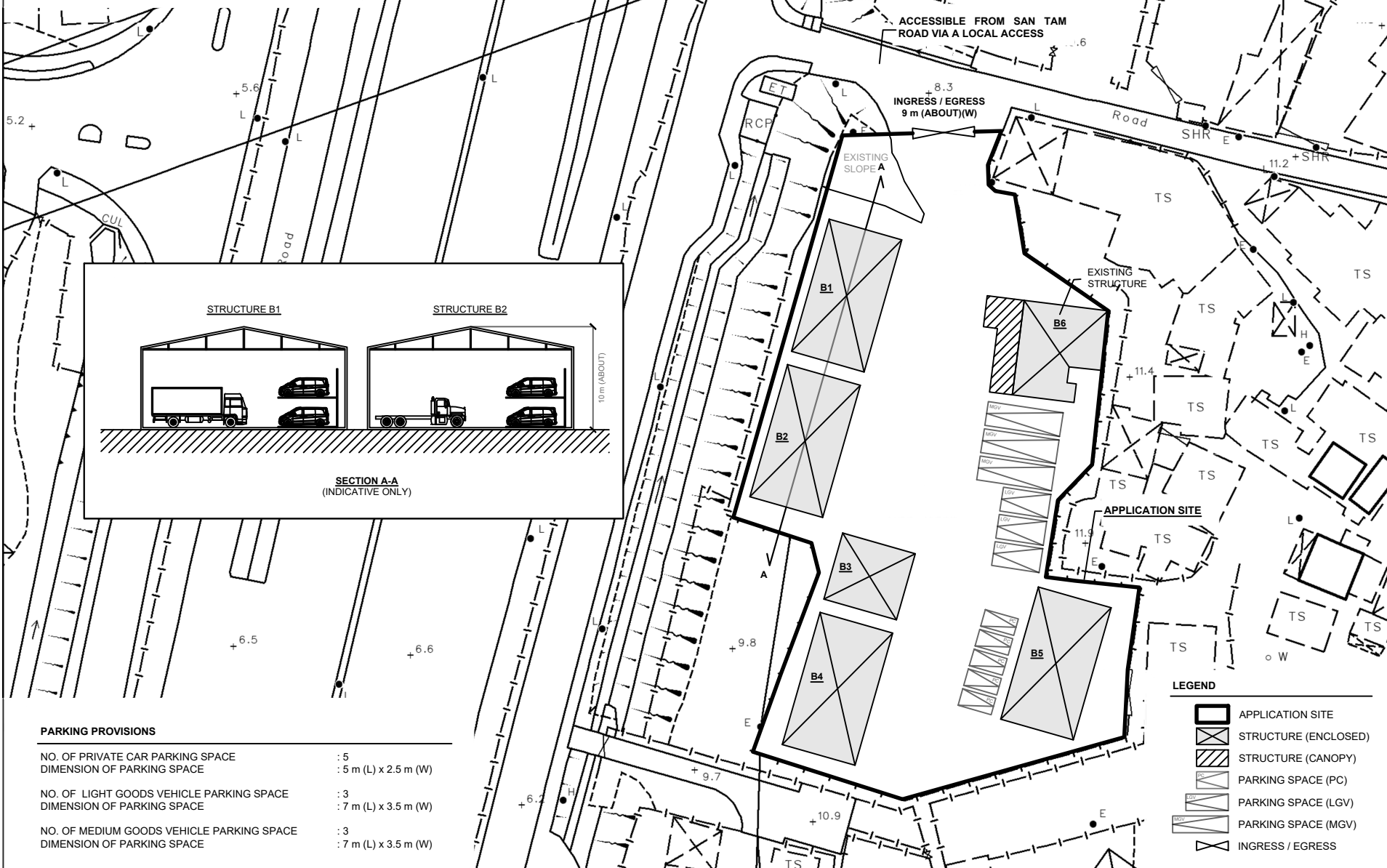
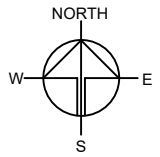
Time Period	Trip Generation and Attraction						
	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	1	1	1	1	7
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	3	1	1	1	1	7
Traffic trip per hour (average)	1	1	1	1	1	1	6

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,963 m ²	(ABOUT)
COVERED AREA	: 1,197 m ²	(ABOUT)
UNCOVERED AREA	: 2,766 m ²	(ABOUT)
PLOT RATIO	: 0.30	(ABOUT)
SITE COVERAGE	: 30 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,197 m ²	(ABOUT)
TOTAL GFA	: 1,197 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 - 10 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VEHICLE SHOWROOM), RECEPTION, WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES (VEHICLE SHOWROOM), SHOP AND SERVICES (VEHICLE SHOWROOM)	220 m ² (ABOUT)	220 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES (VEHICLE SHOWROOM)	110 m ² (ABOUT)	110 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES (VEHICLE SHOWROOM)	220 m ² (ABOUT)	220 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES (VEHICLE SHOWROOM)	220 m ² (ABOUT)	220 m ² (ABOUT)	10 m (ABOUT)(1-STOREY)
B6*	SITE OFFICE AND WASHROOM	207 m ² (ABOUT)	207 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		1,197 m ² (ABOUT)	1,197 m ² (ABOUT)	

*STRUCTURE B6 IS AN EXISTING STRUCTURE, WHILE STRUCTURES B1 TO B5 ARE PROPOSED STRUCTURES.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

16.5.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

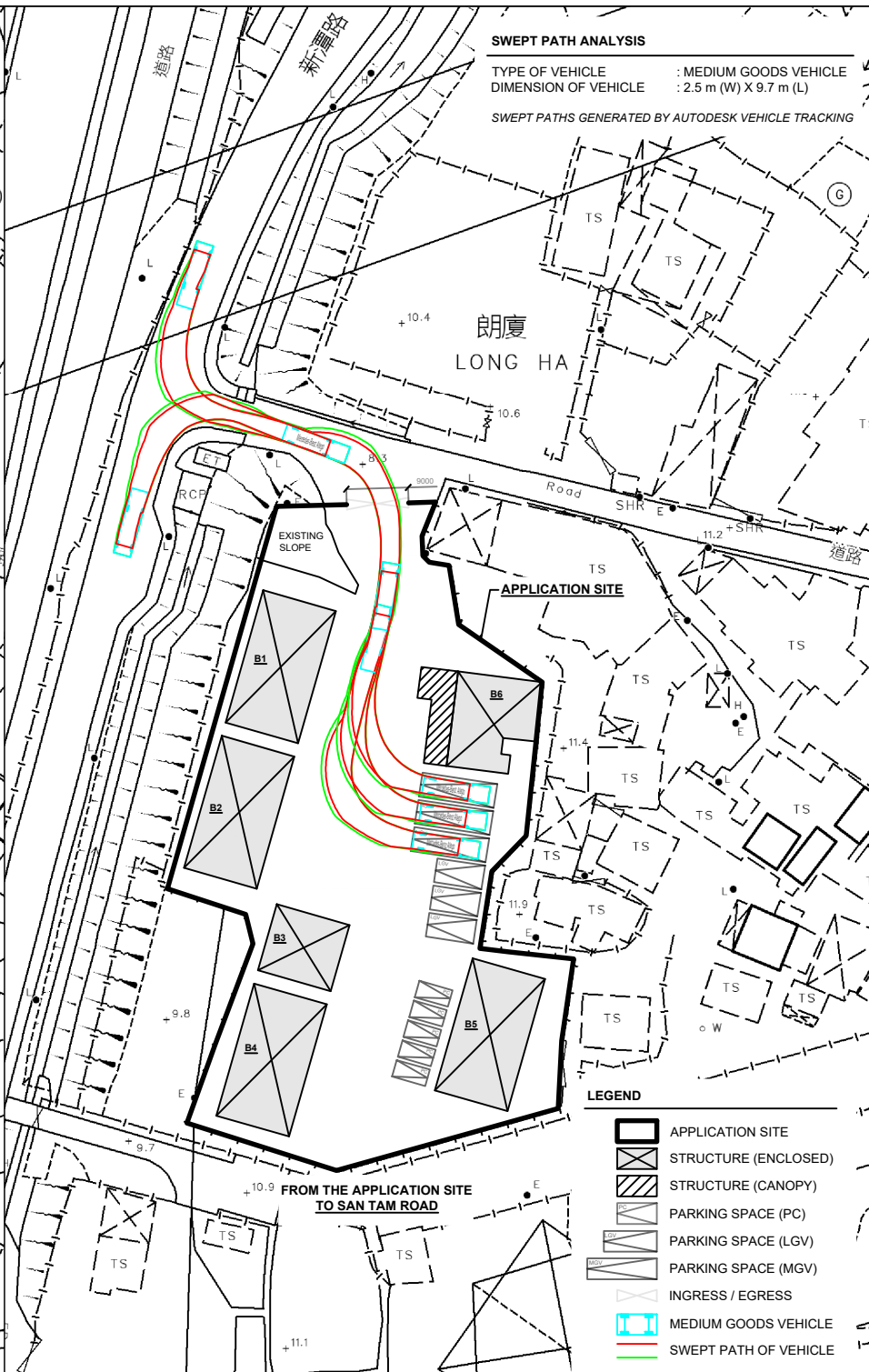
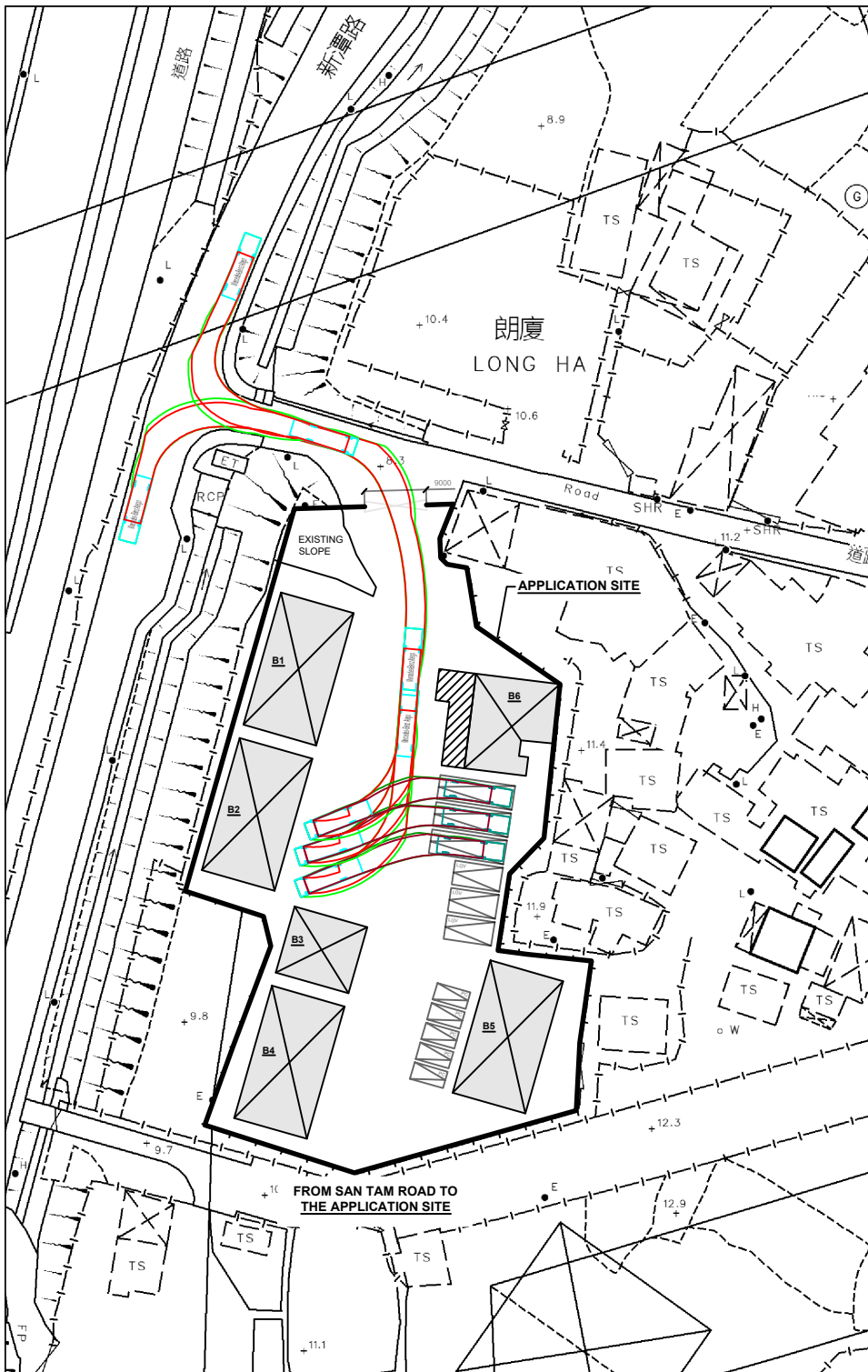
LAYOUT PLAN

DWG. NO.

PLAN 1

VER.

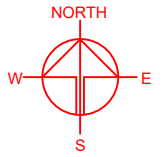
002



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 9.7 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

6.5.2024

REVISED BY

LT

DATE

20.5.2024

APPROVED BY

DWG. TITLE

SWEPT PATH ANALYSIS (MGV)

DWG NO.

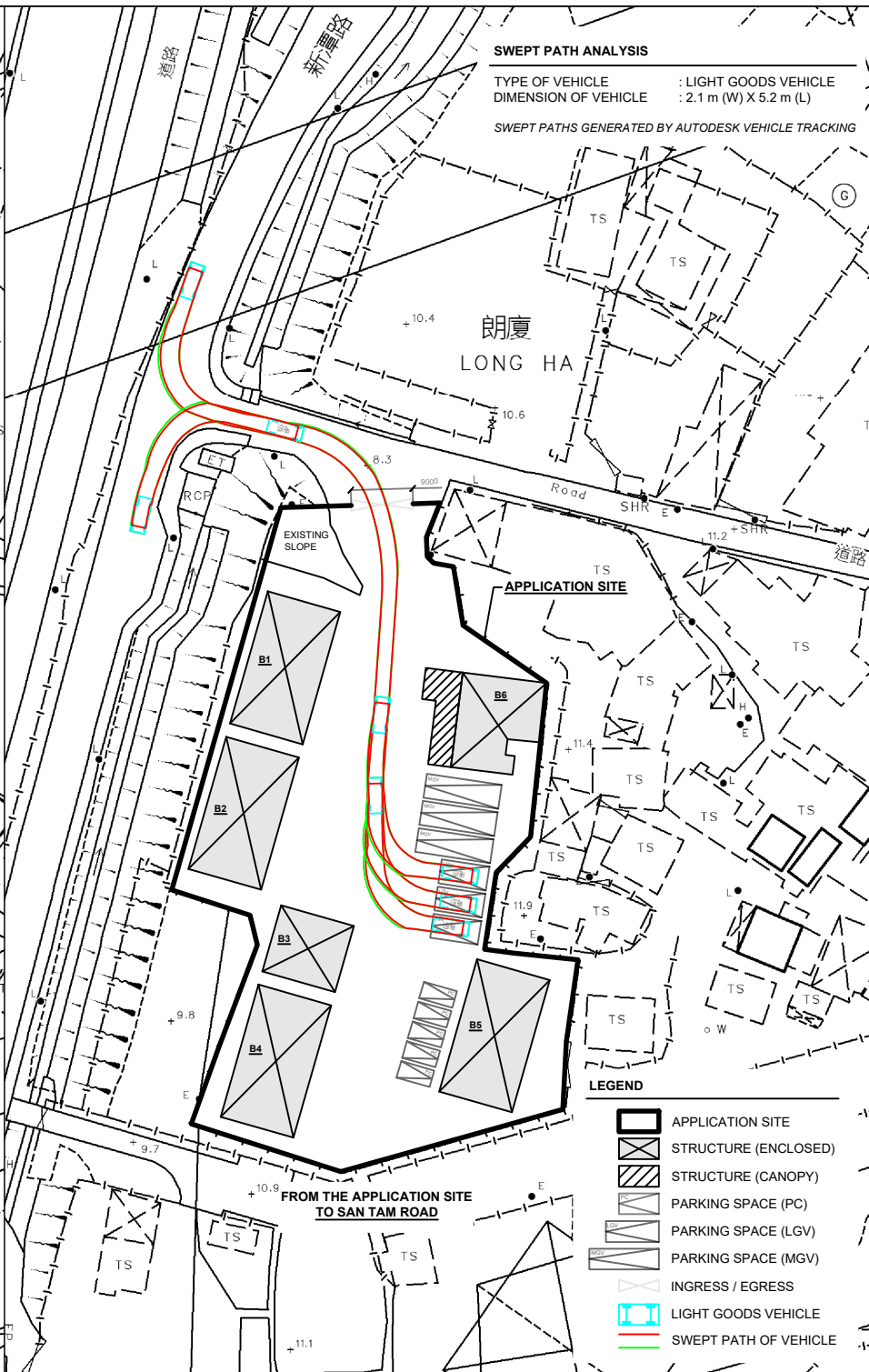
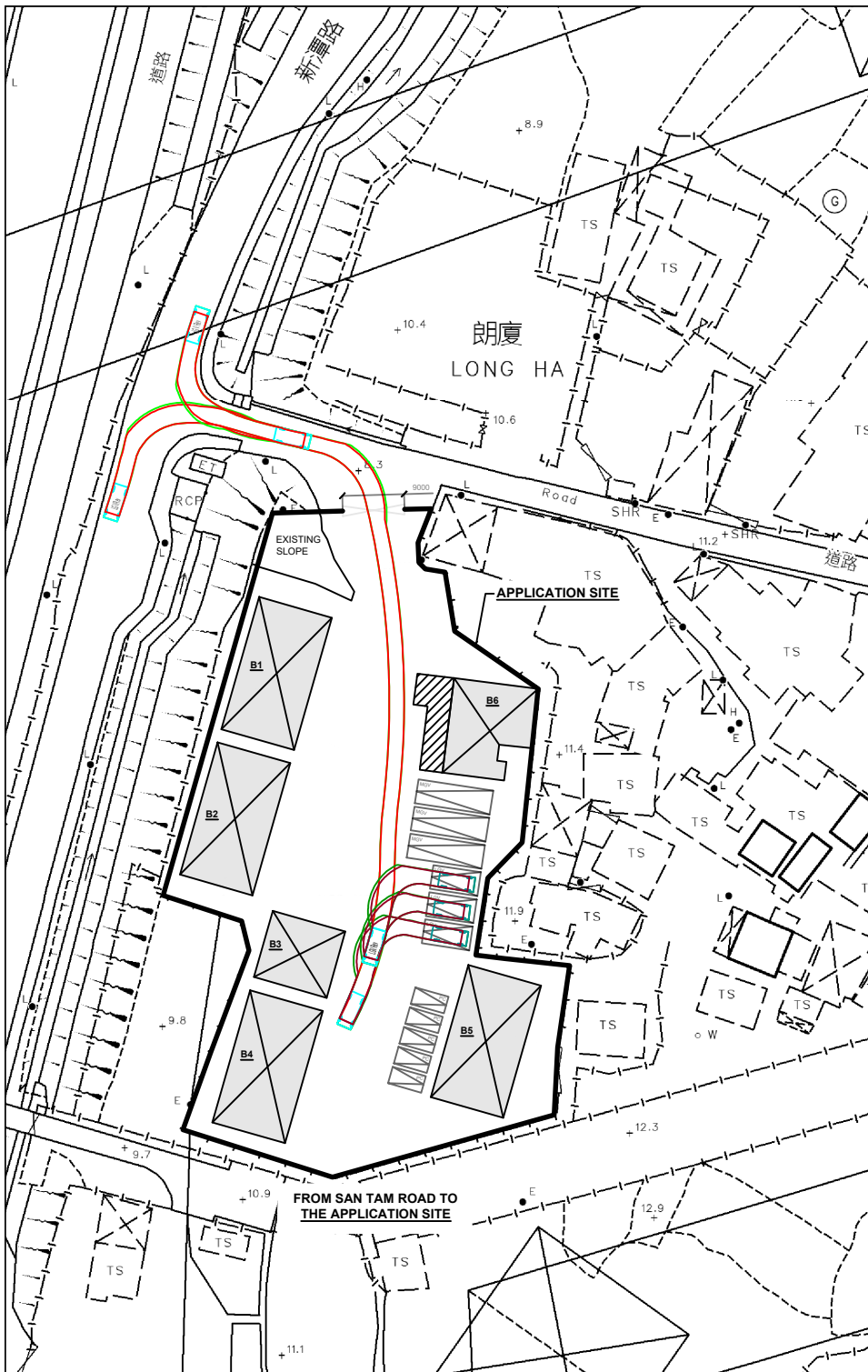
PLAN 2

VER.

001

LEGEND

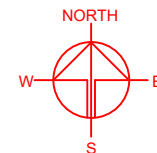
- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- PARKING SPACE (MGV)
- INGRESS / EGRESS
- MEDIUM GOODS VEHICLE
- SWEPT PATH OF VEHICLE



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

6.5.2024

REVISED BY

LT

DATE

20.5.2024

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (LGV)

DWG NO.

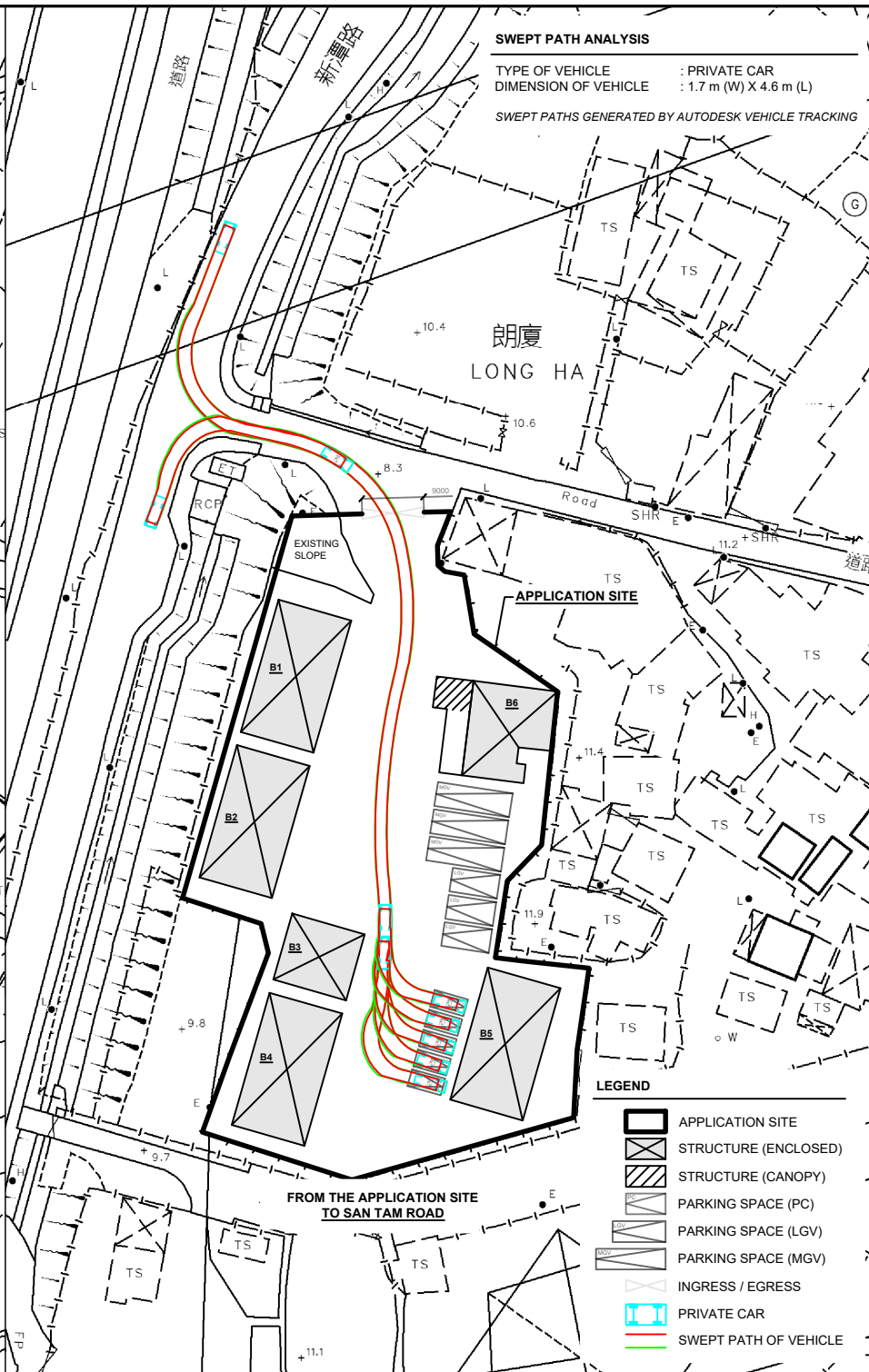
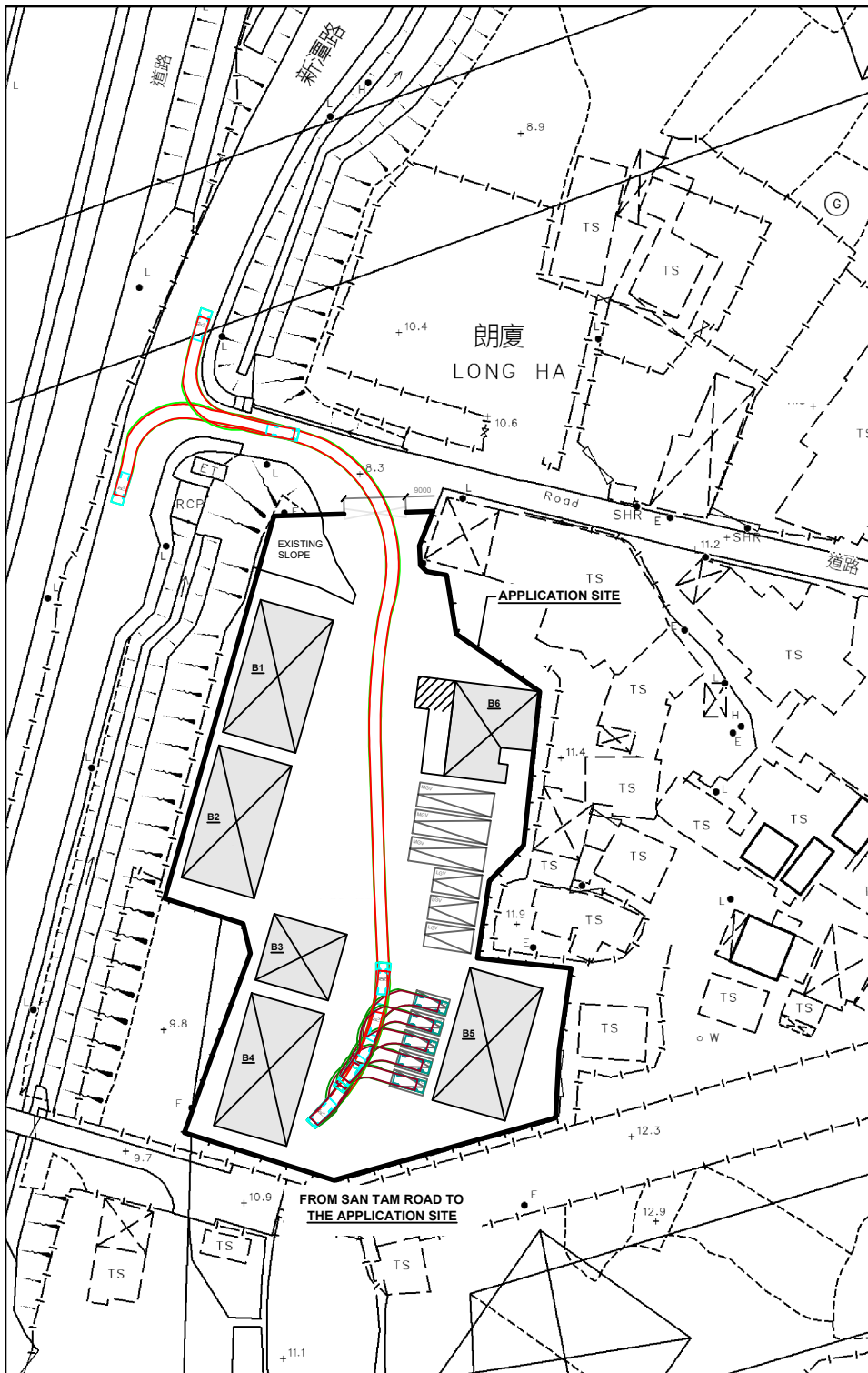
PLAN 3

VER.

001

LEGEND

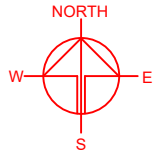
- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- PARKING SPACE (MGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND
ADJOINING GOVERNMENT
LAND, LONG HA, NEW
TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

6.5.2024

REVISED BY

LT

DATE

20.5.2024

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (PC)

DWG NO.

PLAN 4

VER.

001

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTN/233	Temporary Sales of Second-hand Vehicles for a Period of 3 Years	18.11.2005 (on review) [revoked on 18.2.2006]
A/YL-KTN/249	Temporary Sales of Second-hand Vehicles and Parking of Private Cars for a Period of 3 Years	7.4.2006
A/YL-KTN/291	Temporary Private Car Park for a Period of 3 Years	28.3.2008 [revoked on 28.9.2008]
A/YL-KTN/325	Temporary Private Car Park for a Period of 3 Years	5.6.2009
A/YL-KTN/385	Temporary Private Car Park for a Period of 3 Years	5.10.2012
A/YL-KTN/479	Renewal of Planning Approval for Temporary "Private Car Park" for a Period of 3 Years	18.9.2015 [revoked on 6.1.2016]
A/YL-KTN/533	Temporary Private Car Park (Private Cars) for a Period of 3 Years	12.8.2016
A/YL-KTN/661	Renewal of Planning Approval for Temporary "Private Car Park (Private Cars)" for a Period of 3 Years	21.6.2019
A/YL-KTN/846	Renewal of Planning Approval for Temporary Private Car Park (Private Cars) for a Period of 3 Years	12.8.2022

Rejected Applications

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-KTN/216	Temporary Open Storage of Construction Materials and Construction Machineries for a Period of 3 Years	6.5.2005 (on review)	(1) and (2)

Rejection Reasons

- (1) the development was not in line with the planning intention of the "Comprehensive Development Area" zone which was intended for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis; and
- (2) the development did not comply with the TPB PG-No. 13C in that no previous approval had been granted to the site; residential dwellings which were located to the immediate east would be susceptible to adverse environmental nuisance generated by the proposed development and there was insufficient information in the submission to demonstrate that the development would not generate adverse environmental impacts on the surrounding areas.

Similar s.16 Applications in the Vicinity of the Application Site within the same “CDA” Zone in the Past 5 Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/788	Proposed Temporary Retail Shop, Wholesale Trade and Ancillary Storage of Dried Food Products for a Period of 3 Years	6.5.2022
2.	A/YL-KTN/832	Proposed Temporary Shop and Services (Landscaping and Gardening Shop and Services) with Ancillary Storage of Machinery and Materials for a Period of 3 Years	23.9.2022
3.	A/YL-KTN/874	Proposed Temporary Shop and Services, Wholesale Trade of Food Products and Ancillary Storage Facilities for a Period of 3 Years	31.3.2023

Government Departments' General Comments

1. Traffic

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

- no adverse comment on the application from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no adverse comment on the application; and
- the proposed access arrangement should be commented by the Transport Department.

2. Drainage

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

- no objection in-principle
- should the application be approved, conditions should be stipulated requiring the applicant to maintain the drainage facilities implemented under application No. A/YL-KTN/846 and submit records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

3. 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 D of FS.

4. Landscape Aspect

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

- based on the aerial photos of February 2023, the site is located in a miscellaneous rural fringe landscape character comprising vacant lands, scattered temporary structures and tree groups. The proposed use is not incompatible with the surrounding and planned landscape character in proximity; and
- according to site photos in April 2024, the site is hard paved. Some temporary structures and existing mature tree of common species along the site boundary are observed. According to the layout plan, the proposed layout is not in conflict with the existing trees. Significant adverse landscape impact on the landscape resources arising from the proposed use is not anticipated. We have no objection on the application from landscape planning perspective.

5. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- there is no record of approval granted by the Building Authority (BA) for the existing structure at the application site; and
- it is noted that 6 structures are proposed in the application. 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, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

6. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- his office has not received comment from locals.

7. **Other Departments**

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

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Agriculture, Fisheries and Conservation Department (DAFC);
- Director of Electrical and Mechanical Services (DEMS);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Engineer/Railway Development 2-1, Railway Development Office (CE/RD2-1, RDO), HyD; and
- Chief Estate Surveyor/Railway Development of Lands Department (CES/RD, RDS, LandsD)

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the STT/STW holder(s) shall apply to his office for modification of the STT/STW conditions where appropriate. The owner(s) of lots without STW shall apply to his office for STW(s) to permit the structure(s) to be erected or erected within the private lots, if any. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - there is/are unauthorised structure(s) or uses on the Lot No. 3359RP in D.D.104 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularize the lease breaches as demanded by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - the application site (the Site) is connected to public road via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and no vehicle is allowed to queue back to or reverse onto/from public roads at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - the Site involves Government Land (GL) where is not maintained by HyD;
 - the access road connecting the application site with San Tam Road is not and will be maintained by HyD. HyD should not be responsible for maintaining any access connecting the application site with San Tam Road;
 - adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains; and
 - the adjacent HyD Slope No. 2SE-C/C154 should not be affected;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant is advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” to minimise any potential environmental nuisance issued by DEP;

- (f) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval;
 - the applicant is also advised on the following points:
 - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - ii. the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans; and
 - the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage.
- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation Department (DAFC) that:
- the applicant should adopt appropriate measures to avoid causing pollution or disturbance on the adjacent watercourse;
- (i) 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, designing, organising and supervising any activity

near the underground cable or overhead line under the mentioned application 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;

- there is a high pressure underground town gas transmission pipeline running along San Tam Road in the vicinity of the Site. For the sake of public safety and continuity of gas supply, the parties involved in planning, designing, organising and supervising any works near a gas pipeline (the involved parties) should liaise with the Hong Kong and China Gas Company Limited (HKCG) for requisition of gas pipe layout plan(s) to investigate if there is any underground gas pipe within and/or in vicinity of the application site and liaise with HKCG any required minimum set back distance away from it during the design and construction stages of the development; and
 - the involved parties are required to observe the EMSD’s requirements on the “Avoidance of Damage to Gas Pipes 2nd Edition” for reference. The document can be downloaded from the following link: [https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf).
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.