

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 | A/M-L-K-T-N/ 882 |
| | Date Received 收到日期 | 1 JAN 2023 |

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

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| 1. Name of Applicant 申請人姓名/名稱 | |
| <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 Xinyi Automobile Glass Co., Ltd. (信義汽車玻璃有限公司) | |
| 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用) | |
| <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 Top Bright Consultants Ltd. (才鴻顧問有限公司) | |
| 3. Application Site 申請地點 | |
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | Lot 160RP in DD110, Kam Tin, Yuen Long, New Territories |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 2,702 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 699 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | N/A sq.m 平方米 <input type="checkbox"/> About 約 |

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| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Kam Tin North Outline Zoning Plan No. SYL-KTN/9 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "Agriculture" ("AGR") |
| (f) Current use(s) 現時用途 | Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

| No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址 | Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年) |
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(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) |
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(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)^{*}
於 (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☐ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)^{*}
於 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知^{*}
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (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

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| 6. Type(s) of Application 申請類別 | |
| (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分) | |
| (a) Proposed use(s)/development 擬議用途/發展 | Proposed Temporary Shop and Services (Retail Shop for Auto Glass) with Ancillary Office for a Period of Three Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) |
| (b) Effective period of permission applied for 申請的許可有效期 | <input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月 |
| (c) Development Schedule 發展細節表 | |
| Proposed uncovered land area 擬議露天土地面積 | 2,345sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 357sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | 4 |
| Proposed domestic floor area 擬議住用樓面面積 | N/Asq.m <input checked="" type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 699sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 699sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Site Office (2-storey, 228sq.m., Height: 7 m) Service Centre (Auto-Glass-Checking-and-Replacement) (1-storey, 228 sq.m., Height: 7m) Retail Shop and Showroom (1-storey, 228sq.m., Height: 5m) Washroom (1-storey, 15 sq.m., Height: 3m) | |
| 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 | 3 |
| Motorcycle Parking Spaces 電單車車位 | N/A |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | N/A |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | N/A |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | N/A |
| Others (Please Specify) 其他 (請列明) | N/A |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 | |
| Taxi Spaces 的士車位 | N/A |
| Coach Spaces 旅遊巴車位 | N/A |
| Light Goods Vehicle Spaces 輕型貨車車位 | N/A |
| Medium Goods Vehicle Spaces 中型貨車車位 | 1 |
| Heavy Goods Vehicle Spaces 重型貨車車位 | N/A |
| Others (Please Specify) 其他 (請列明) | N/A |

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| Proposed operating hours 擬議營運時間 From 9:00am and 7:00pm from Mondays to Saturdays, and there will be no operation on Sundays and public holidays. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | Yes 是 No 否 | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) The Application Site is accessible from an existing track road to its west, which connects to Kam Tin Road. <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？ | Yes 是 No 否 | <input type="checkbox"/> Please provide details 請提供詳情 <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 No 否 | <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 <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？ | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> | | | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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|--|---|
| | <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> |
|--|---|

| | |
|--|---|
| (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。

Please refer to Chapter 6 of the 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 this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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

.....
Adam Chow

.....
Assistant Town Planner

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

.....
Top Bright Consultants Limited

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

Date 日期

24/11/2022

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道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 available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。) | |
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置/地址 | Lot 160RP in DD110, Kam Tin, Yuen Long, New Territories |
| Site area 地盤面積 | 2,702 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 |
| Zoning 地帶 | "Agriculture" ("AGR") |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | Proposed Temporary Shop and Services (Retail Shop for Auto Glass) with Ancillary Office for a Period of Three Years |

| | | | |
|--|--|---|--|
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 699 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.26 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block 幢數 | Domestic 住用 | N/A | |
| | Non-domestic 非住用 | 4 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | N/A <input type="checkbox"/> (Not more than 不多於) m 米 | |
| | | N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 | |
| | Non-domestic 非住用 | 3 - 7 <input checked="" type="checkbox"/> (Not more than 不多於) m 米 | |
| | | 1 - 2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層 | |
| (iv) Site coverage 上蓋面積 | 21.65 % <input checked="" type="checkbox"/> About 約 | | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | | 3 |
| | 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) | | 3 N/A N/A N/A N/A N/A |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | | 1 |
| | Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) | | N/A N/A N/A 1 N/A N/A |

| 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 checked="" type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Location Plan, Site Plan, Plan Showing General Area, Extract from Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 | | |
| 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。



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 22/798/L02

December 19, 2022

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

By Email

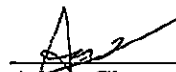
Dear Sir/Madam,

**Proposed Temporary Shop and Services (Retail Shop for Auto Glass)
with Ancillary Office for a Period of Three Years in "Agriculture" ("AGR") Zone
at Lot 160RP in DD110, Kam Tin, Yuen Long, New Territories**

With reference to the captioned application, we would like to submit a replacement page of the application form (p.11), revised layout plan (Figure 5A) and landscape plan (Figure 6A).

Should you have any queries or require further information, please feel free to contact the undersigned at:

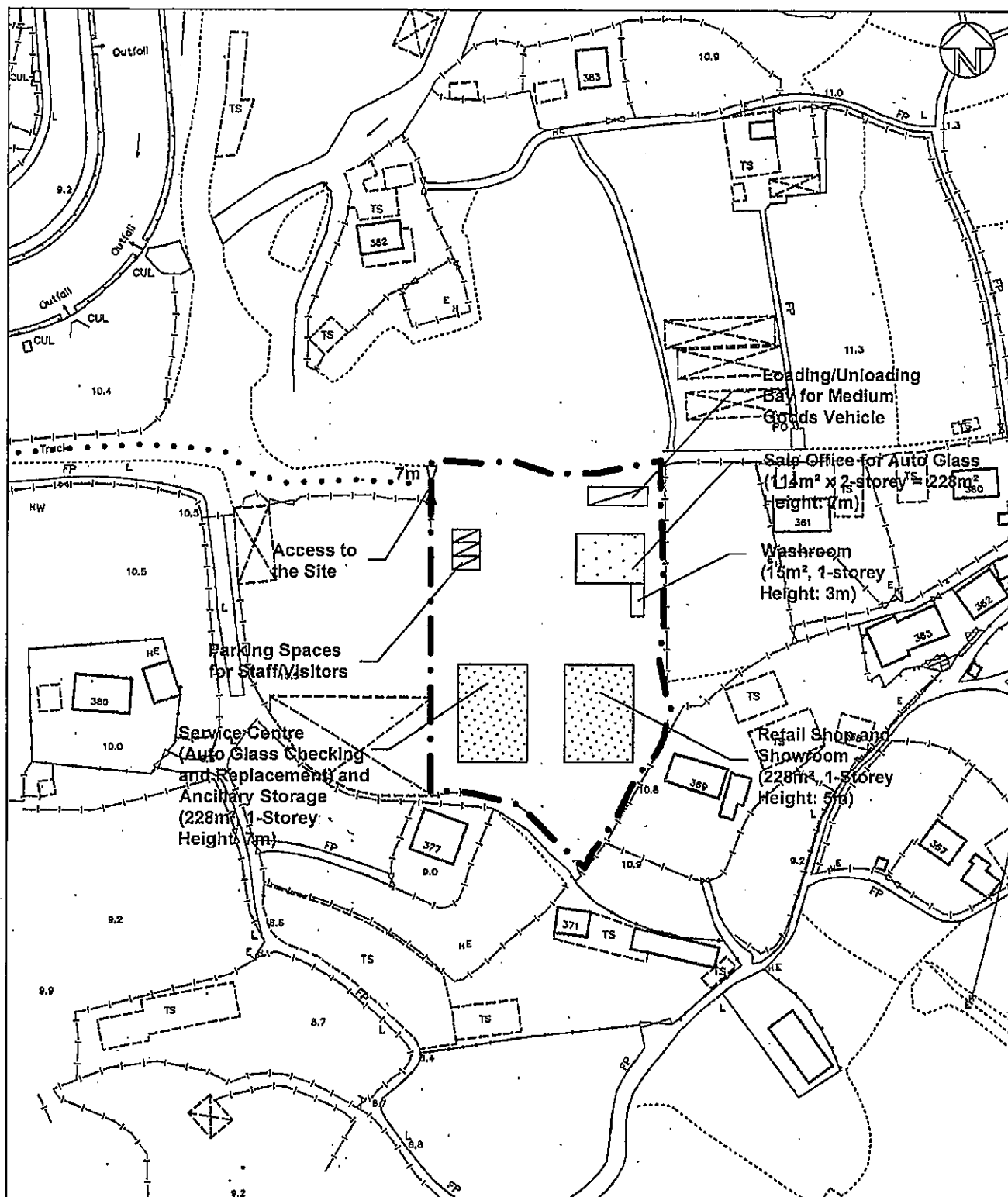
Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

Encl.

c.c. Xinyi Automobile Glass Co., Ltd. (the Applicant)

2023年 1月 3 日
此文件在 _____ 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請。
3 JAN 2023
The _____ will formally acknowledge
the _____ application only upon receipt
of all the required information and documents.



LEGEND:

- Application Site (Area = 2,702 sq.m.)
- Parking Spaces for Staff/Private Vehicles (2.5m x 5m) (3 nos.)
- Loading/Unloading Bay for Medium Goods Vehicle (3.5m x 11m) (1 no.)

Top Bright Consultants Ltd.

Drawing No. :TB/22/798/05A

Layout Plan

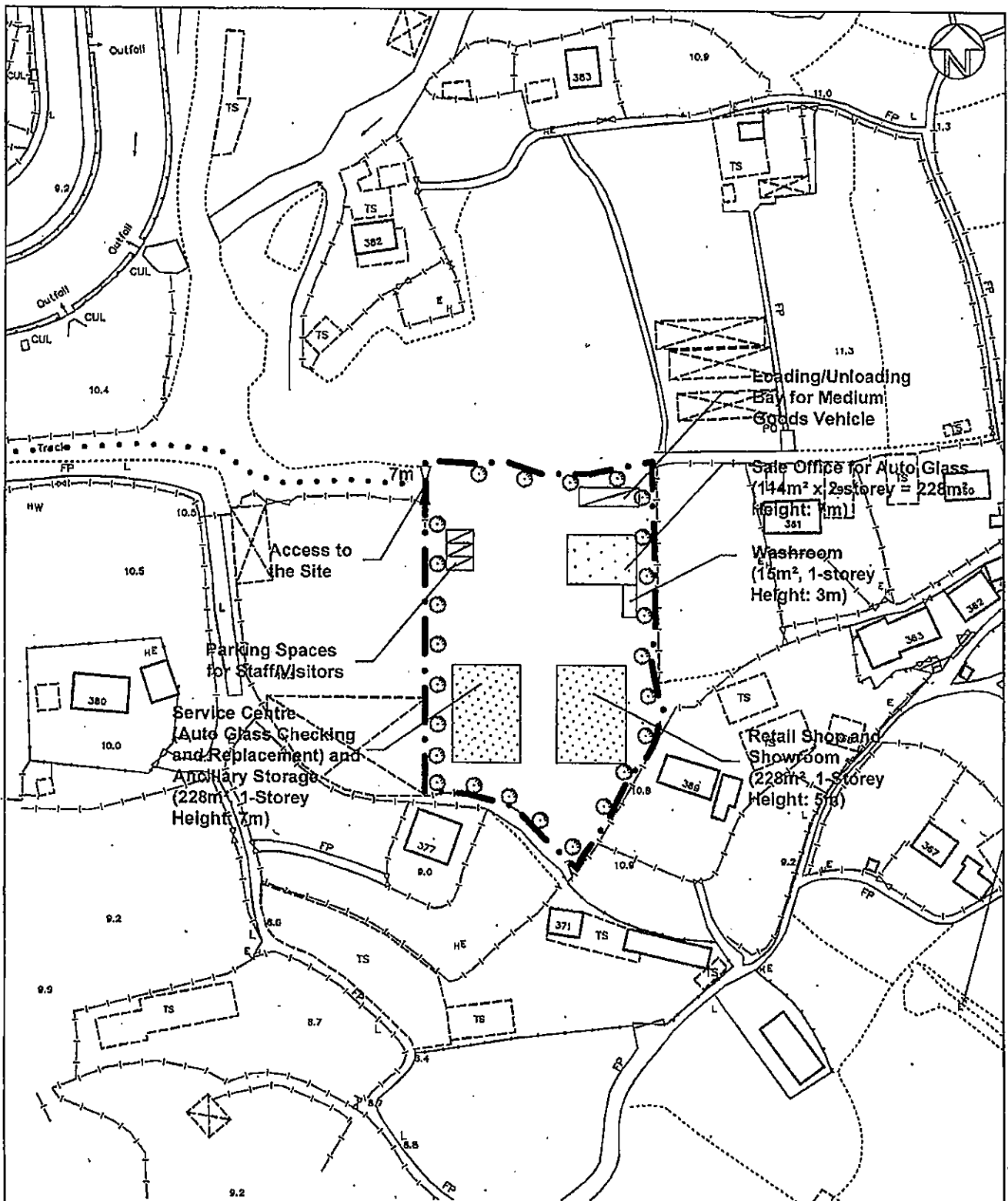
Lot 160RP in DD110,
Kam Tin North, Yuen Long, N.T.

FIGURE 5A

FOR IDENTIFICATION PURPOSE

Date: 15.12.2022

Scale: 1 : 1 000



| Plant Schedule: | Spacing (centre to centre) | Size (height / span) | Quantity |
|----------------------------------|-------------------------------|-------------------------|----------|
| Proposed Trees: Ficus Microcarpa | 3000-4000mm | 2750-3750mm | 25 |

Top Bright Consultants Ltd.

Drawing No. :TB/22/798/06A

Landscape Plan

Lot 160RP in DD110,
Kam Tin North, Yuen Long, N.T.

FIGURE 6A

FOR IDENTIFICATION PURPOSE

Date: 15.12.2022

Scale: 1 : 1 000



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-KTN/882

Our Ref.: 22/798/L04

February 16, 2023

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

By Email

Dear Sir/Madam,


**Proposed Temporary Shop and Services (Retail Shop for Auto Glass)
with Ancillary Office and Service Centre for a Period of Three Years in "Agriculture"
("AGR") Zone at Lot 160RP in DD110, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/882)

With reference to the captioned application, we would like to clarify that the Application Site has not been formed yet. The entire Application Site will be paved with concrete for manoeuvring of vehicles and daily operation use. The total land filling area will be about 2,702 square meters with 0.2m height (from 10.8 mPD to 11mPD). The replacement page of the planning statement (p.7) is attached.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

Encl.

c.c. Xinyi Automobile Glass Co., Ltd. (the Applicant)

Environmental Consideration

- 5.08 The entire site will be hard-paved to avoid fugitive dust impacts from manoeuvring of vehicles. The following measures will also be adopted to minimize any potential impact on surrounding areas:
- (a) Provision of 2-metre high fencing around the Application Site to minimize the visual impact of the Proposed Development;
 - (b) Maintaining landscaping around the perimeter of the Application Site;
 - (c) Providing drainage facilities around the Application Site;
 - (d) No workshop activities will be carried out within the Application Site; and
 - (e) Restriction on hours of operation to daytime only.
- 5.09 The Proposed Development is mainly used for the retail shop of auto glass. It would not involve any washing, dismantling, or painting/spraying of vehicles. Auto glass replacement is similar to replacing the windows of our home, which is not a workshop-related activity. The whole process will involve a few steps only without using any heavy machinery, including removing the trim, removing the auto glass, preparing the pinch weld, applying urethane and installing the new auto glass, which cost less than an hour. It will take place indoor. No adverse environmental impacts, including noise, air, dust pollution are anticipated.

6. JUSTIFICATIONS

Land Unsuitable for Agricultural Use

- 6.01 The Application Site is currently vacant. In view of the land use in the vicinity of the Application Site, the planning intention "AGR" zone would be hardly realized. The adjoining land had been used for non-agricultural activities, such as open storage yards, private vehicle parks, and shop and service uses for years and were hard-paved with concrete. In view of the site location, the existing situation and surrounding developments, the Application Site is considered unsuitable for agricultural uses.

Would Not Contravene the Planning Intention

- 6.02 The physical condition of the Application Site and its surrounding areas are now less than favorable for agricultural purposes. Contrary to its planning intention, which is *"to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes"*, the Application Site is considered neither good agricultural land worthy of retaining or fallow agricultural land with good potential for rehabilitation. Approval of the application would therefore not contravene



才鴻顧問有限公司

TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-KTN/882

Our Ref.: 22/798/L05

February 21, 2022

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

By Email


Dear Sir/Madam,

**Proposed Temporary Shop and Services (Retail Shop for Auto Glass)
with Ancillary Office and Service Centre for a Period of Three Years in "Agriculture"
("AGR") Zone at Lot 160RP in DD110, Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/882)**

In response to comments of the Departments received dated 3.2.2023 and 6.2.2023, we would like to submit our response to comments attached for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Adam Chow

Encl.

c.c. Xinyi Automobile Glass Co., Ltd. (the Applicant)

Comments from Transport Department

1. *The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kam Tai Road and the local access;*

The Proposed Development will provide three private car parking spaces for staff/visitors and a loading/unloading bay for medium goods vehicle (not exceeding 24 tonnes)¹. The number of trips generated and attracted by the Proposed Development is relatively low, about 10 – 12 vehicular trips per day. In order to control the number of vehicles to the Application Site, an appointment system is adopted by the Applicant.

Please see below for the hourly trip generation:

| Time (Operation Hours) | Estimated Trip Generation By Staff and Visitors (in) | Estimated Trip Generation By Staff and Visitors (Out) | Total |
|------------------------|--|---|-------|
| 9:00 – 12:00 | 2 | 1 | 3 |
| 13:00 – 16:00 | 2 | 2 | 4 |
| 16:00 – 19:00 | 2 | 3 | 5 |
| 19:00 – 9:00 | 0 | 0 | 0 |

2. *The applicant should demonstrate the smooth manoeuvring of vehicles to/ from Kam Tai Road, along the local access and within the site;*

Kam Tai Road is one lane for two-way with passing bays. The width of Kam Tai Road is between 6m to 8m. No heavy vehicles would be allowed to enter the Application Site. The sizes of private and medium goods vehicles are capable to turn to Kam Tai Road from the Application Site via the vehicular access. Please refer to the **Figure 1** attached below.

¹ Medium goods vehicle of not exceeding 24 tonnes will be used for delivery of auto glass once per week.

Figure 1

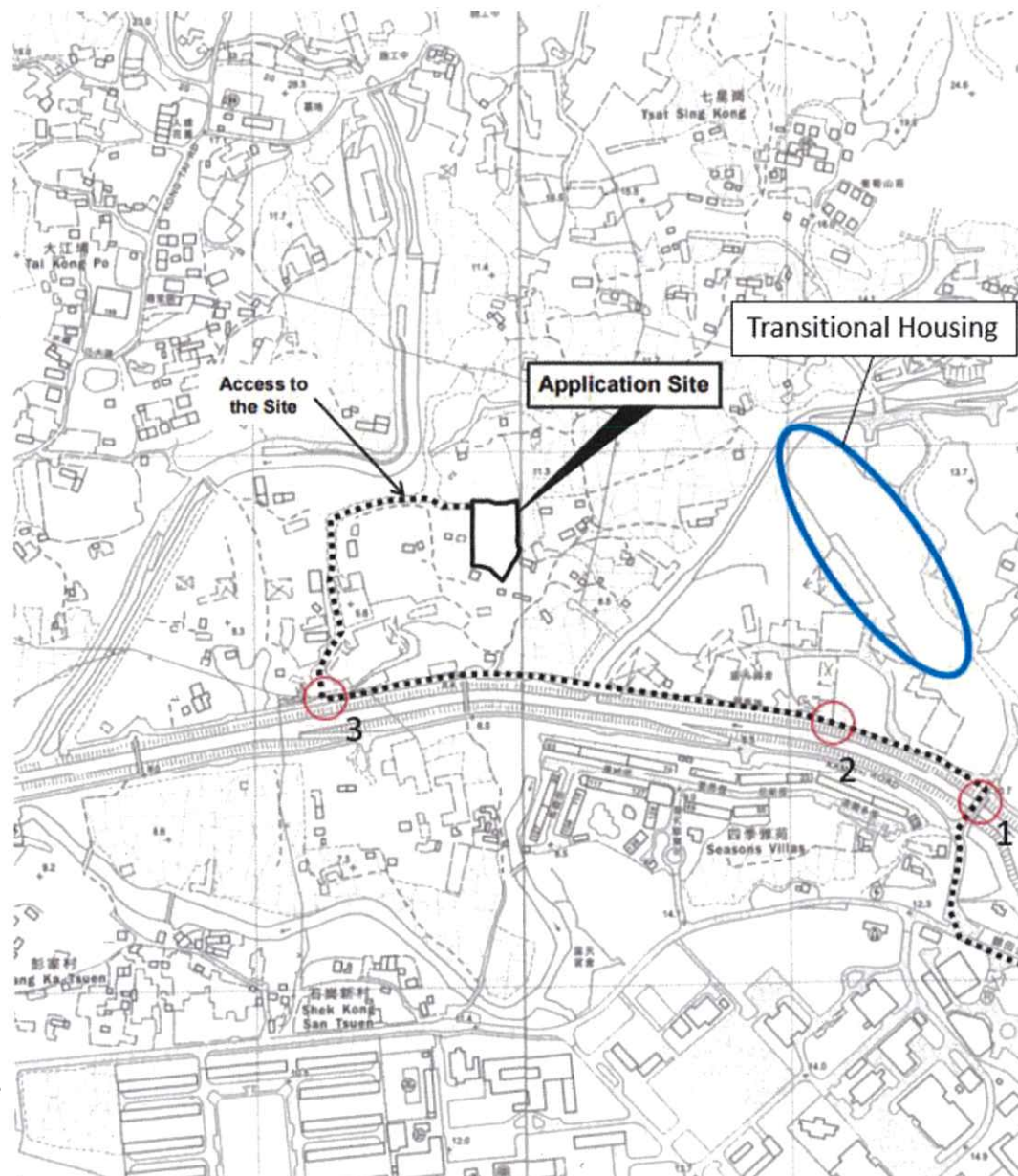


Photo 1 shows the section of Kam Tai Road connecting to Kam Tin Road. It is 8m wide. The blue circle in the figure is an approved transitional housing development (七星崗過渡性房屋項目). Medium or even heavy goods vehicles will deliver the construction materials by this section of Kam Tai Road during construction stage. **Photo 2** shows the surrounding land use of the Application Site. There are lots of warehouse, open storage, workshop uses in the surrounding. Medium goods vehicles are always used to deliver goods in this area. **Photo 3** shows the local access connecting to the Kam Tai Road. The width of the local access and Kam Tai Road are about 8m wide respectively. The sizes of private and medium goods vehicles are capable to turn to the Application Site from Kam Tai Road via the vehicular access.

Planning Application No. A/YL-KTN/882 - Proposed Temporary Shop and Services (Retail Shop for Auto Glass) with Ancillary Office and Service Centre for a Period of Three Years

Photo 1



Photo 2

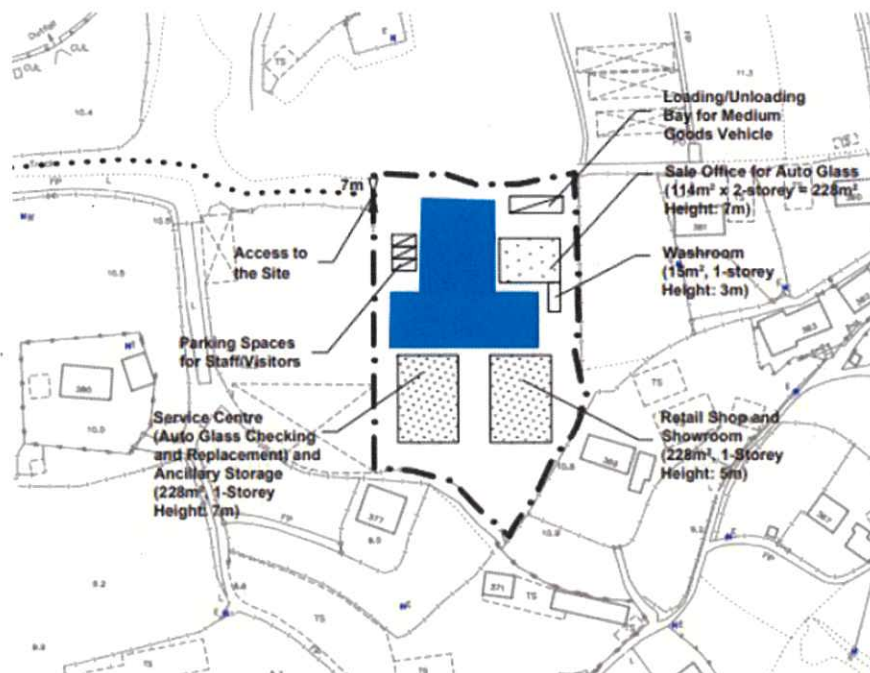


Photo 3



Sufficient space (in blue colour) is provided for the smooth manoeuvring of vehicles within the Application Site (See the **Figure 2** below).

Figure 2



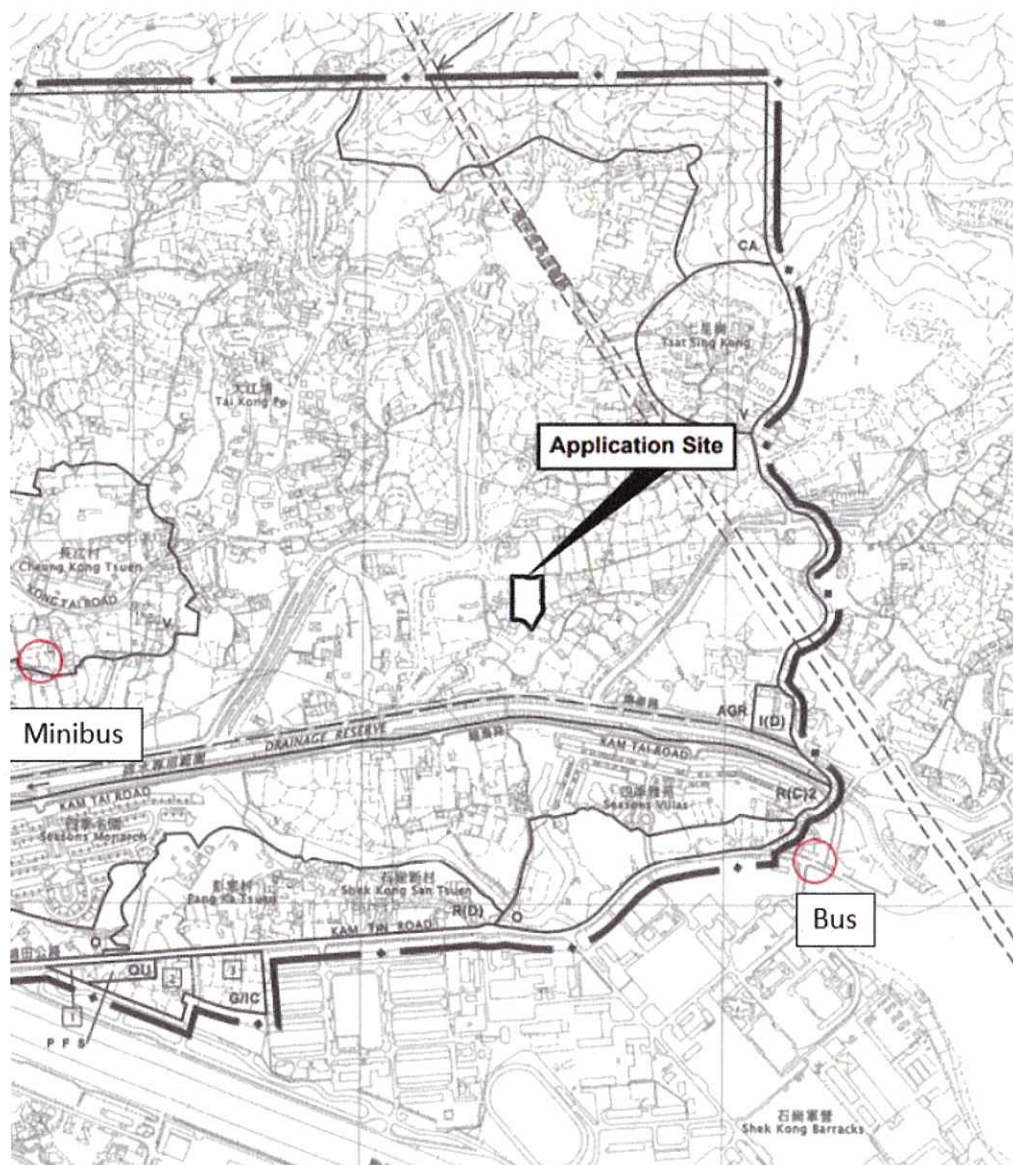
3. The applicant should note the local access between Kam Tai Road and the site is not managed by this Department.

Noted.

4. The applicant should provide nearest public transport services and indicate on the layout plan; and

At present, there are 3 franchised bus routes serving Kam Tin Road, which are 54, 77K and 251B and a minibus route (602) serving Tai Kong Po and Cheung Kong Tsuen. Both bus/minibus stops are about 600 metres from the main entrance of the Proposed Development. Please refer to the **Figure 3** attached below.

Figure 3



Comments from Planning Department

1. *The proposed trees, Ficus microcarpa, will become a large tree when mature. The applicant is advised to consider alternative of small to medium size tree species.*

Garcinia subelliptica will be the alternative tree species to plant in the Application Site. It is smaller than Ficus macrocarpa in mature size, which the height will be about 6m, and the crown will be about 5m in diameter. The proposed tree height is about 3 meters when first planted in the ground. 3-4m spacing is proposed for sustainable tree growth.

Garcinia subelliptica is an evergreen species. It can tolerate to strong wind, heat, drought and pollution. According to the information from the Greening, Landscape, and Tree Management Section of Development Bureau, Garcinia subelliptica is commonly used for beautifying the environment, screening and blocking the wind and noise in Hong Kong. It can also provide shading.



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-KTN/882

Our Ref.: 22/798/L06

February 23, 2023

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

By Email

Dear Sir/Madam,

**Proposed Temporary Shop and Services (Retail Shop for Auto Glass)
with Ancillary Office and Service Centre for a Period of Three Years in "Agriculture"
("AGR") Zone at Lot 160RP in DD110, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/882)

In response to the comment of the Antiquities and Monuments Office, Development Bureau dated 23.2.2023, we would like to clarify that no permanent structures will be erected on the Application Site. Four 1 to 2-storey (3m to 7m) temporary structures will be built by converted containers with canopies on top, which do not involve ground excavation works and foundation works. In addition, land filling with 0.2m height (from 10.8 mPD to 11mPD), fencing and landscaping will not involve ground excavation.

Should this application be approved, the Applicant commits to submit and implement a drainage proposal to the satisfaction of the Director of Drainage Services if and when required in compliance with approval condition(s). The Applicant will take note of the concern from the Antiquities and Monuments Office during the implementation of the drainage proposal.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

Encl.

c.c. Xinyi Automobile Glass Co., Ltd. (the Applicant)



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-KTN/882

Our Ref.: 22/798/L07

February 27, 2023

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

By Email

Dear Sir/Madam,

**Proposed Temporary Shop and Services (Retail Shop for Auto Glass)
with Ancillary Office and Service Centre for a Period of Three Years in "Agriculture"
("AGR") Zone at Lot 160RP in DD110, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/882)

In response to the comment of the Planning Department and Environmental Department dated 23.2.2023, we would like to submit our response to the comments attached for your consideration.

We would like to clarify that the Proposed Development will mainly serve the customers in Yuen Long and Northwest New Territories. The motorcade service teams will also provide auto glass replacement services at such locations as requested by the customers.

Should you have any queries or require further information, please feel free to contact the undersigned at:

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Adam Chow

Encl.

c.c. Xinyi Automobile Glass Co., Ltd. (the Applicant)

Comments from Environmental Department

1. In accordance with the latest "Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites" ("COP"), he does not support the application as there are sensitive receivers, i.e. residential dwellings/ structures, located in the vicinity of the Site and environmental nuisance is expected as the proposed development will involve traffic of heavy vehicles.

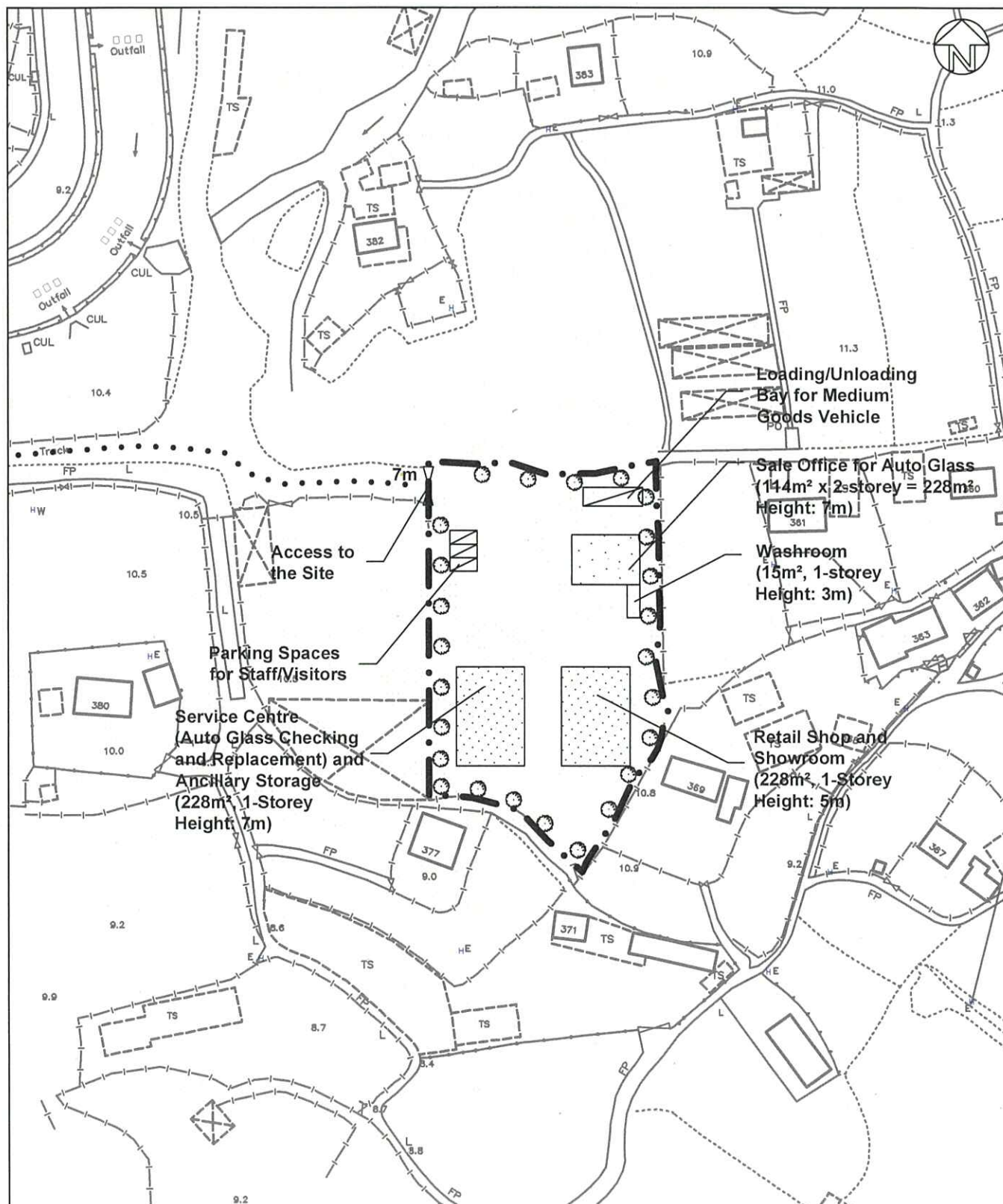
The Proposed Development is used for the retail shop of auto glass instead of open storage, warehouse or workshop uses. It would not involve any washing, dismantling, or painting/spraying of vehicles. Selling goods will not affect the residential dwellings/ structures located in the vicinity of the Application Site.


Moreover, the proposed hours of operation at the Application Site will be restricted to daytime only between 9:00am and 7:00pm from Mondays to Saturdays, and there will be no operation on Sundays and public holidays. The entire site will be hard-paved to avoid fugitive dust impacts from manoeuvring of vehicles. Provision of 2-metre high fencing around the Application Site to minimize the noise (if any) and visual intrusion to the surrounding areas.

There is a proposed service centre in the Application Site providing auto glass checking and sometimes replacement services if the auto glasses are chipped seriously which will harm road safety. Replacing auto glasses is similar to replacing the windows of our home, which is not a workshop-related activity. The whole process will involve a few steps only without using any heavy machinery, including removing the trim, removing the auto glass, preparing the pinch weld, applying urethane and installing the new auto glass, which cost less than an hour. It will take place indoor. No adverse environmental impacts, including noise, air, dust pollution are anticipated.

The Proposed Development will provide three private car parking spaces for staff/visitors and a loading/unloading bay for medium goods vehicle (not exceeding 24 tonnes). The number of trips generated and attracted by the Proposed Development is relatively low, about 10 – 12 vehicular trips per day. Medium goods vehicle of not exceeding 24 tonnes will be used for delivery of auto glass once per week. It is expected that the traffic of heavy vehicles will not be prominent. In order to control the number of vehicles to the Application Site, an appointment system is adopted by the Applicant.

In view of the above, proper environmental mitigation measures have been adopted to reduce any potential adverse impacts on the environment as well as soften the possible visual intrusion.



| Plant Schedule: | Spacing (centre to centre) | Size (height / span) | Quantity |
|--|-------------------------------|-------------------------|----------|
| Proposed Trees: <i>Garcinia subelliptica</i>  | 3000-4000mm | 2750-3750mm | 25 |

Top Bright Consultants Ltd.

Drawing No. :TB/22/798/06A

Landscape Plan

Lot 160RP in DD110,
Kam Tin North, Yuen Long, N.T.

FIGURE 6A

FOR IDENTIFICATION PURPOSE
Date: 24.2.2023
Scale: 1 : 1 000



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-KTN/882

Our Ref.: 22/798/L09

March 27, 2023

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

By Email

Dear Sir/Madam,

**Proposed Temporary Shop and Services (Retail Shop for Auto Glass)
with Ancillary Office and Service Centre for a Period of Three Years in "Agriculture"
("AGR") Zone at Lot 160RP in DD110, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/882)

We would like to clarify that light goods vehicles of not exceeding 5.5 tonnes will be used for delivery instead of medium/ heavy goods vehicles. Updated Layout Plan and Landscape Plan are attached for your information.

Over the years, the Applicant has built its client base with its shop and service centre in Kam Tin. The Proposed Development will mainly serve the customers in Kam Tin, Yuen Long and Northwest New Territories.

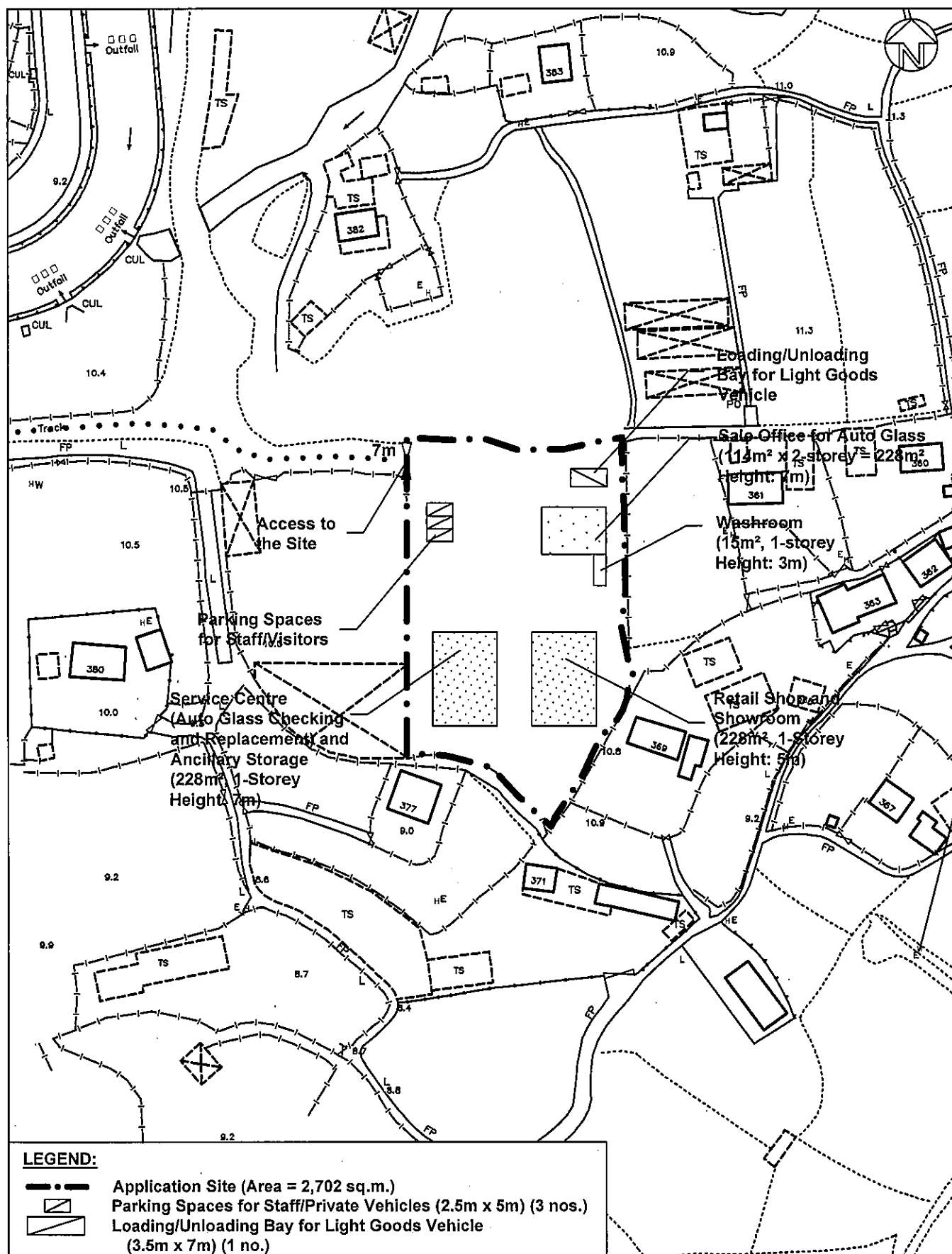
Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

Encl.

c.c. Xinyi Automobile Glass Co., Ltd. (the Applicant)



Top Bright Consultants Ltd.

Drawing No. :TB/22/798/05B

Layout Plan

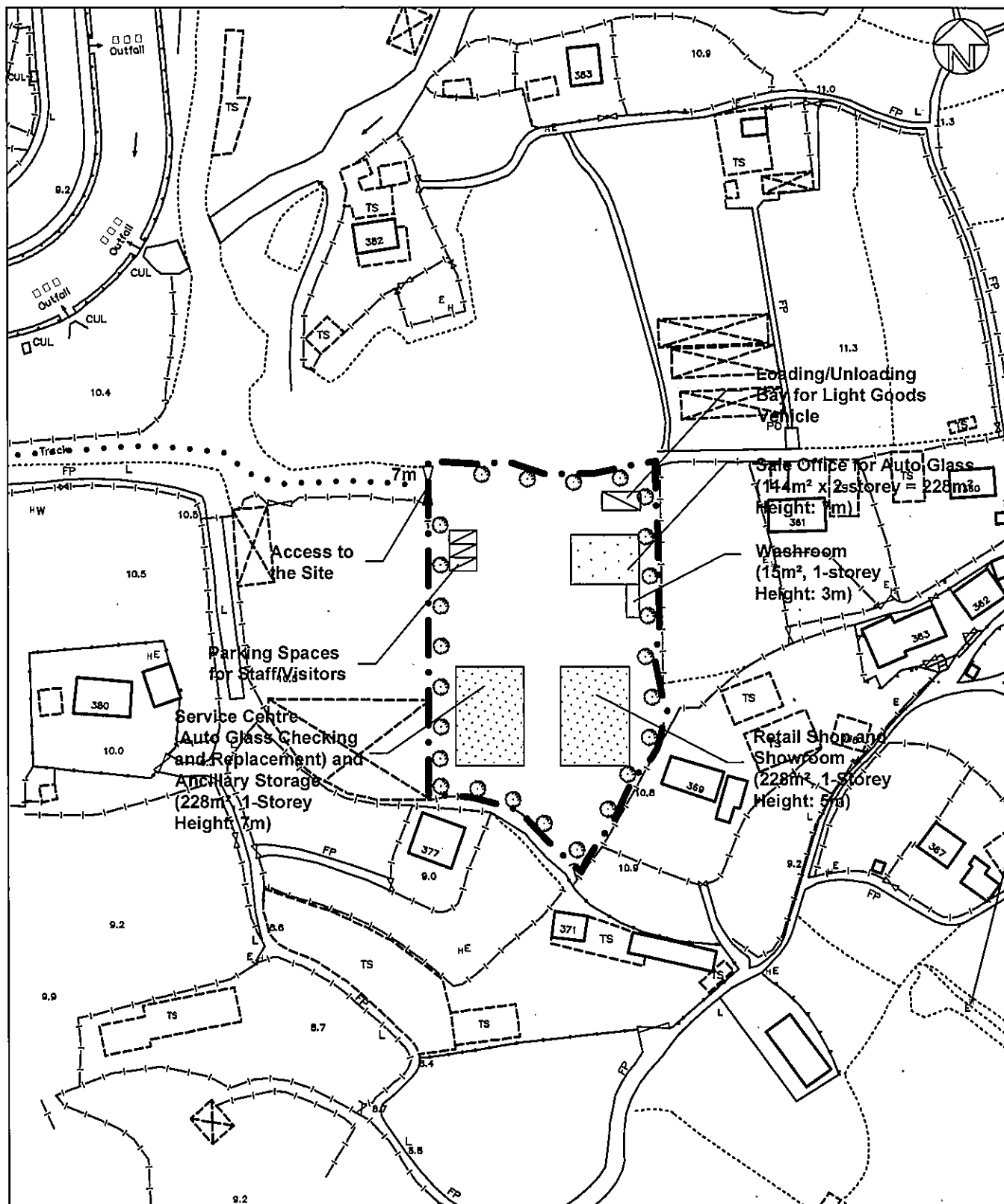
Lot 160RP in DD110,
Kam Tin North, Yuen Long, N.T.


FIGURE 5B

FOR IDENTIFICATION PURPOSE

Date: 27.3.2023

Scale: 1 : 1 000



| Plant Schedule: | Spacing (centre to centre) | Size (height / span) | Quantity |
|--|-------------------------------|-------------------------|----------|
| Proposed Trees: <i>Garcinia subelliptica</i>  | 3000-4000mm | 2750-3750mm | 25 |

Top Bright Consultants Ltd.

Drawing No. :TB/22/798/06B

Landscape Plan

Lot 160RP in DD110,
Kam Tin North, Yuen Long, N.T.

FIGURE 6B

FOR IDENTIFICATION PURPOSE
Date: 27.3.2023
Scale: 1 : 1 000



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-KTN/882

Our Ref.: 22/798/L10

May 4, 2023

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

By Email

Dear Sir/Madam,

**Proposed Temporary Shop and Services (Retail Shop for Auto Glass)
with Ancillary Office and Service Centre for a Period of Three Years in "Agriculture"
("AGR") Zone at Lot 160RP in DD110, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/882)

The captioned application involves filling of land. The Applicant promises to reinstate the Application Site to the original condition upon expiry of the planning approval.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

Encl.

c.c. Xinyi Automobile Glass Co., Ltd. (the Applicant)

Previous s.16 Application covering the Application Site

Rejected Application

| Application No. | Use/Development | Date of Consideration | Rejection Reasons |
|-----------------|---|-----------------------|-------------------|
| A/YL-KTN/450 | Temporary Auto Glass Replacement Services Depot for a Period of 3 Years | 17.10.2014 | (1) to (4) |

Rejection Reasons

- (1) The development was not in line with the planning intention of the "AGR" zone. No strong justification had been given in the submission for a departure from the planning intention even on a temporary basis.
- (2) The development was not compatible with the surroundings which were rural in character predominated by residential dwellings/structures and agricultural land.
- (3) The applicant failed to demonstrate that the development would not generate adverse environmental impact on the surrounding areas.
- (4) The approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would result in the encroachment of good agricultural land, causing a general degradation of the rural environment of the area.

Similar s.16 Applications within the "AGR" Zone in the vicinity of the Site

Approved Application

| Application No. | Use/Development | Date of Consideration |
|-----------------|---|-----------------------|
| A/YL-KTN/699 | Renewal of Planning Approval for Temporary Shop and Services (Plant Showroom) for a Period of 3 Years | 24.4.2020 |

Rejected Application

| Application No. | Use/Development | Date of Consideration | Rejection Reasons |
|-----------------|---|-----------------------|-------------------|
| A/YL-KTN/629 | Proposed Temporary Shop and Services (Plant Showroom) for a Period of 3 Years | 2.11.2018 | (1) and (2) |

Rejection Reasons

- (1) The development was not in line with the planning intention of the "AGR" zone. No strong justification had been given in the submission for a departure from the planning intention even on a temporary basis.
- (2) The applicant failed to demonstrate that the proposed development would not generate environmental nuisance on the surrounding areas.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- there is no environmental complaint concerning the Site received by DEP in the past 3 years; and
- no objection to the application.

3. Traffic

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

- no comment on the application from traffic engineering perspective.

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

- no objection to the application.

4. Landscape

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

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2022, the Site is located in an area of rural landscape character comprising farmlands, vacant lands, open storage, temporary structures and scattered tree groups. The proposed use is not incompatible with the surrounding landscape setting; and
- according to the site photos taken in January 2023, the Site is fenced off and vacant. No existing tree is observed within the Site. With reference to the applicant's landscape plan, 25 nos. of new trees are proposed along the periphery of the Site.

Significant adverse impact on landscape resources arising from the proposed use is not anticipated.

5. Drainage

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

- no objection in-principle to the proposed development from the public drainage point of view; and
- should the application be approved, approval conditions should be stipulated requiring (i) the submission of a drainage proposal; and (ii) the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board.

6. Fire Safety

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

- no objection in-principle to the proposal subject to FSIs being provided to his satisfaction.

7. Building Matters

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

- detailed checking under the Building Ordinance will be carried out at building plan submission stage.

8. District Office's Comments

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

- he has not received any comments from the locals upon close of consultation and has no particular comments on the application.

9. Other Departments

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

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;

- Commissioner of Police;
- Director of Food and Environmental Hygiene (DFEH); and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) the permission is given to the development/uses and structures under application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/uses and remove such structures not covered by the permission;
- (c) to note DLO/YL, LandsD's comments that:
 - the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on-site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to 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. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note CHE/NTW, HyD's comments that:
 - only part of Kam Tai Road is maintained by his office. His office shall not be responsible for the maintenance of any other accesses connecting the Site to Kam Tai Road and Kam Tin Road; and

- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note DEP's comments that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance;
- (g) to note D of FS's comments that:
- in consideration of the design/nature of the proposals, fire service installations (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. If the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note DFEH's comments that:
- proper licence/ permit issued by his department is required if there is any food business/ catering service/ activities regulated by him under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk etc). The application for licence, if acceptable by the Food and Environmental Hygiene Department, will be referred to relevant government departments such as the Building Department, Fire Services Department and Planning Department for comment. If there is no objection from the department for concerned, a letter of requirements will be issued to the applicant for compliance and the license will be issued upon compliance of all the requirements; and
 - there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses; and
- (i) to 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 the Site,

prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the 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 on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.

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



A/YL-KTN/882 DD 110 Kam Tin
03/02/2023 02:39

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/YL-KTN/882

Lot 160 RP in D.D. 110, Kam Tin, Yuen Long

Site area: About 2,702sq.m

Zoning: "Agriculture"

Applied use: Retail Shop for Auto Glass / 4 Vehicle Parking

Dear TPB Members,

While the Applicant states that this is a new business, the application history would indicate that the operation has existed for some time without approval.

450 for glass business rejected Oct 2014 and application for review withdrawn.

While some of the lots in the district are brownfield operations, there is still agricultural activity including some organic farms.

The justifications of the 2014 rejection are therefore still valid. A business selling auto glass should be accommodated in an industrial estate with appropriate facilities.

Mary Mulvihill

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



KFBG's comments on two planning applications

07/02/2023 16:26

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

2 attachments



230207 s16 KTN 882.pdf 230207 s16 KTN 885.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

7th February, 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Shop and Services (Retail Shop for Auto Glass) with Ancillary
Office and Service Centre for a Period of 3 Years
(A/YL-KTN/882)**

1. We refer to the captioned.
2. There is a rejected application for 'Temporary Auto Glass Replacement Services Depot for a Period of 3 Years' (A/YL-KTN/450) covering the application site and the reasons for rejection are reproduced below:

(a) the development is not in line with the planning intention of the "Agriculture" ("AGR") zone which 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. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis;

(b) the development is not compatible with the surroundings which are rural in character predominated by residential dwellings/structures and agricultural land;

(c) the applicant fails to demonstrate that the development would not generate adverse environmental impact on the surrounding areas; and

(d) the approval of the application, even on a temporary basis, would set an undesirable



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would result in the encroachment of good agricultural land, causing a general degradation of the rural environment of the area.

3. We object to this application as the proposed use is not in line with the planning intention of AGR zone and we urge the Board to reject it.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden