

This document is received on 14 SEP 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14L-KTN/790
	Date Received 收到日期	14 SEP 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Grand Access Inc Limited 濠通有限公司

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)

Ever United Planning and Development Limited 恒匯規劃發展有限公司

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 1640 (Part), 1644 (Part), 1645 S.A, 1645 RP (Part), 1646 (Part), 1647, 1648, 1672 (Part), 1674 (Part), 1675 (Part), 1676 (Part), 1680 (Part), 1682, 1683 (Part), 1684 (Part), 1685, 1687, 1688, 1689, 1690 (Part), 1691 (Part), 1692 (Part), 1695 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part), 1701, 1702, 1703 S.A, 1703 S.B, 1703 RP, 1704, 1705, 1706, 1707, 1709, 1710, 1711, 1713 (Part) and 1714 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積☒ Site area 地盤面積 14,340 sq.m 平方米 ☒ About 約
☐ Gross floor area 總樓面面積 Not Applicable 不適用 sq.m 平方米 ☐ About 約(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)..... 705 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR") 「農業」
(f) Current use(s) 現時用途	Temporary open storage of brand new unlicensed vehicles (private cars and light goods vehicles) 臨時露天存放未領有牌照的全新車輛(私家車和輕型貨車) (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)
	Not Applicable 不適用	

(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)
	Not Applicable 不適用	

(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 19/8/2021 (DD/MM/YYYY)[&]
於 19/8/2021 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on 19/8/2021 (DD/MM/YYYY)[&]
於 19/8/2021 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed open storage of brand new unlicensed vehicles (private cars and light goods vehicles) for a period of 3 years 擬議臨時露天存放未領有牌照的全新車輛(私家車和輕型貨車)為期三年 (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	14,340 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	Not Applicable 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	Not Applicable 不適用
Proposed domestic floor area 擬議住用樓面面積	Not Applicable 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not Applicable 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not Applicable 不適用 .....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) Not Applicable 不適用	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
Mondays to Saturdays: 9:00a.m. to 5:00 p.m.			
Sundays and public holidays: Closed			
(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 Track leading from San Tam Road <hr/> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?		On environment 對環境	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
		On traffic 對交通	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	On drainage 對排水	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	On slopes 對斜坡	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	

	<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)</p> <p>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>
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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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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。

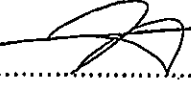
As per supplementary planning statement.

8. Declaration 聲明

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

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

Signature
簽署


CYRUS TANG

Name in Block Letters
姓名（請以正楷填寫）

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

Manager

Position (if applicable)
職位（如適用）

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

專業資格

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

on behalf of
代表

Ever United Planning and Development Limited 恒匯規劃發展有限公司

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

Date 日期

19/8/2021

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1640 (Part), 1644 (Part), 1645 S.A, 1645 RP (Part), 1646 (Part), 1647, 1648, 1672 (Part), 1674 (Part), 1675 (Part), 1676 (Part), 1680 (Part), 1682, 1683 (Part), 1684 (Part), 1685, 1687, 1688, 1689, 1690 (Part), 1691 (Part), 1692 (Part), 1695 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part); 1701, 1702, 1703 S.A, 1703 S.B, 1703 RP, 1704, 1705, 1706, 1707, 1709, 1710, 1711, 1713 (Part) and 1714 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.
Site area 地盤面積	14,340 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 705 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9
Zoning 地帶	'Agriculture' ("AGR") 「農業」
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	Proposed temporary open storage of brand new unlicensed vehicles (private cars and light goods vehicles) for a period of 3 years 擬議臨時露天存放未領有牌照的全新車輛(私家車和輕型貨車)為期三年

(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	<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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(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)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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		
	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) <hr/> <hr/>		
	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) <hr/> <hr/>		

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"/>
(i) Site Plan, (ii) Extract from OZP No. S/L-KTN/9 with indication of Vehicular Access,		
(iii) Proposed Landscape Plan & (iv) Proposed Drainage Plan		
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。

Executive Summary

The application site is situated at Lots 1640 (Part), 1644 (Part), 1645 S.A, 1645 RP (Part), 1646 (Part), 1647, 1648, 1672 (Part), 1674 (Part), 1675 (Part), 1676 (Part), 1680 (Part), 1682, 1683 (Part), 1684 (Part), 1685, 1687, 1688, 1689, 1690 (Part), 1691 (Part), 1692 (Part), 1695 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part), 1701, 1702, 1703 S.A, 1703 S.B, 1703 RP, 1704, 1705, 1706, 1707, 1709, 1710, 1711, 1713 (Part) and 1714 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T. The size of the application site is about 14,340m². This planning application under S.16 of the Town Planning Ordinance intended to apply the application site for the use of proposed temporary open storage of brand new unlicensed vehicles (private cars and light goods vehicles) for a period of 3 years.

According to the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9, the application site is currently zoned 'Agriculture' ("AGR"). The proposed development is temporary in nature and would not jeopardize the long term planning intention of "AGR" zone.

The application site subject to two previous planning permissions for temporary shop and services uses. It is not a new development on green site. The proposed development is intended to provide a place for storage of the vehicles pending for being licensed. Comparing with the use of previous planning permissions which involving sales activities, the proposed use of current application is even more static and no adverse impact is anticipated.

The applicant intends to comply with planning regulations so that he submits the current planning application for the consideration of the Town Planning Board. He committed to fulfill all approval conditions imposed by the Board. He is also willing to provide a number of environmental mitigation measures at the application site to minimize potential environmental impact.

According to the *"Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13F)"*, the application site falls within "Category 2 Areas" which are considered comparatively suitable for open storage and port back-up uses.

The proposed development is on temporary basis and will not result in any long-term adverse impacts to the planning intention of the area. Besides, the adjoining land lots to the north of the application site are occupied for open storage yards and port back-up activities, temporary warehouses for storage purposes and rural industrial workshops. Almost all of them were either in 'existing use', always permitted uses which are as-of-right under "I(D)" zone or granted with planning permissions by the Town Planning Board on temporary basis. In view of the proposed development is not incompatible with the surrounding environment, preferential treatment should be given to the current planning application.

The operation hour of the proposed development is 9:00 a.m. to 5:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed. Also, no repairing, dismantling, assembling or other workshop activity is proposed. No dangerous goods will be stored at the application site.

The applicant hereby sincerely submits this planning application to seek the approval by the Town Planning Board for the use of application site for proposed temporary open storage of brand new unlicensed vehicles (private cars and light goods vehicles) for a period of 3 years.

行政摘要

申請地點位於新界元朗達吉鄉丈量約份第 107 約地段第 1640 號(部份)，第 1644 號(部份)，第 1645 號 A 分段，第 1645 號餘段(部份)，第 1646 號(部份)，第 1647 號，第 1648 號，第 1672 號(部份)，第 1674 號(部份)，第 1675 號(部份)，第 1676 號(部份)，第 1680 號(部份)，第 1682 號，第 1683 號(部份)，第 1684 號(部份)，第 1685 號，第 1687 號，第 1688 號，第 1689 號，第 1690 號(部份)，第 1691 號(部份)，第 1692 號(部份)，第 1695 號餘段(部份)，第 1696 號(部份)，第 1697 號(部份)，第 1698 號(部份)，第 1701 號，第 1702 號，第 1703 號 A 分段，第 1703 號 B 分段，第 1703 號餘段，第 1704 號，第 1705 號，第 1706 號，第 1707 號，第 1709 號，第 1710 號，第 1711 號，第 1713 號(部份)及第 1714 號(部份)和毗連政府土地。申請地點的面積約為 14,340 平方米。此申請根據城市規劃條例第 16 條作出規劃許可申請，把申請地點作為期三年的臨時露天存放未領有牌照的全新車輛(私家車和輕型貨車)用途。

根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 中所示，申請地點現時被規劃作「農業」用途。擬議項目是臨時性質，因此不會對「農業」地帶的規劃意向有長遠影響。

申請地點曾兩度獲城市規劃委員會批出規劃許可作臨時商店及服務行業用途。擬議用途並不是在綠地上的新發展。擬議發展旨在提供一個地方存放待領牌的車輛。先前的規劃許可用途涉及銷售活動，與之比較，本申請之擬議用途更為靜態，預計不會產生任何不良影響。

申請人希望遵守規劃法規，因此提交此規劃許可申請以供城市規劃委員會考慮。申請人承諾履行所有貴委員會規定的批准條件。申請人並願意於申請地點提供多項環境緩解措施以盡量減少對環境的潛在影響。

根據城市規劃委員會規劃指引編號 13F(擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請)中所述，申請地點被劃為「第二類地區」。該類用地泛指當局認為真適合作露天貯物及港口後勤用途的地區。

擬議用途只屬臨時性質及不會對此地區的規劃意向帶來長遠的不利影響。此外，考慮到地區環境，位於申請地點北面的地段現時用作露天存放及港口後勤用途，臨時倉庫作貯物用途及鄉郊工業工場。幾乎所有於申請地點附近的露天存放場地及港口後勤用途都屬於「現有用途」，在「工業」(丁類)下經常准許的用途或已取得城市規劃委員會的臨時規劃許可。由於本申請用途與周遭環境並非不協調，所以本申請理應獲得城市規劃委員會從優考慮。

擬議發展的營業時間為星期一至星期六上午九時至下午五時，星期日及公眾假期全日休業。此外，申請地點內不會進行維修、拆卸、組裝及工場用途。申請地點內不會存放危險品。

申請人特此誠意提交此規劃申請，以徵求城市規劃委員會批准把申請地點作為期三年的臨時露天存放未領有牌照的全新車輛(私家車和輕型貨車)用途。

Supplementary Planning Statement for Proposed Temporary Open Storage of Brand New Unlicensed Vehicles (Private Cars and Light Goods Vehicles) for a Period of 3 Years at Lots 1640 (Part), 1644 (Part), 1645 S.A, 1645 RP (Part), 1646 (Part), 1647, 1648, 1672 (Part), 1674 (Part), 1675 (Part), 1676 (Part), 1680 (Part), 1682, 1683 (Part), 1684 (Part), 1685, 1687, 1688, 1689, 1690 (Part), 1691 (Part), 1692 (Part), 1695 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part), 1701, 1702, 1703 S.A, 1703 S.B, 1703 RP, 1704, 1705, 1706, 1707, 1709, 1710, 1711, 1713 (Part) and 1714 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.

Section 1 – Background of the Application Site

1.1 Introduction

1.1.1 This planning application is submitted by Ever United Planning and Development Limited (恒滙規劃發展有限公司) on behalf of Grand Access Inc Limited (濠通有限公司), the occupier of Lots 1640 (Part), 1644 (Part), 1645 S.A, 1645 RP (Part), 1646 (Part), 1647, 1648, 1672 (Part), 1674 (Part), 1675 (Part), 1676 (Part), 1680 (Part), 1682, 1683 (Part), 1684 (Part), 1685, 1687, 1688, 1689, 1690 (Part), 1691 (Part), 1692 (Part), 1695 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part), 1701, 1702, 1703 S.A, 1703 S.B, 1703 RP, 1704, 1705, 1706, 1707, 1709, 1710, 1711, 1713 (Part) and 1714 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T. (Figure 1). The applicant would like to solicit the Town Planning Board's sympathetic consideration for approving the application site for temporary open storage of brand new unlicensed vehicles (private cars and light goods vehicles) for a period of 3 years.

1.1.2 By way of this S.16 planning application, the applicant intends to demonstrate to the Board that the proposed development would not generate undesirable impacts to the vicinity. Besides, the applicant provides a number of mitigation measures as explained in the following paragraphs in order to guarantee that the proposed use would generate no adverse nuisance. The applicant wishes that Town Planning Board could give favourable consideration to his planning application.

1.2 Site Particulars

1.2.1 The application site boundary is paved and possesses an area of about 14,340m².

1.2.2 The application site is served by a vehicular track leading from San Tam Road (Figure 2). The ingress/egress is situated at the northwestern corner of the application site.

1.2.3 The application site is situated at the immediate south of the 'Industrial (Group D)' ("I(D)") zone under the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9. As such, open storage and port back-up activities including logistic centre, temporary warehouses for storage purposes and rural industrial workshops are found to the immediate north of the application site.

- 1.2.4 It is noteworthy that almost all of these open storage and port back-up activities are either in 'existing use', or always permitted uses which are as-of-right under "I(D)" zone of the Outline Zoning Plan, or having temporary planning permissions under the prevailing Town Planning Ordinance.

1.3 Lease Conditions

- 1.3.1 The application site occupies Lots 1640 (Part), 1644 (Part), 1645 S.A, 1645 RP (Part), 1646 (Part), 1647, 1648, 1672 (Part), 1674 (Part), 1675 (Part), 1676 (Part), 1680 (Part), 1682, 1683 (Part), 1684 (Part), 1685, 1687, 1688, 1689, 1690 (Part), 1691 (Part), 1692 (Part), 1695 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part), 1701, 1702, 1703 S.A, 1703 S.B, 1703 RP, 1704, 1705, 1706, 1707, 1709, 1710, 1711, 1713 (Part) and 1714 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.

- 1.3.2 The application site is situated on an Old Schedule agriculture lot held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. With reference to the New Territories Lease (Extension) Ordinance 1988, the lease would be further renewed to 2047.

1.4 Planning Regulations

- 1.4.1 The application site is zoned 'Agriculture' ("AGR") according to the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9 (Figure 2). Referring to the OZP, the "AGR" zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

- 1.4.2 The applied use is not belonged to neither column 1 nor column 2 of the "AGR" zone. However, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board in accordance with the Notes of the aforesaid Outline Zoning Plan. As such, it is the applicant's intention to submit this application to request the Board's favour to this proposed use with the provision of the following justifications.

- 1.4.3 *"Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13F)"* is applicable when considering the current planning application. In accordance with the Guideline, the application site is located on "Category 2 Areas" which are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites which are regarded as "existing uses" under the Town Planning Ordinance and/or subject of

previous planning approvals. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to maximum period of 3 years. Further details were discussed in the para. 3.1 below.

1.5 Previous Planning Permissions

- 1.5.1 The application site is subject to two previous planning permissions in 2021. On 8.1.2021, Town Planning Board approved Lot 1648 in D.D. 107 for temporary shop and services (retail of construction materials) for a period of 3 years (TPB Ref.: A/YL-KTN/688).
- 1.5.2 On the other hand, TPB Ref. No. A/YL-KTN/689 for temporary shop and services (sale of truck mounted crane and miniature excavator) on Lots 1640 (Part), 1644 (Part), 1645 S.A (Part), 1645 RP (Part) and 1647 (Part) was also approved by the Board for a period of 3 year on 8.1.2021.
- 1.5.3 The above information shows that the application site has been approved for the uses of temporary shop and services before. The proposed development is not a development on green site. Comparing with the previous planning permissions, the proposed use of current application is even more static. Further details were illustrated in Section 3.2 below. With the change in use of the application site, the applicant hereby submits a fresh application for the consideration by the Town Planning Board.

Section 2 – Development Proposal

2.1 Details of Site

- 2.1.1 The application site occupies an area of about 14,340m². The application site has been hard paved.
- 2.1.2 The ingress/egress is located at the northwestern corner of the site. The application site is accessible via a vehicular track leading from San Tam Road (Figure 2). The applicant will seek the access right by himself.
- 2.1.3 The application site is irregular in shape and a vehicular access road is designed running through the whole site. As such, the open storage areas are divided into three parts as shown in Figure 3.
- 2.1.4 The proposed development is intended for temporary open storage of brand new unlicensed vehicles (private cars and light goods vehicles) purposes. No sales activities will be carried out in the site and also no client will visit the site. Besides, the vehicles will be driven in and out the site with temporary licenses directly.

Unlicensed vehicle will not be transported by medium/heavy goods vehicles or container tractors. As such, no loading/unloading bay or visitor car parking space is proposed. Further details were further illustrated in Section 3.2 below.

- 2.1.5 The operation hour of the proposed development is 9:00 a.m. to 5:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed.
- 2.1.6 No repairing, dismantling, assembling or other workshop activity are proposed. It is also confirmed that no dangerous goods will be stored at the application site.
- 2.1.8 Sufficient manoeuvring space will be provided within the site boundary to allow turning of vehicle within the application site.
- 2.1.9 The proposed layout of the proposed development is illustrated in Figure 3.

2.2 Vehicular Access Arrangement

- 2.2.1 The proposed development is serviced by a vehicular track leading from San Tam Road. The applicant will seek the access right by himself. Site ingress/egress is located at the northwestern corner of the application site.
- 2.2.2 As shown in the estimated traffic flow for the applied use at Section 3.5, it is remarkably that the proposed development would generate a negligible increase in traffic flow. Therefore, the proposed development is deemed to have no significant impact on the traffic condition of the surrounding area.

2.3 Environmental Considerations and Commitments

- 2.3.1 Being aware of the Government's ambition to upgrade the environmental condition, the applicant would like to propose the following additional ameliorative measures in accordance with the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005) to seek the Environmental Protection Department's consent:

Air

The surface of the application site has been hard paved to avoid any fugitive dust impact due to vehicle movements.

Noise

The operation hour of the proposed development is 9:00 a.m. to 5:00 p.m. from Mondays to Saturdays. No operation will be held on Sunday and public holidays. No operation will be held in sensitive hours.

No repairing, dismantling, assembling or other workshop activity is proposed.

Sewage

No effluent and sewage will be generated because of the operation of the proposed development.

2.4 Visual Considerations and Commitments

2.4.1 The application site is situated to the east of San Tam Road. In brief, a considerable amount of open storage yards and port back-up activities, temporary warehouses for storage purposes and rural industrial workshops are situated to the north of the application site. Given the nature and layout of the proposed development, the proposed development is in general considered compatible to the surrounding development.

2.4.2 2.5m high periphery fencing is proposed for screening the proposed development effectively.

2.4.3 According to recent site inspection, no tree was found within the application site. On the other hand, it is noted that two village houses were found to the south of the application site. As such, double rows of approximately 2.75m *Michelia alba* were proposed to be planted to the north of the two village houses to enhance the visual environment and the screening effect of the proposed development as shown in **Figure 4**. The above mitigation measures would enhance the compatibility of the proposed development and surrounding environment.

2.4.4 The as-planted landscape and tree preservation plan is illustrated in **Figure 4**.

2.5 Drainage Considerations and Commitments

2.5.1 Drainage proposal attached in **Appendix 1** is submitted for the consideration of the Board and the concerned departments.

2.5.2 The subject site is hard paved and occupied an area of approximately 14,340m². It has a gentle gradient sloping from northeast to southwest from about +6.61mPD to +5.11mPD. Subject to the calculations in the drainage proposal, 750mm surface U-channel as shown in the proposed drainage plan (**Figure 5**) is proposed along the site periphery to intercept the stormwater accrued by the application site and any stormwater passing through the application site. The intercepted surface runoff will be transported to the proposed 800mm diameter underground pipe at the northwest of the application site leading to the existing open drain at the west.

2.5.3 The proposed drainage facilities would be provided and maintained at the applicant's own expense.

Section 3 – Planning Justifications

3.1 Conformity to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13F)

3.1.1 With reference to the “Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses” (TPB PG-NO. 13F), the proposed development is conformed to the guidelines to a large extent as follows:

- (i) The application site is situated within the “Category 2 Areas” in accordance with the plan (Plan 1) attached to the abovementioned guideline. It is stated that *“Category 2 areas are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites which are regarded as “existing uses” under the Town Planning Ordinance and/or subject of previous planning approvals. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.”* (Section 2.1 of the Guideline). The application site is subject to six previous planning permissions since 1993 for open storage, warehouse and eating place uses. It is not a new development on green site and favourable consideration could be given.
- (ii) The applicant will provide drainage facilities at the application site. Besides, the preliminary traffic generation and environmental mitigation measures are provided to demonstrate that the proposed development would not generate adverse impacts to the surrounding areas (Section 2.1 of Guideline).
- (iii) Referring to Section 3.5 and 3.6 below, the proposed use is very static. No noise or traffic impact is anticipated. Besides, referring to Section 2.4 above, double rows of approximately 2.75m *Michelia alba* were proposed to enhance the visual environment and the screening effect of the proposed development. Furthermore, drainage facilities were also proposed by the applicant as another mitigation measure. As such, it is anticipated that no adverse impacts on the amenity of surrounding sensitive receivers will result. (Section 2.3(b) of the Guideline).
- (iv) The proposed development would not generate queueing of traffic outside the ingress/egress and along the routing leading to the site (Section 2.4(d) of the Guideline).
- (v) To minimize environmental nuisances generated by the proposed development, such as air and noise pollution, some environmental measures are recommended

with reference to *"Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites"* (Section 2.5(b) of the Guideline).

- (vi) The proposed use is temporary open storage of brand new unlicensed vehicles (private cars and light goods vehicles) and it is very static. No excessive or on-going operative noise will be emitted from proposed development (Section 2.5(d) of the Guideline).

3.2 The Application Site is Subject to Two Previous Planning Permissions and The Current Proposed Use is very Static and Favourable to the Surrounding Environment

- 3.2.1 The application site is subject to two previous planning permissions for temporary shop and services (retail of construction materials) (TPB Ref. No. A/YL-KTN/688) and temporary shop and services (sale of truck mounted crane and miniature excavator) (TPB Ref. No. A/YL-KTN/689). It is not a new development on green site.

- 3.2.2 The proposed use of current application is temporary open storage of brand new unlicensed vehicles (private cars and light goods vehicles). Comparing with the use of temporary shop and services which involving sales activities, the use of temporary open storage of brand new unlicensed vehicles almost does not involving any operation within the application site. It just provides a place for storage of the vehicles pending for being licensed. Sales activities is carried out in the official showroom in town but not in the site. As such, no client will visit the site and no extra traffic flow will be induced too. Furthermore, for the vehicles ready to be transferred to their buyers, staffs will come to the site and drive away the vehicles with temporary licenses directly. Unlicensed vehicle will not be transported by medium/heavy goods vehicles or container tractors. As a result, the proposed use is very static and no noise or traffic impact will be generated.

- 3.2.3 Besides, many warehouses and rural industrial uses were found at the north and west of the application site which is zoned "Industrial (Group D)" and warehouses uses are as-of-right as the said zoning. As such, the proposed use of the current application is compatible with the surrounding environment. Furthermore, impact assessments and proposed mitigation measures discussed in Section 3.5, 3.6 and 3.7 below demonstrated that the applied use would generate insignificant traffic, environmental and drainage impact to the surrounding environment. The applicant will be due diligence in complying with all planning approval conditions imposed by the Board as well.

- 3.2.4 In light of the above, the applicant solicits the Town Planning Board's sympathetic consideration to approve the proposed use for a period of 3 years.

3.3 The Proposed Development is Temporary in Nature and would not Jeopardize the Long Term Planning Intention of the "AGR" Zone

3.3.1 The application site is zoned 'Agriculture' ("AGR") according to the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9.

3.3.2 The planning intention of the "AGR" zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

3.3.3 However, it should be emphasized that the proposed development is temporary in nature and it would not jeopardize the long term planning intention of the "AGR" zone. The proposed use will not have permanent or irreversible influence to the land. It could be easily converted to agricultural use whenever it is necessary. While the zoning of the land and its planning intention is highly appreciated and it should be upheld, alternative temporary use which generates no significant nuisance should be encouraged in the interim to make economic use of scarce land resources and generation of employment opportunities.

3.4 The Proposed Development is Compatible with the Surrounding Environment

3.4.1 The "AGR" zone where the application site falls within is actually situated to the immediate south of the "Industrial (Group D)" zone under OZP No. S/YL-KTN/9. As such, a notable amount of open storage yards and port back-up activities, temporary warehouses for storage purposes and rural industrial workshops were found to the north and west of the application site. It is noteworthy that significantly numbers of them are either 'existing use', always permitted uses which are as-of-right under "I(D)" zone or temporarily permitted uses which are conformed to the prevailing Town Planning Ordinance. The proposed use of current application [i.e. temporary open storage of brand new unlicensed vehicles (private cars and light goods vehicles)] is compatible with industrial activities in "I(D)" zone.

3.4.2 On the other hand, as mentioned in Section 3.2 above, the proposed development is very static. No noise and traffic impact will be generated. Besides, referring to Section 2.4 above, double rows of trees were proposed to enhance the visual environment and the screening effect to the two village houses situated at the south of the application site. The applicant has also proposed a good number of practical environmental mitigation measures such as restriction of operation hours. As a result, the proposed development would generate no significant impact to its surrounding.

3.4.3 With regards to the adjoining similar uses particular most of them were either 'existing use', always permitted uses which are as-of-right under "I(D)" zone or Town Planning Board's approved use on temporary basis, the proposed development is compatible with the surrounding environments. Therefore, the

proposed development should receive sympathetic consideration by the Board.

3.5 Insignificant Traffic Impact

3.5.1 The application site is serving by a vehicular track leading from San Tam Road. No periodic traffic congestion is noted. Site ingress/egress is arranged at the northwestern corner of the application site. Private cars and light goods vehicles will access the application site.

3.5.2 As mentioned in Section 3.2 above, the proposed development is intended for temporary open storage of brand new unlicensed vehicles (private cars and light goods vehicles) purposes. Sales activities is carried out in the official showroom in town but not in the site. As such, no client will visit the site and no extra traffic flow will be induced too. Besides, for the vehicles ready to be transferred to their buyers, staffs will come to the site and drive away the vehicles with temporary licenses directly. Unlicensed vehicle will not be transported by medium/heavy goods vehicles or container tractors. As such, no significant traffic generation will be involved. The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)
Private car	0.87	0.87
Light goods vehicle	0.98	0.98
Total	1.85	1.85

Note 1: The pcu of private car and light goods vehicle are taken as 1 and 1.5 respectively.

Note 2: The opening hour of the proposed development is restricted to 9:00 a.m. to 5:00 p.m from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 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. With the restriction of operation hours and the traffic generation and attraction of the application site is minimal, no distinction between peak hour and non-peak hours is identified.

3.5.3 As shown in above estimation, traffic generation and attraction are not significant. It would not affect the traffic condition of San Tam Road.

3.5.4 Adequate space for manoeuvring of vehicle would be provided within the application site and no queening up of vehicle would be occurred outside the application site especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of San Tam Road and

nearby road networks.

3.6 Insignificant Environmental Impact

3.6.1 The proposed development is intended for temporary open storage of brand new unlicensed vehicles (private cars and light goods vehicles) for a period of 3 years. In light of the static nature of the storage purposes, it would generate neither significant environment nor noise disturbance to the environment in the area.

3.6.2 To begin with, the proposed use would not generate excessive noise. As mentioned in Section 3.2 above, the proposed use is just a place for storage of the vehicles pending for being licensed. Sales activities is carried out in the official showroom in town and almost no operation will be carried out within the application site. Unlicensed vehicle will not be transported by medium/heavy goods vehicles or container tractors. Instead, the vehicles will be driven out directly with temporary licenses. Related sound generation activities such as starting engine of vehicles is minimal and associated traffic are not frequent and not significant. Besides, the proposed development is not a traffic generator and no frequent traffic and associated traffic noise will be generated to adversely affect the surrounding road network.

3.6.3 No workshop and industrial activities will be carried out within the application site. Furthermore, the proposed development would not generate effluent and dust emission.

3.6.4 2.5m high periphery fencing is proposed for screening the proposed development effectively. Besides, double rows of trees were proposed to enhance the visual environment and the screening effect to the two village houses situated at the south of the application site. As such, the adjoining areas are isolated from the application site and no disturbance would be made to any party.

3.6.5 Further, the applicant proposed a number of preventive and mitigation measures hereunder to avoid degradation of surrounding environment:

- (i) No operation between sensitive hours from 5:00 p.m. to 9:00 a.m. next morning;
- (ii) No operation on Sundays and public holidays; &
- (iii) No repairing, dismantling, assembling or other workshop activity are proposed.

3.6.6 As mentioned in Section 3.4 above, industrial uses were found in the vicinity and the proposed development is not incompatible with the surrounding environment. In view of that the application site and the above-mentioned site is basically pertaining to the same environmental setting and the nature of the proposed development is static, the current application should receive favourable consideration accordingly.

3.6.7 The applicant will comply with the measures laid down in the '*Code of Practice of*

Handling Environmental Aspects of Temporary Uses and Open Storage Sites' (August 2005). As such, the applicant's sincerity and conscientious in maintaining the surrounding environmental condition should be appreciated and taken as a merit in assessing the application.

3.7 Insignificant Drainage Impact

3.7.1 According to the calculations prepared in the drainage proposal shown in Appendix 1, the estimated peak runoff will be approximately 0.98m³/s. All the accrued runoff would be intercepted by the proposed 750mm surface U-channel along the inner site periphery (Figure 5). The intercepted surface runoff will then be collected to the proposed 800mm underground pipe at the northwest of the application site and finally dissipate to the public drain at the west of the application site. With the implementation of drainage facilities, the proposed development has not generated adverse drainage impact.

3.7.2 All the proposed drainage facilities will be provided and maintained by the applicant's own expense. Also, surface channel will be cleaned at regular interval to ensure unhindered flow of surface runoff along the channel.

Section 4 – Conclusion

4.1 The application site is subject to two previous planning permissions No. A/YL-KTN/688 and No. A/YL-KTN/689 for temporary shop and services uses. It is not a new development on green site. The proposed development is intended to provide a place for storage of the vehicles pending for being licensed. Comparing with the use of previous planning permissions which involving sales activities, the proposed use of current application is even more static and no adverse impact is anticipated.

4.2 The application site is zoned 'Agriculture' ("AGR") according to the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9. The applied use is not belonged to neither column 1 nor column 2 of the "AGR" zone. However, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission and alternative temporary use which generates no significant nuisance should be encouraged in the interim to make economic use of scarce land resources and generation of employment opportunities. The applicant wishes to seek Town Planning Board's sympathetic approval for the current planning permission.

4.2 In accordance with the "*Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses*" (TPB PG-NO. 13F)", the application site falls within "Category 2 Areas" which are considered comparatively suitable for open storage and port back-up uses.

4.3 The applicant intends to comply with planning regulations so that he submits the current planning application for the consideration of the Town Planning Board. He

committed to fulfill all approval conditions imposed by the Board.

- 4.4 The adjoining land lots to the north of the application site are almost wholly occupied for open storage yards and port back-up activities, temporary warehouses for storage purposes and rural industrial workshops. It is noteworthy that most of them are either 'existing use', always permitted uses which are as-of-right under "I(D)" zone or temporarily permitted uses which are conformed to the prevailing Town Planning Ordinance. It makes the proposed development compatible with the surrounding environment.
- 4.5 The current proposed use is static and favourable to the surrounding environment. Impact assessments and proposed mitigation measures discussed in Section 3.5, 3.6 and 3.7 demonstrated that the applied use would generate insignificant drainage, traffic and environmental impact to the surrounding environment.
- 4.6 The Board is hereby respectfully requested to approve Lots 1640 (Part), 1644 (Part), 1645 S.A, 1645 RP (Part), 1646 (Part), 1647, 1648, 1672 (Part), 1674 (Part), 1675 (Part), 1676 (Part), 1680 (Part), 1682, 1683 (Part), 1684 (Part), 1685, 1687, 1688, 1689, 1690 (Part), 1691 (Part), 1692 (Part), 1695 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part), 1701, 1702, 1703 S.A, 1703 S.B, 1703 RP, 1704, 1705, 1706, 1707, 1709, 1710, 1711, 1713 (Part) and 1714 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T. for temporary open storage of brand new unlicensed vehicles (private cars and light goods vehicles) for a period of 3 years on sympathetic grounds.

Appendix 1 Drainage Assessment

A. Site particulars

- 1.1.1 The subject site possesses an area of about 14,340m². The surface of the site is hard paved. A public drain is found to the west of the application site.
- 1.1.2 The application site is serving by a vehicular track leading from San Tam Road.
- 1.1.3 The adjoining land of the application site is at present mostly occupied for open storage and port back-up uses and temporary shop and services uses.

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

- 1.1.4 The subject site is hard paved and occupied an area of approximately 14,340m². It has a gentle gradient sloping from northeast to southeast from about +6.61mPD to +5.11mPD.
- 1.1.5 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in Appendix 1.3 hereunder, 750mm surface U-channel will be capable to drain all surface runoff accrued at the application site.

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

- 1.1.6 With reference to the recent survey record and site inspection, the site commands a higher level than the adjoining land to all directions. Referring to the spot levels shown in Figure 5, for the warehouses situated at the north of the application site, they are situated at lower spot levels and independent drainage facilities were found along their site boundary. For the land to the east of the application site, the spot levels are also lower than that of the application site significantly. Similarly, the spot levels of the land located at the west of application site is also much lower than that of the application site. Furthermore, the surface runoff generates at the land to the south of the application site generally flows to the south, instead of to the north due to the site topography, and discharge to the public drainage at south eventually. As such, no external catchment is identified.

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

- 1.1.7 According to recent site inspection, there is a public drain located at the west of the application site. An 800mm underground pipe connecting to the public drain is proposed at the northwest of the application site. All surface runoff will be collected to this underground pipe and dissipate to the public drain at the west of the application site eventually.

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the calculation in Appendix 1.3 below, it is determined that 750mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (Figure 5).
- 1.2.2 The collected surface runoff will be conveyed to the public drain via the proposed 800mm underground pipe at the northwest of application site and drain all the storm water to the public drain eventually.
- 1.2.3 The provision of the proposed surface channel will follow the gradient of the application site which is about 1:150.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the natural drain, will be provided and maintained at the application's own expense. Also, channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 Prior to the commencement of drainage works, the applicant will inform registered land owners and District Lands Office/Yuen Long (DLO/YL) for drainage works outside the application site.
- 1.2.6 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, 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 U-channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) Some holes will be provided at the toe of site of site hoarding so as to allow unobstructed flow of surface runoff from adjacent area.

1.3 Drainage Calculation for the Application Site

1.3.1 Rational method is adopted for estimated the designed run-off

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

Assuming that:

- i. The area of the entire catchment is approximately 14,340m²;
- ii. The application site will be hard paved. It is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\begin{aligned}\text{Difference in Land Datum} &= 6.61\text{m} - 5.11\text{m} = 1.5\text{m} \\ L &= 200\text{m} \\ \therefore \text{Average fall} &= 1.5\text{m in } 200\text{m} \text{ or } 1\text{m in } 133\text{m}\end{aligned}$$

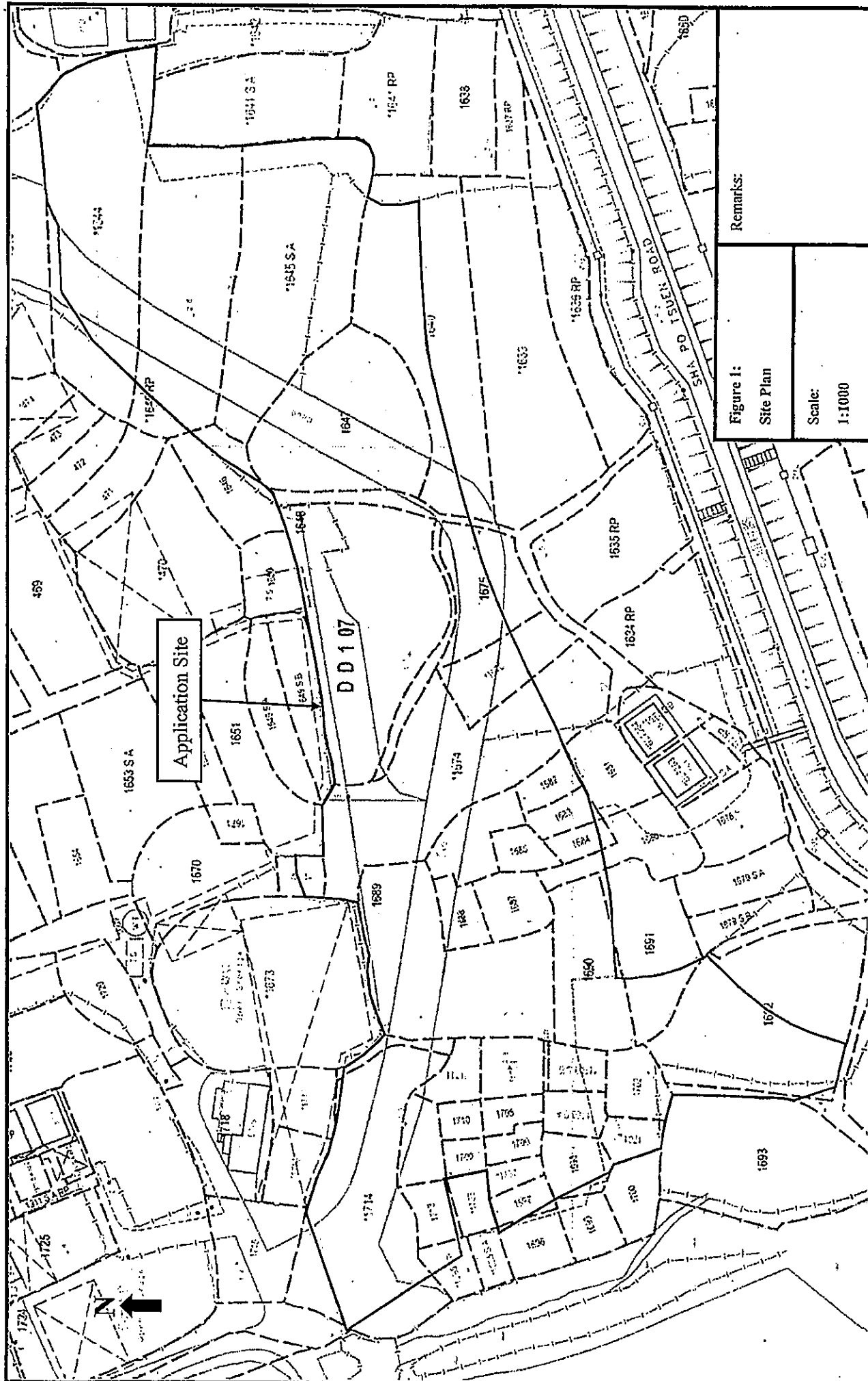
According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\begin{aligned}\text{Time of Concentration } (t_c) &= 0.14465 [L / (H^{0.2} \times A^{0.1})] \\ t_c &= 0.14465 [133 / (0.75^{0.2} \times 14,340^{0.1})] \\ t_c &= 7.83 \text{ minutes}\end{aligned}$$

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 245mm/hr.

$$\begin{aligned}\text{By Rational Method, } Q &= 1 \times 245 \times 14,340 / 3,600 \\ \therefore Q &= 975.92 \text{ l/s} = 58,555 \text{ l/min} = 0.98 \text{ m}^3/\text{s}\end{aligned}$$

In accordance with the Chart for the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of 1:150, 750mm surface U-channel proposed by the applicant is considered adequate to dissipate all the storm water generated at the application site.



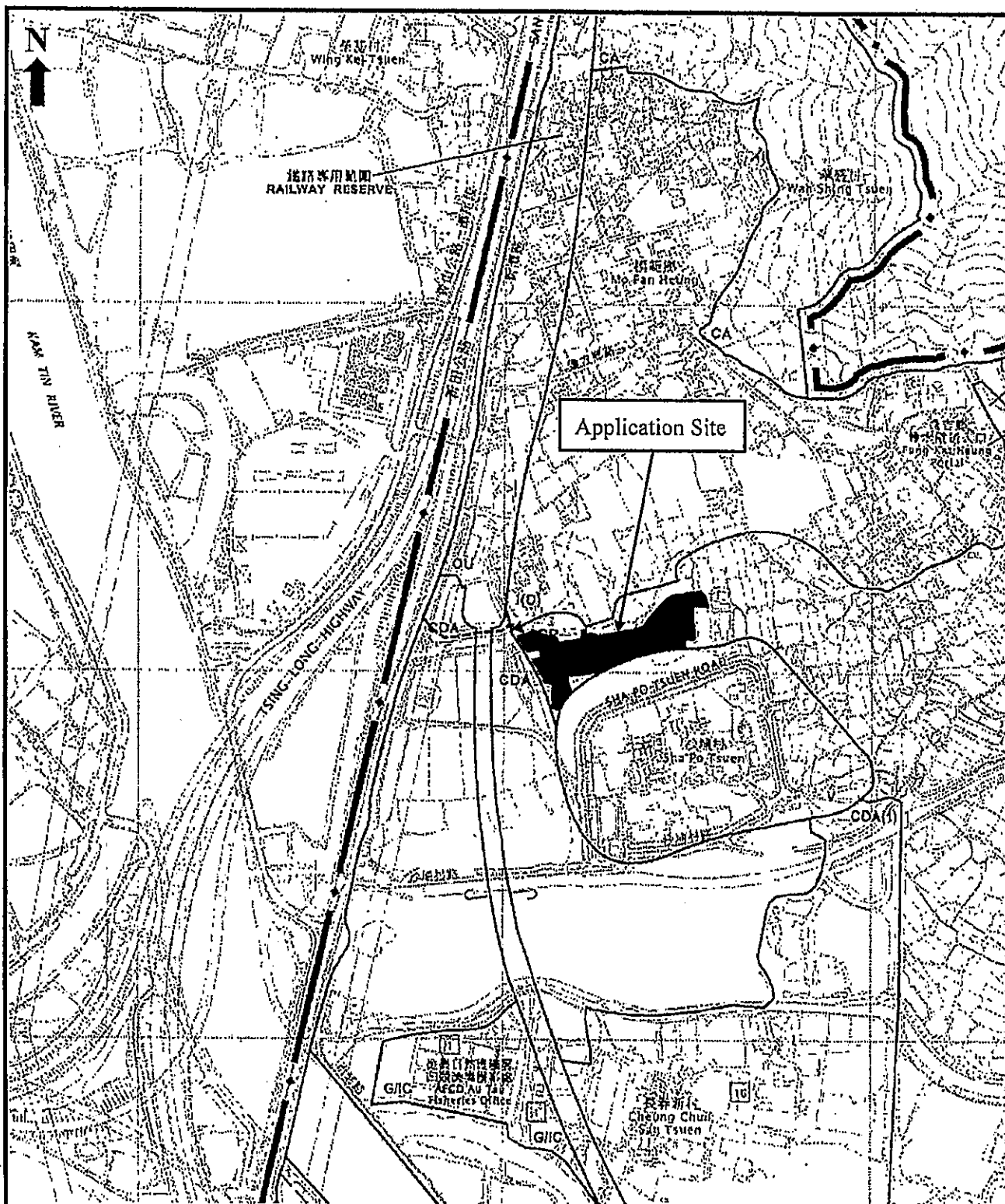
Remarks:

Figure 1:
Site Plan

Scale:
1:1000

Proposed Development:

Proposed Temporary Open Storage of Brand New Unlicensed Vehicles (Private Cars and Light Goods Vehicles) for a Period of 3 Years at Lots 1640 (Part), 1644 (Part), 1645 S.A., 1645 RP (Part), 1646 (Part), 1647, 1648, 1672 (Part), 1674 (Part), 1675 (Part), 1676 (Part), 1680 (Part), 1682, 1683 (Part), 1684 (Part), 1685, 1687, 1688, 1689, 1690 (Part), 1691 (Part), 1692 (Part), 1695 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part), 1701, 1702, 1703 S.A., 1703 S.B., 1704, 1705, 1706, 1707, 1709, 1710, 1711, 1713 (Part) and 1714 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.



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Figure 2:
Extract from OZP
No. S/YL-KTN/9

Scale:
1:7500

Remarks:

— — — ➔ Vehicular Access Leading
from San Tam Road

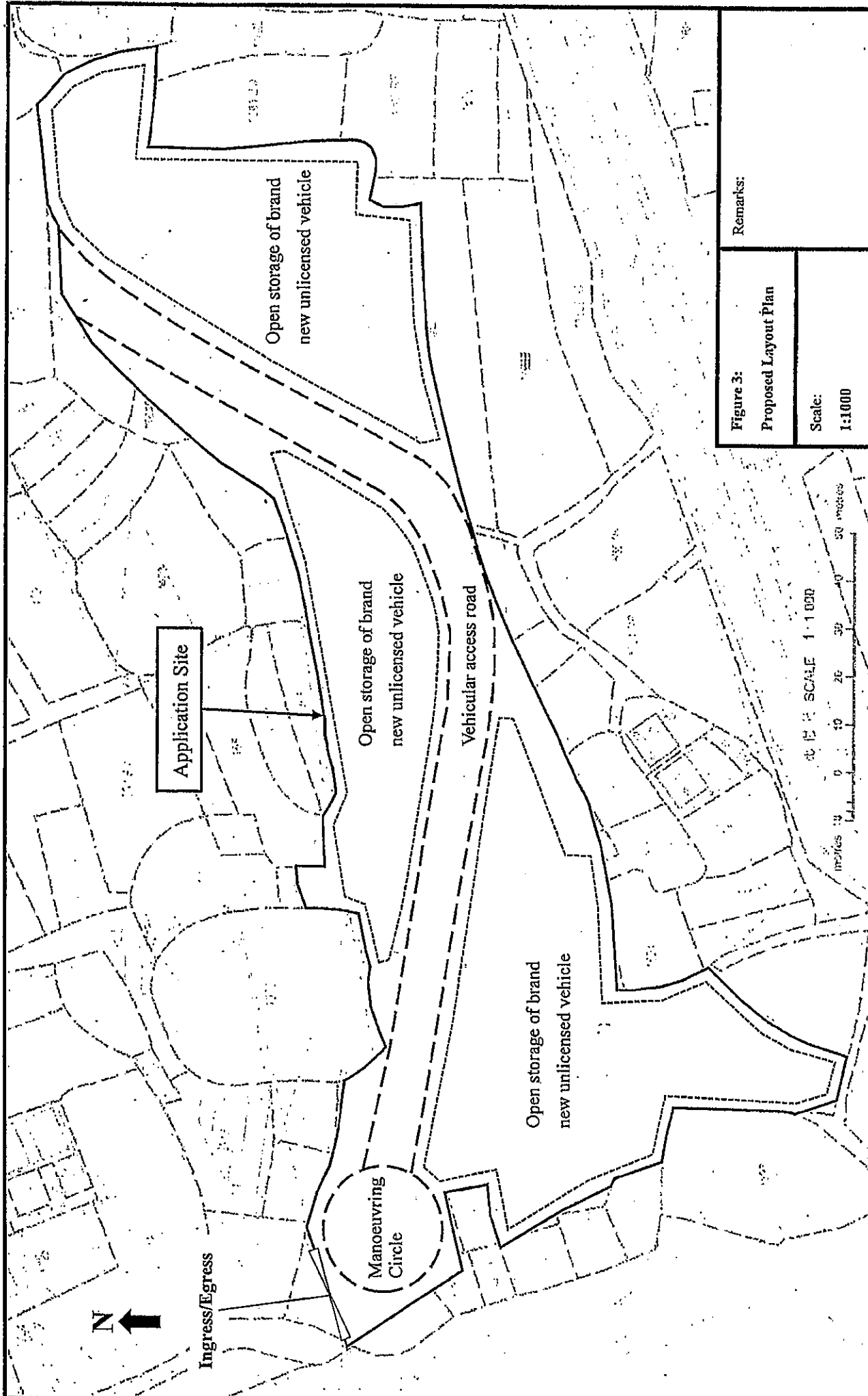
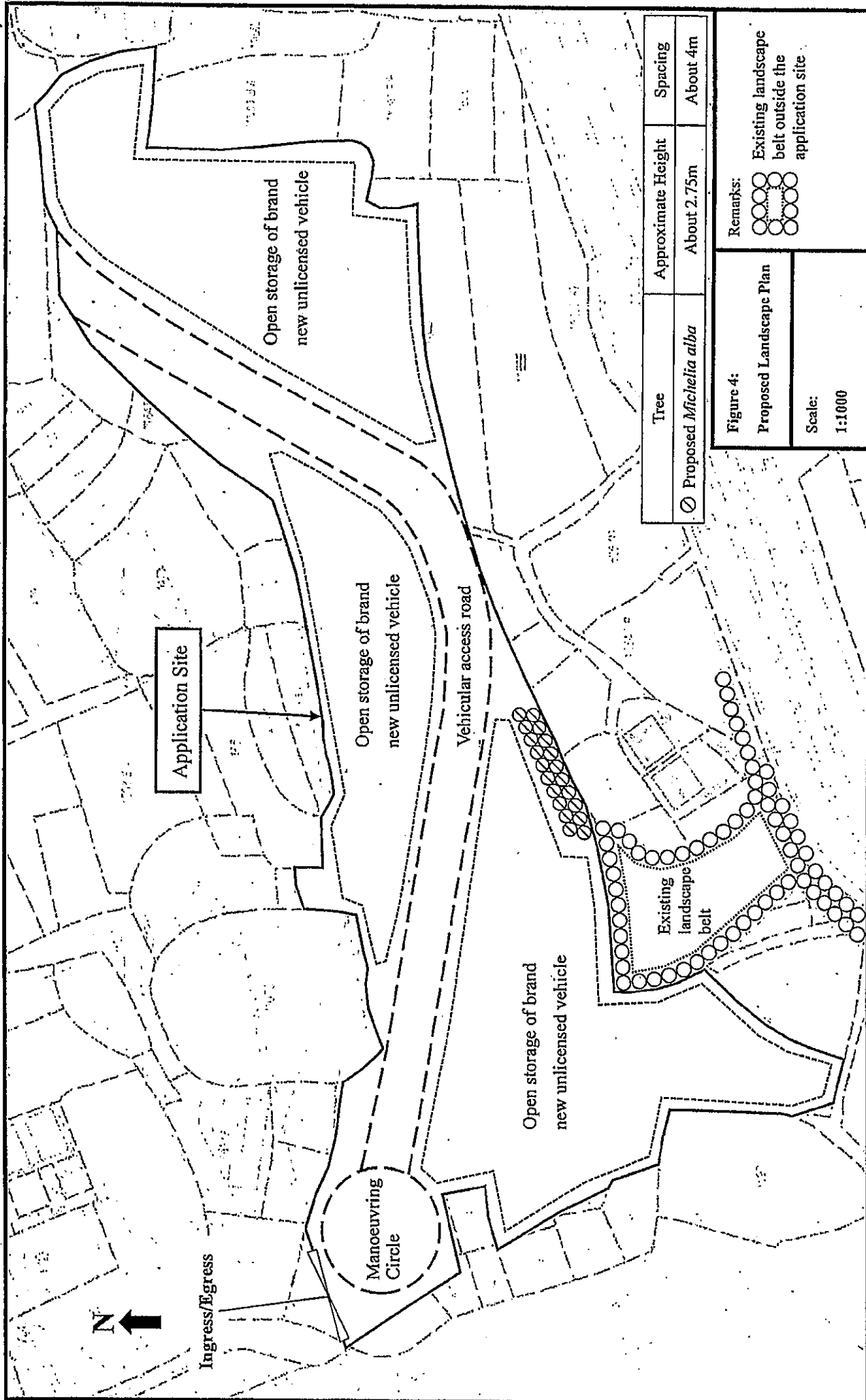


Figure 3: Proposed Layout Plan	Remarks:
	Scale: 1:1000

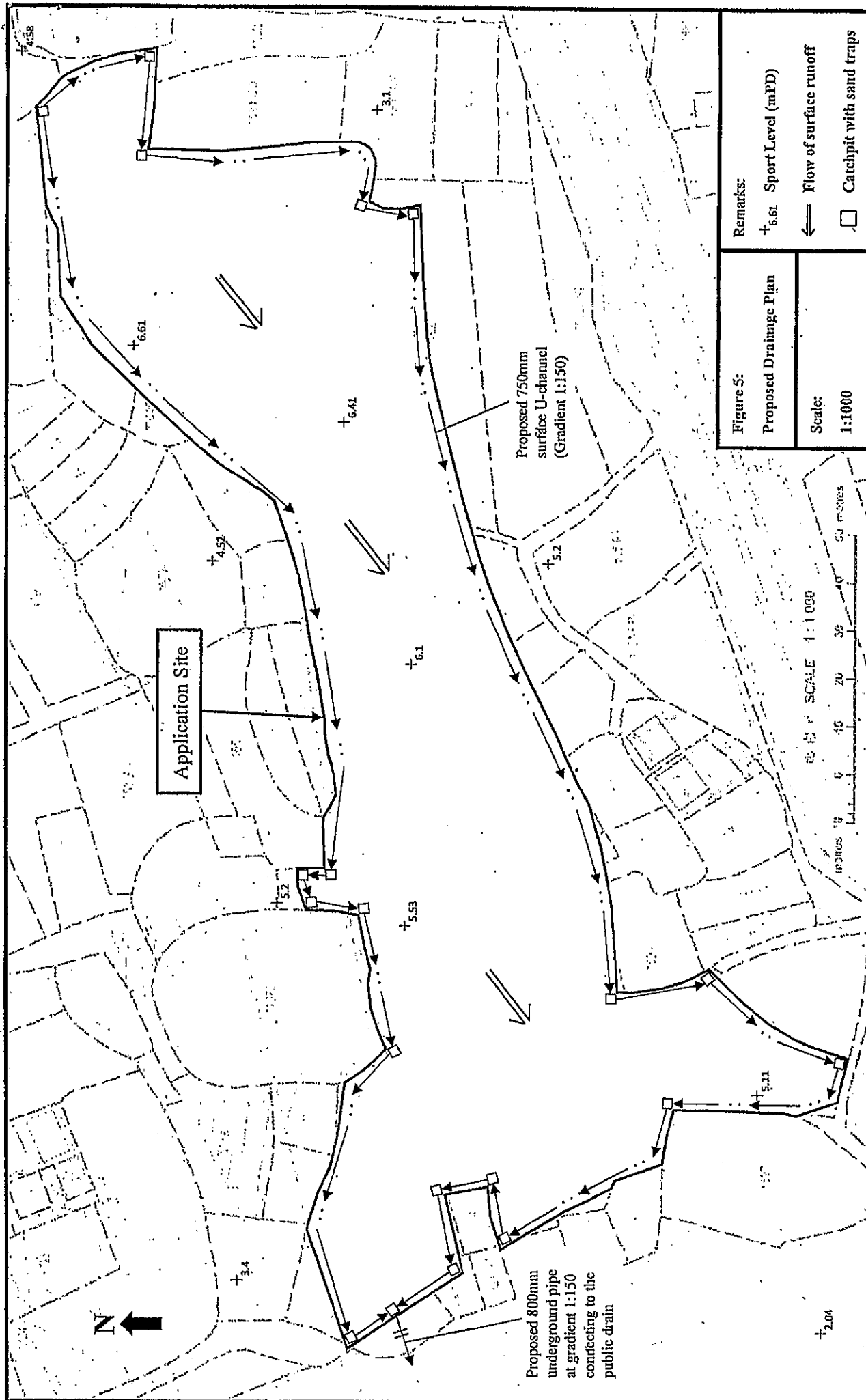
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Proposed Temporary Open Storage of Brand New Unlicensed Vehicles (Private Cars and Light Goods Vehicles) for a Period of 3 Years at Lots 1640 (Part), 1644 (Part), 1645 S.A, 1645 RP (Part), 1646 (Part), 1647, 1648, 1672 (Part), 1674 (Part), 1675 (Part), 1676 (Part), 1680 (Part), 1682, 1683 (Part), 1684 (Part), 1685, 1687, 1688, 1689, 1690 (Part), 1691 (Part), 1692 (Part), 1695 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part), 1701, 1702, 1703 S.A, 1703 S.B, 1703 RP, 1704, 1705, 1706, 1707, 1709, 1710, 1711, 1713 (Part) and 1714 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.



Proposed Development:

Proposed Temporary Open Storage of Brand New Unlicensed Vehicles (Private Cars and Light Goods Vehicles) for a Period of 3 Years at Lots 1640 (Part), 1644 (Part), 1645 S.A., 1645 RP (Part), 1646 (Part), 1647, 1648, 1672 (Part), 1674 (Part), 1675 (Part), 1676 (Part), 1680 (Part), 1682, 1683 (Part), 1684 (Part), 1685, 1687, 1688, 1689, 1690 (Part), 1691 (Part), 1692 (Part), 1695 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part), 1701, 1702, 1703 S.A., 1703 S.B., 1703 RP, 1704, 1705, 1706, 1707, 1709, 1710, 1711, 1713 (Part) and 1714 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.

Total: 6 pages

Date: 5th November, 2021

TPB Ref.: A/YL-KTN/790

By Email

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

Dear Sir/Madam,

Further Information for S.16 Planning Application for Temporary Open Storage of Brand New Unlicensed Vehicles (Private Cars and Light Goods Vehicles) for a Period of 3 Years at Lots 1640 (Part), 1644 (Part), 1645 S.A, 1645 RP (Part), 1646 (Part), 1647, 1648, 1672 (Part), 1674 (Part), 1675 (Part), 1676 (Part), 1680 (Part), 1682, 1683 (Part), 1684 (Part), 1685, 1687, 1688, 1689, 1690 (Part), 1691 (Part), 1692 (Part), 1695 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part), 1701, 1702, 1703 S.A, 1703 S.B, 1703 RP, 1704, 1705, 1706, 1707, 1709, 1710, 1711, 1713 (Part) and 1714 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.

Referring to the captioned application, please kindly find our response to the comments received from Transport Department (TD) as below:

- (a) The applicant should clarify if the trip generation and attraction provided has considered the traffic impact due to the logistics of vehicles to be sold. Please also elaborate the operations for the logistics of new vehicles;

It is confirmed that the trip generation and attraction provided has already considered and included the traffic impact due to the logistics of vehicles to be sold. For the logistics of new vehicles, the vehicles will be driven in and out the site directly with temporary licenses and will not be transported by medium/heavy goods vehicles or container tractors. The proposed use is for open storage purpose and no significantly traffic impact will be generated.

- (b) The applicant should demonstrate the smooth manoeuvring of vehicles to / from San Tam Road, along the local access and within the site;

LGV is the largest vehicle type anticipated for the application site. As such, the inbound and outbound path analysis are conducted using an LGV as shown on **Plan A** and **Plan B** respectively. Referring to the photos of **Plan B**, notice showing

「不准駛入」 is indicated clearly in the exit of the path. And it can be seen that the LGV can smoothly manoeuvre to / from San Tam Road, along the local access and within the site. There will be adequate road space for turning and no reversing into or out of the local access.

- (c) The applicant should provide the routing between San Tam Road and the site:

Same as comment (b) above, the routing between San Tam Road and the site is clearly shown in **Plan A** and **Plan B** as well.

- (d) The applicant should provide nearest public transport services and indicate on the layout plan; and

The nearest point of providing public transport services for the site is indicated on **Plan C**. It takes about 150m walking distance to the application site. Staffs and visitors can take Mini-bus Route No. 36, 37, 38, 75, 76, 78 & 603 to arrive to/leave from San Tam Road.

- (e) The applicant should note the local access between San Tam Road and the site is not managed by this Department.

Noted.

In addition, it is hereby clarified that the estimated amount of unlicensed vehicles being open stored in the application site is about 350 to 450 vehicles.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any enquiries, please feel free to contact the undersigned at
at your convenience.

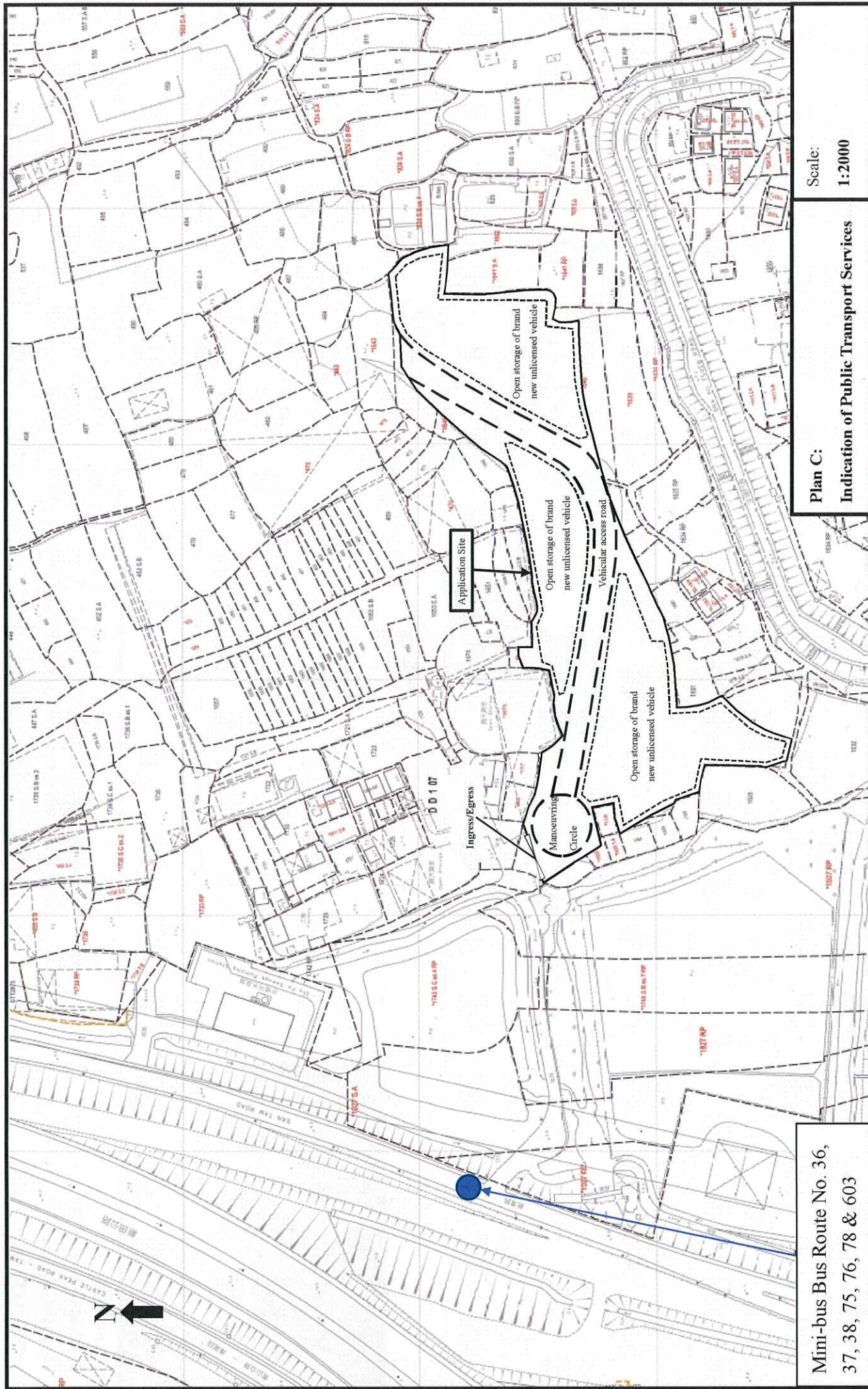
Yours faithfully,

For and on behalf of
Ever United Planning and Development Limited
恒匯規劃發展有限公司


.....
Authorized Signature(s)

Cyrus TANG
Ever United Planning and Development Limited

C.C. Fanling, Sheung Shui and Yuen Long East District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road,
Tsuen Wan, N.T.
(Attn.: Ms. DUEN Long Yee, Loree)



Mini-bus Bus Route No. 36,
37, 38, 75, 76, 78 & 603

Plan C:
Indication of Public Transport Services

Scale:
1:2000

Proposed Development:

Proposed Temporary Open Storage of Brand New Unlicensed Vehicles (Private Cars and Light Goods Vehicles) for a Period of 3 Years at Lots 1640 (Part), 1644 (Part), 1645 S.A, 1645 RP (Part), 1646 (Part), 1647, 1648, 1672 (Part), 1674 (Part), 1675 (Part), 1676 (Part), 1680 (Part), 1682, 1683, 1684 (Part), 1685, 1687, 1688, 1689, 1690 (Part), 1691 (Part), 1692 (Part), 1693 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part), 1701, 1702, 1703 S.A, 1703 S.B, 1703 RP, 1704, 1705, 1706, 1707, 1709, 1710, 1711, 1713 (Part) and 1714 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.

Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13F)

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port-backup uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: Within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an

applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
 - (a) The use of sites less than 1,000m² for open storage uses and 2,000m² for port back-up uses in rural areas, is generally not encouraged, other than sites located in major corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimizing sprawl over countryside areas and reducing travel trips;
 - (b) port back-up sites and those types of open storage uses generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

Agenda Item 15**Replacement Page for Appendix III for RNTPC Paper No. A/YL-KTN/790
For Consideration by the RNTPC on 12.11.2021****Appendix III of RNTPC
Paper No. A/YL-KTN/790****Previous s.16 Applications covering the Application Site****Approved Applications**

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-KTN/688	Proposed Temporary Shop and Services (Retail of Construction Materials) for a Period of 3 Years	8.1.2021	(1), (2), (3), (4), (5), (6), (7), (8)
2	A/YL-KTN/689	Proposed Temporary Shop and Services (Sale of Truck Mounted Crane and Miniature Excavator) for a Period of 3 Years	8.1.2021	(1), (2), (6), (7), (8), (9) , (10) , (11) , (12)

Approval Conditions

- (1) Restriction on operation hours/days
- (2) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site
- (3) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site
- (4) No vehicle is allowed to queue back to or reverse onto/from public road
- (5) The submission and implementation of revised drainage proposal / the maintenance of the implemented drainage facilities
- (6) The submission and implementation of fire service installations proposal
- (7) Revocation of planning approval if condition is not complied with any time/by specified date
- (8) Reinstatement of the application site to an amenity area

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-KTN/397*	Temporary Back-up Warehouses (Storage of New Electrical Components and Garments in Packed Boxes) for a Period of 3 Years	11.1.2013	(1), (2), (3)
2	A/YL-KTN/523^	Temporary Open Storage of Brand New Vehicle (Private Cars) for a Period of 3 Years	30.9.2016	(1), (3), (4), (5)

* The site straddled "V" and "I(D)" zones.

^ The site straddled "V" zone.

Rejection Reasons

- (1) The proposed development was not in line with the planning intention of the "AGR" and "Village Type Development" ("V") zones. No strong planning justification had been given in the submission to justify for a departure from the planning intentions, even on a temporary basis
- (2) The proposed development would pose adverse environmental impact on the residential uses located to the north and south and in the vicinity of the site, and would generate adverse landscape and drainage impacts on the surrounding areas
- (3) The approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" and "V" zones. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area
- (4) The application does not comply with the Town Planning Board Guidelines No. 13E for Application for Open Storage and Port Back-up Uses in that the development is not compatible with the surrounding land uses which are rural in character. There is also no previous approval granted at the site and there are adverse departmental comments and public objections against the application
- (5) The applicant fails to demonstrate that the development would not generate adverse traffic, drainage and landscape impacts on the surrounding areas

Agenda Item 15

Replacement Page for Appendix IV for RNTPC Paper No. A/YL-KTN/790 For Consideration by the RNTPC on 12.11.2021

Appendix IV of RNTPC Paper No. A/YL-KTN/790

Similar Applications within the Same “Agriculture” Zone in the Vicinity of the Site on the Kam Tin North OZP

Rejected Applications

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC)</u>	<u>Main Reason(s) for Rejection</u>
1	A/YL-KTN/487	Temporary Open Storage of Construction Materials for a Period of 2 Years	6.11.2015	(1), (3), (4), (5)
2	A/YL-KTN/524*	Temporary Open Storage of Brand New Vehicle (Private Cars) for a Period of 3 Years	30.9.2016	(2), (3), (4), (5)

* The site straddled “AGR”, “CDA” and “V” zones.

Rejection Reasons

- (1) The proposed development was not in line with the planning intention of the "Agriculture" zone which was to retain and safeguard good agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.*
- (2) The development is not in line with the planning intention of the “Agriculture” (“AGR”), “Comprehensive Development Area” (“CDA”) and “Village Type Development” (“V”) zones. No strong planning justification has been given in the submission for a departure from the planning intentions, even on a temporary basis;*
- (3) The application does not comply with the Town Planning Board Guidelines No. 13E for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance in that the development is not compatible with the surrounding land uses which are rural in character. There is also no previous approval granted at the site and there are adverse departmental comments and public objections against the application*
- (4) The applicant fails to demonstrate that the development would not generate adverse environmental, landscape and drainage impacts on the surrounding areas*
- (5) The approval of the application, even on a temporary basis, would set an undesirable precedent for other similar applications to proliferate into the "AGR" and/or “CDA” and “V” zones. The cumulative effect of approving such application would result in a general degradation of the rural environment of the area.*

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2021年10月09日星期六 4:04
收件者: tpbpd
主旨: A/YL-KTN/790 DD 107 Sha Po Tsuen Road, Fung Kat Heung
附件: Sha Po Tsuen Rd - Google Maps.pdf

A/YL-KTN/790

Various Lots and Adjoining Government Land in D.D.107, Sha Po Tsuen Road, Fung Kat Heung, Yuen Long

Site area : About 14,340sq.m Includes Government Land of about 705sq.m

Zoning : "Agriculture"

Applied Use : Open Storage Open Storage of Unlicensed Brand New Vehicles

Dear TPB Members,

As mentioned, previous approvals were for part of what clearly is a single operation and the split applications were a waste of time and resources.

On 20 Sept 2016 you rejected Application 523, for a 350 vehicle sale site. However despite this and the details revealed in the minutes, "The site which was previously vacant with existing trees forming a green buffer to Sha Po Tsuen had been paved and fenced off and used as vehicle storage. Approval of the application would set an undesirable precedent encouraging similar site modification prior to application. That the operation is ongoing as can be seen from Google Maps.

No information on how many vehicles to be stored. New vehicles could certainly be stacked so why would such a large site be required? Clearly the application is to legitimize the current open storage operation.

CE in Policy Address promised full speed ahead with the NT development programme.

"The application sites (the Sites) were located in the Sha Po brownfield cluster where the Government had **shortlisted** as having high potential for public housing development.

Surely development should commence imminently?

Mary Mulvihill

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, November 19, 2019 3:12:00 AM
Subject: A/YL-KTN/689 DD 107 Fung Kat Heung

Mary Mulvihill
A/YL-KTN/689

Lots 1640 (Part), 1644 (Part), 1645 S.A (Part), 1645 RP (Part) and 1647 (Part) in D.D.107, Fung Kat Heung, Yuen Long

Site area : About 3,630m²

Zoning : "Agriculture"

Applied Use : Open Storage Truck Mounted Crane and Miniature Excavator / 6 Vehicle Parking

Dear TPB Members,

It is obvious that this application should be considered in tandem with 679 and 681 as they are part of the same 2016 application 523.

On 20 Sept 2016 you rejected Application 523, for a 350 vehicle sale site. However despite this and the details revealed in the minutes, "The site which was previously vacant with existing trees forming a green buffer to Sha Po Tsuen had been paved and fenced off and used as vehicle storage. Approval of the application would set an undesirable precedent encouraging similar site modification prior to application" the operation is ongoing as can be seen from Google Maps.

It would appear that to continue with the unapproved operation the larger site of 523 has been split into lots in line with their zoning.

Rather than grant approval members should question relevant departments as to what, if any, action has been taken with regard to unapproved land use.

Splitting the operation into smaller sites should not be justification for unapproved used and brownfield use of land zoned 'Agriculture'..



Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) note DLO/YL, LandsD's comments that the Site comprises Old Scheduled Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission has been given for occupation of GL (about 705m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed. The applicant has to exclude GL portion from the Site or apply to this office for a Short Term Tenancy to occupy the GL. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (c) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the 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;
- (d) note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any access connecting the Site and San Tam Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) note CE/RD 2-2, RDO, HyD's comments that part of the Site falls within the area of influence (AOI) of the Northern Link (NOL). The detailed planning and design of the NOL are still under development. The scheme (including railway alignment, railway structures and the corresponding route protection area, and potential tunnel design and corresponding construction methods, etc.) is subject to further changes. The area within the AOI would be subject to nuisance, such as noise and vibration of the NOL. The applicant should have taken the impact from the NOL, such as the nuisance from the future construction, operation and maintenance of NOL, into consideration. The construction of NOL may commence in 2025 tentatively, and the ground investigation (GI) works would commence in October 2021. As there may be proposed GI works for the NOL near the Site, MTR may contact the applicant for any arrangement for the GI works at the location concerned. The applicant is reminded to coordinate with the associated parties of the GI works;
- (f) adopt the relevant mitigation measures and requirements as set out in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP to minimize any potential environmental nuisances;
- (g) note D of FS's comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout

plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. To address the approval condition on provision of fire extinguisher(s), the applicant should submit a valid fire certificate (FS251) to his department for approval. The applicant is reminded if the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (h) note CE/MN of DSD's comments on the drainage proposal that (1) detailed information of the proposed drains including the invert levels shall be stated; (2) please indicate the fall of the surrounding area and provide cut sections showing the levels of the adjacent lots. Should the runoff of the surrounding area low towards the development, the corresponding catchment areas shall also be incorporated into the drainage proposal and the proposed drainage facilities shall be capable to intercept the overland flow; (3) The location of the connection between the proposed 800mm dia. outlet pipe and the existing watercourse/drain shall be indicated on plan. Besides, there is no public sewer connection available in the vicinity, the applicant shall seek views and comments from the DEP regarding the sewage disposal arrangement of the proposed development; and
- (i) note CBS/NTW, BD's comments that before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as acceptance of any existing building works or UBW on the Site under the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut 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. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.