

2024年 9月 2 5日

此文件在 收到。城市規劃委員會
只會在收到所有必需的資料及文件後才正式收到
申請的日期。

This document is received on 25 SEP 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

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By Post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YUKTS/1028
	Date Received 收到日期	25 SEP 2024

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

1. Name of Applicant 申請人姓名/名稱

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

Multi Link Corporation Limited

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)

M&D Planning and Construction Consultant Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1689 S.C(Part), 1689 S.D(Part), 1689 S.E, 1689 S.F, 1689 S.G., 1689 S.H and 1689 R.P. in D.D. 109 and Adjoining Government Land, Kam Tin Road, Kam Tin, Yuen Long
(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 1111.95 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 452.52 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)	195.75 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	住宅(丙)類, 鄉村式發展
(f) Current use(s) 現時用途	臨時商店及服務行業 (汽車陳列室) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____ (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

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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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	擬議商店及服務行業(汽車陳列室)之規劃許可申請為期三年 (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	871.65sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	240.3sq.m <input 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sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	452.52sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	452.52sq.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) 構築物A 遮陽簷 14.8 x 4.9 x 6.9米(兩層高) - 辦公室(一樓)(在構築物A內) 辦公室及汽車陳列室(地下)(在構築物A內) 遮雨簷 13x0.9x3.2米(高) 構築物B 遮陽簷 11.0 x 2.5 x 6.9米(兩層高) - 會客室(一樓)(在構築B內) 洗手間及汽車陳列室(地下)(在構築B內) 構築物C 遮陽簷 4.2 x 3.9 x 3.15米(一層高) 構築物D 遮陽簷 16.5 x 6.8 x 6.9米(兩層高) - 貯存室(一樓)(在構築D內) 汽車陳列室(地下)(在構築D內)	
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	18架
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	7架
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 星期一至星期六10:30 AM - 6:30 PM, 星期日及公眾假期11:30AM - 6:30 PM			
(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)) 錦田公路.....	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <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	<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 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 or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/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）。

(請見附件)

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

Wong Chun Yu Leo

Planning Consultant

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

M&D Planning and Construction Consultant Limited

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

Date 日期

6-9-2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 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	Lots 1689 S.C(Part), 1689 S.D(Part), 1689 S.E, 1689 S.F, 1689 S.G., 1689 S.H and 1689 R.P. in D.D. 109 and Adjoining Government Land, Kam Tin Road, Kam Tin, Yuen Long
Site area 地盤面積	1111.95 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 195.75 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL-KTS/15
Zoning 地帶	住宅(丙)類, 鄉村式發展
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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	擬議臨時商店及服務行業 (汽車陳列室)為期3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
	Non-domestic 非住用	452.52	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.407
(ii) No. of blocks 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
(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	3.15-6.9	m 米 <input type="checkbox"/> (Not more than 不多於)
		1-2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	21.6 % <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		25
	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) _____ _____		18 7
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		N/A
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>
位置圖, 車輛緩衝區佈置圖, 消防裝置平面圖, 消防滅火水源位置圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input checked="" 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 checked="" 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。

附件：

規劃大綱：

申請地段已獲批准之規劃申請編號為 A/YL-KTS/797 (2018-2021 年), A/YL-KTS/898(2021-2024 年), 申請人之營運方式, 申請面積與早前獲批申請完全相同, 鑒於申請人於 2024 年與電動車車廠簽訂香港分銷商合約, 擬議加建一個汽車陳列室作業務擴充用途, 申請面積及場內排水系統, 園景設計, 交通設施, 消防裝置(新汽車陳列室加裝消防裝置)及存放車輛數量將維持不變, 由於增加了上蓋面積, 因此重新向城市規劃委員會遞交是次申請。

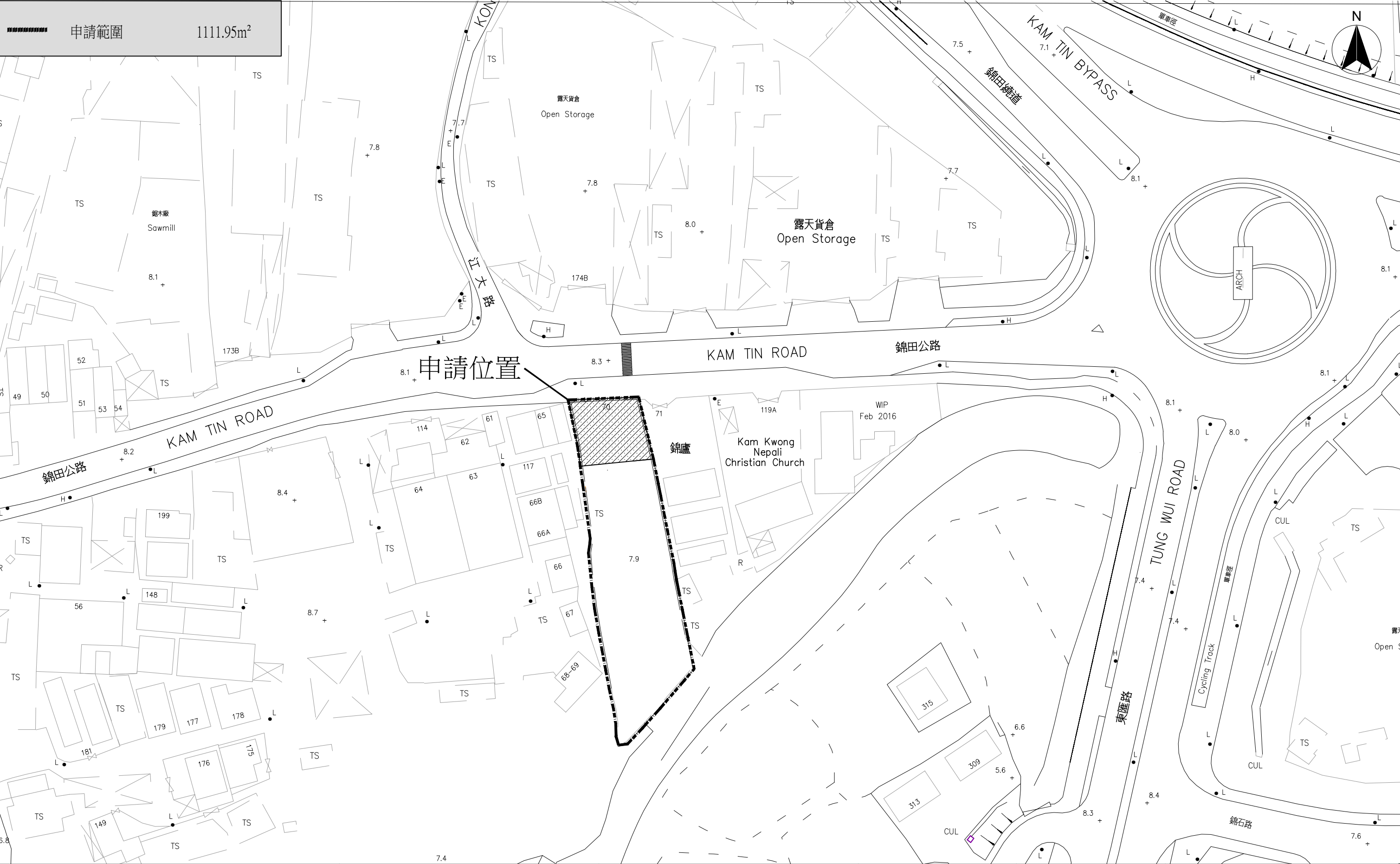
申請理由：


- 1) 由於地段可建樓面面積已經用盡, 不能申請興建任何小型屋宇, 規劃許可可善用香港土地資源;
- 2) 錦田市中心多年來已經為人熟悉為汽車銷售及存放地區, 於區內已經有不少於十間之同類型業務並且正在營業中, 因此上述之申請確保不會對區內環境構成不協調之影響;
- 3) 我們申請之土地使用地段自成一閣, 並非消防或救援的主要通道, 場內置有車輛緩衝區, 於申請位置約 50 米範圍內設有消防栓, 消防員可迅速到現場進行救援工作, 因此我們在申請位置主要存放汽車為主絕對不會對消防救援或交通造成擠塞之影響;
- 4) 我們預計每日汽車出入之架次約為 10 架次(星期一至五), 星期六日為 5 架次, 訪客必須預約才可到場, 安排交通督導員指揮交通保障行人安全, 因此我們相信上述申請對於錦田市中心之行人安全性沒有構成危險影響;
- 5) 我們之業務用途主要是汽車存放及展示/與客戶會議等, 並不會有任何汽車維修及零件裝拆, 車輛均駕駛至現場, 並非由大型拖車運送; 場內設有洗手間及安裝污水化糞系統處理洗手污水, 相信對區內的環境污染(如空氣/嘈音/污水)及渠務絕不會有負面影響;
- 6) 於 2018 年已經獲得規劃署園景組, 消防署, 運輸署及渠務署的書面同意上述地段之申請建議。

申請人承諾嚴守以下之規劃許可附帶條件所規定事項包括：

1. 在規劃許可有效期內, 不得於星期日及公眾假期早上十時三十分至早上十一時三十分在申請地點作業;
2. 在規劃許可有效期內的任何時間, 不得在申請地點進行拆件、保養、維修、清洗、噴漆或其他工場活動;
3. 在規劃許可有效期內的任何時間, 根據《道路交通條例》所界定重量超過 5.5 公噸的中型或重型貨車(包括貨櫃車拖頭/拖架)不得在申請地點停泊/存放或進出申請地點;
4. 在規劃許可有效期內, 必須時刻妥為維修保養申請地點內的現有邊界圍欄;
5. 在規劃許可有效期內的任何時間, 不得有車輛排隊至公共道路或倒車進出公共道路;
6. 在規劃許可有效期內的任何時間, 不得有車輛由公共道路左轉至申請地點或由申請地點右轉至公共道路;
7. 在規劃許可有效期內, 必須時刻妥為保養已落實的排水設施(見附圖);
8. 申請人已完成美化環境建議, 符合規劃署署長或城規會的要求;
9. 場內消防裝置包括緊急照明燈, 滅火筒及出路牌將每年安排消防承辦商檢查, 確保運作正常, 符合消防署署長的要求;

總結：申請人希望能夠繼續於區內服務香港市民, 並希望能夠善用土地上資源, 能為市民提供我們之優質服務, 擬議增添銷售環保電動車能改善環境污染, 為環保出一份力, 申請地段與早前獲批規劃許可沒有改變, 並嚴格遵守及履行所有部門之規劃許可附帶條件(見附件), 祈規劃署能獲批准擬作“商店及服務行業(汽車陳列室)”用途申請為期 3 年;





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Consultant Ltd.

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Project

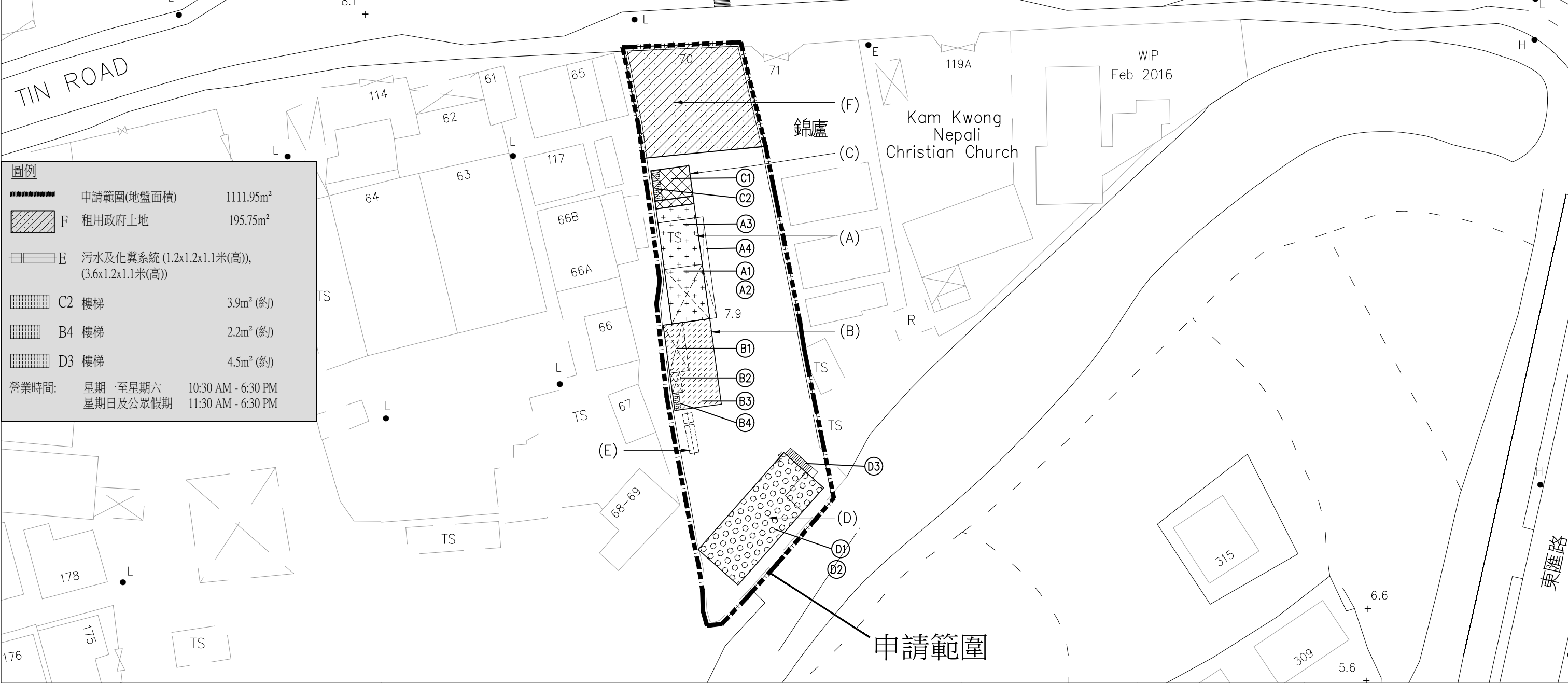
Lots 1689 S.C. (Part), 1689 S.D. (Part), 1689 S.E, 1689 S.F, 1689 S.G., 1689 S.H AND 1689 R.P. in D.D. 109 and Adjoining Government Land, Kam Tin Road, Kam Tin, Yuen Long

Application

擬議商店及服務行業(汽車陳列室)之規劃許可申請為期三年

Drawing Title		Notes	
位置圖		Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.	
Scale	1:1000 (A3)	比例	Revisions
Drawn by	Arthur	繪圖人	Designed by
Checked by	AY	檢查	Date
Job No.	DD109/1689	工程項目	Drawing No.
		圖號	P-01
Revisions	修訂	Description	描述
		Date	日期

圖例	(臨時構築物)	構築物用途	上蓋面積	非住用樓面面積	層數	構築物高度
	A	遮陽簷篷 14.8x4.9x6.9米(高)	約 72.52m ²	約 156.74m ²	2	約 6.9m
	A1	辦公室位於一樓 14.8x4.9x3.70米(高) (在構築物A內)				
	A2	辦公室位於地下 7.0x4.9x3.20米(高) (在構築物A內)				
	A3	汽車陳列室位於地下 7.8x4.9x3.20米(高) (在構築物A內)				
	B	遮陽簷篷 11.0x2.5x6.9米(高)	約 27.50m ²	約 55m ²	2	約 6.9m
	B1	會客室位於一樓 6.2x2.5x3.2米(高) (在構建B內)				
	B2	洗手間位於地下 2.6x1.3x2.8米(高) (在構建B內)				
	B3	汽車陳列室位於地下 6.2x6.0x3.0米(高) (在構築物B內)				
	C1	遮陽簷篷 4.2x3.9x3.15米(高)	約 16.38m ²	約 16.38m ²	1	約 3.15m
	D	遮陽簷篷 16.5x6.8x6.9米(高)	約 112.2m ²	約 224.4m ²	2	約 6.9m
	D1	貯存室位於一樓 16.5x6.8x3.75米(高) (在構築物D內)				
	D2	汽車陳列室位於地下 16.5x6.8x3.15米(高) (在構築物D內)				



圖例		
	申請範圍(地盤面積)	1111.95m ²
	租用政府土地	195.75m ²
	污水及化糞系統 (1.2x1.2x1.1米(高)), (3.6x1.2x1.1米(高))	
	C2 樓梯	3.9m ² (約)
	B4 樓梯	2.2m ² (約)
	D3 樓梯	4.5m ² (約)
營業時間:	星期一至星期六 10:30 AM - 6:30 PM 星期日及公眾假期 11:30 AM - 6:30 PM	

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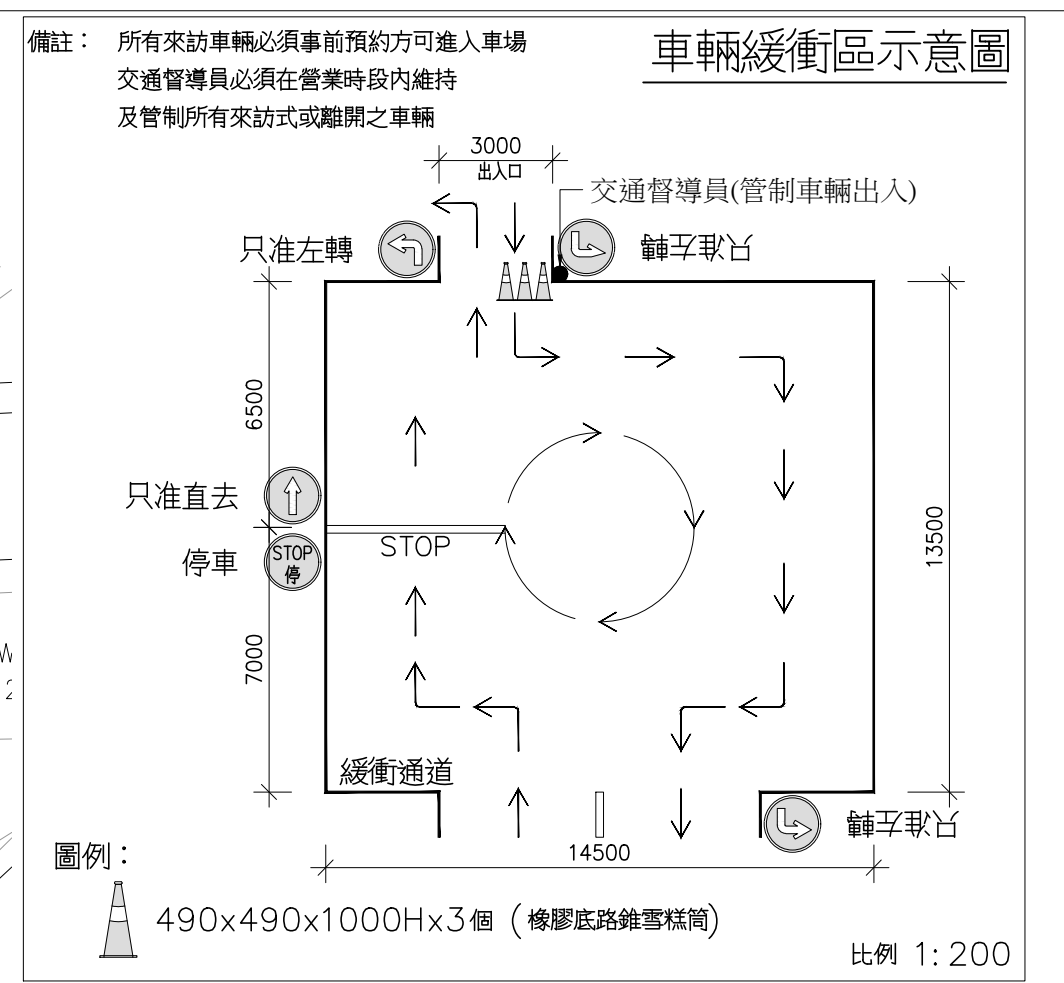
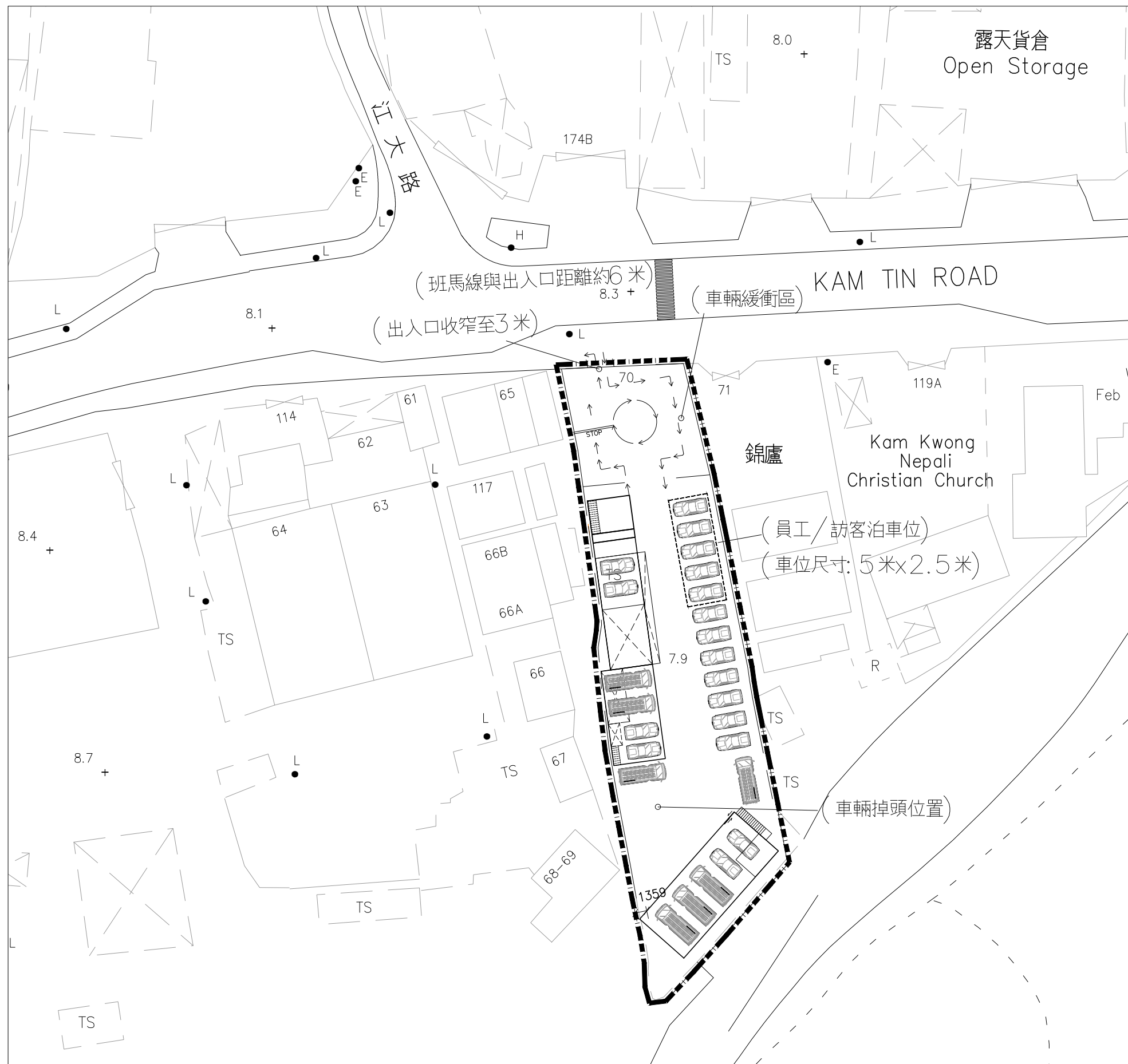
Project 項目

Lots 1689 S.C. (Part), 1689 S.D. (Part), 1689 S.E, 1689 S.F, 1689 S.G., 1689 S.H AND 1689 R.P. in D.D. 109 and Adjoining Government Land, Kam Tin Road, Kam Tin, Yuen Long

Application 申請

擬議商店及服務行業(汽車陳列室)之規劃許可申請為期三年

Drawing Title 圖名		Notes 註釋	
平面圖		Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.	
Scale 比例	1:500 (A3)	Revisions 修訂	-
Drawn by 繪圖人	Arthur	Designed by 設計者	LW
Checked by 檢查	AY	Date 日期	05-SEP-2024
Job No. 工程項目	DD109/1689	Drawing No. 圖號	P-02
Revisions 修訂		Description 描述	
Date 日期			



我們建議在車場前面位置設立車輛緩衝區，在緩衝區的道路上設立方筒及暫停標記，藉此管制車輛在緩衝區的出 / 入車輛的先後及左右次序，並在出口處增設交通督導員管理駛出 / 駛入之車輛。

如有駛出之車輛必須在緩衝通道必須暫停，確保門口無阻礙才准許駛出之車輛離開。

備註：在緩衝通道設立指示牌，確保駛出 / 或駛入之車輛清楚行駛路徑。

申請範圍車輛類型：私家車/輕型貨車
開放時間為： 10：30am-18：30pm (星期一至六)
11：30am-18：30pm (星期日及公眾假期)
存放25架車輛 (其中5架為員工/訪客泊車位)







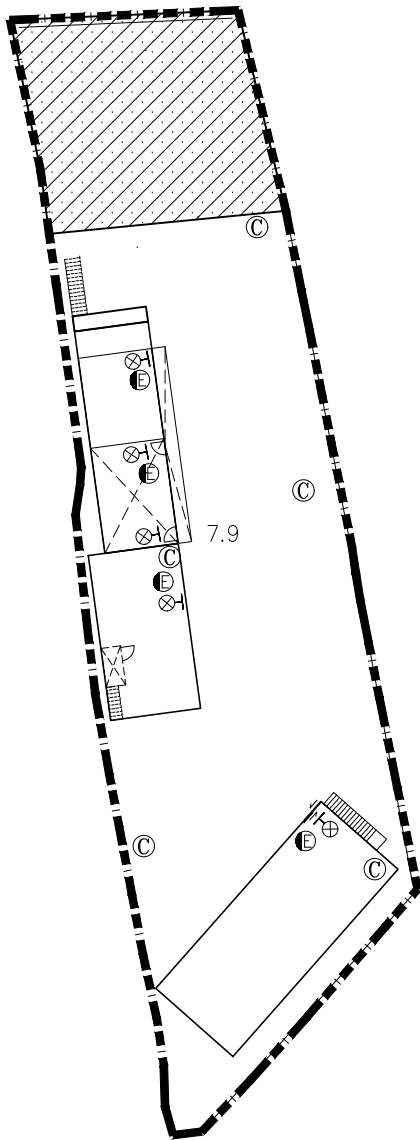
M&D
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Project
Lots 1689 S.C. (Part), 1689 S.D. (Part),
1689 S.E, 1689 S.F, 1689 S.G., 1689 S.H
AND 1689 R.P. in D.D. 109 and Adjoining
Government Land, Kam Tin Road,
Kam Tin, Yuen Long

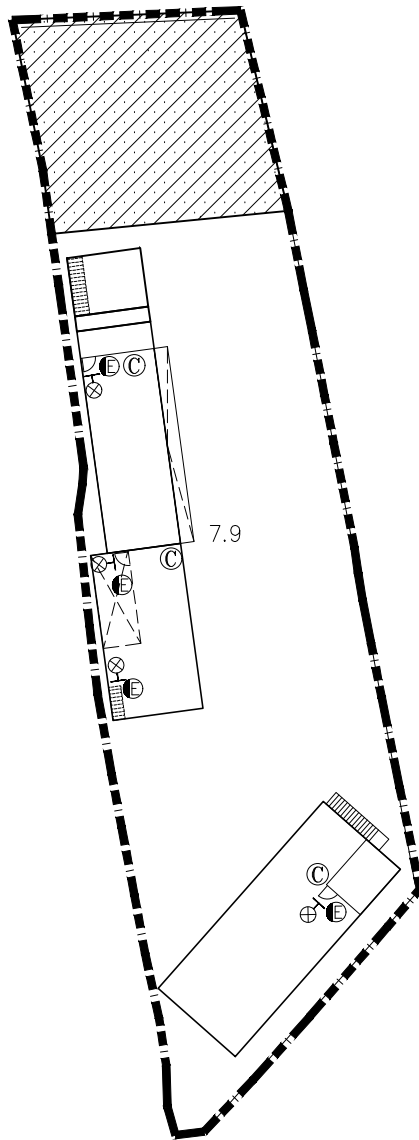
Application
擬議商店及服務行業(汽車陳列室)
之規劃許可申請為期三年

Drawing Title				Notes			
車輛緩衝區及佈置圖				Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.			
Scale	1:500 (A3)	比例	Revisions	—			
Drawn by	Arthur	繪圖人	Designed by	LW			
Checked by	AY	檢查	Date	09-SEP-2024			
Job No.	DD109/1689	工程項目	Drawing No.	P-03	圖號	Date	日期
				Revisions	修訂	Description	描述


圖示:	
	緊急照明燈
	5公斤乾粉式滅火器
	緊急出路指示牌
	申請範圍



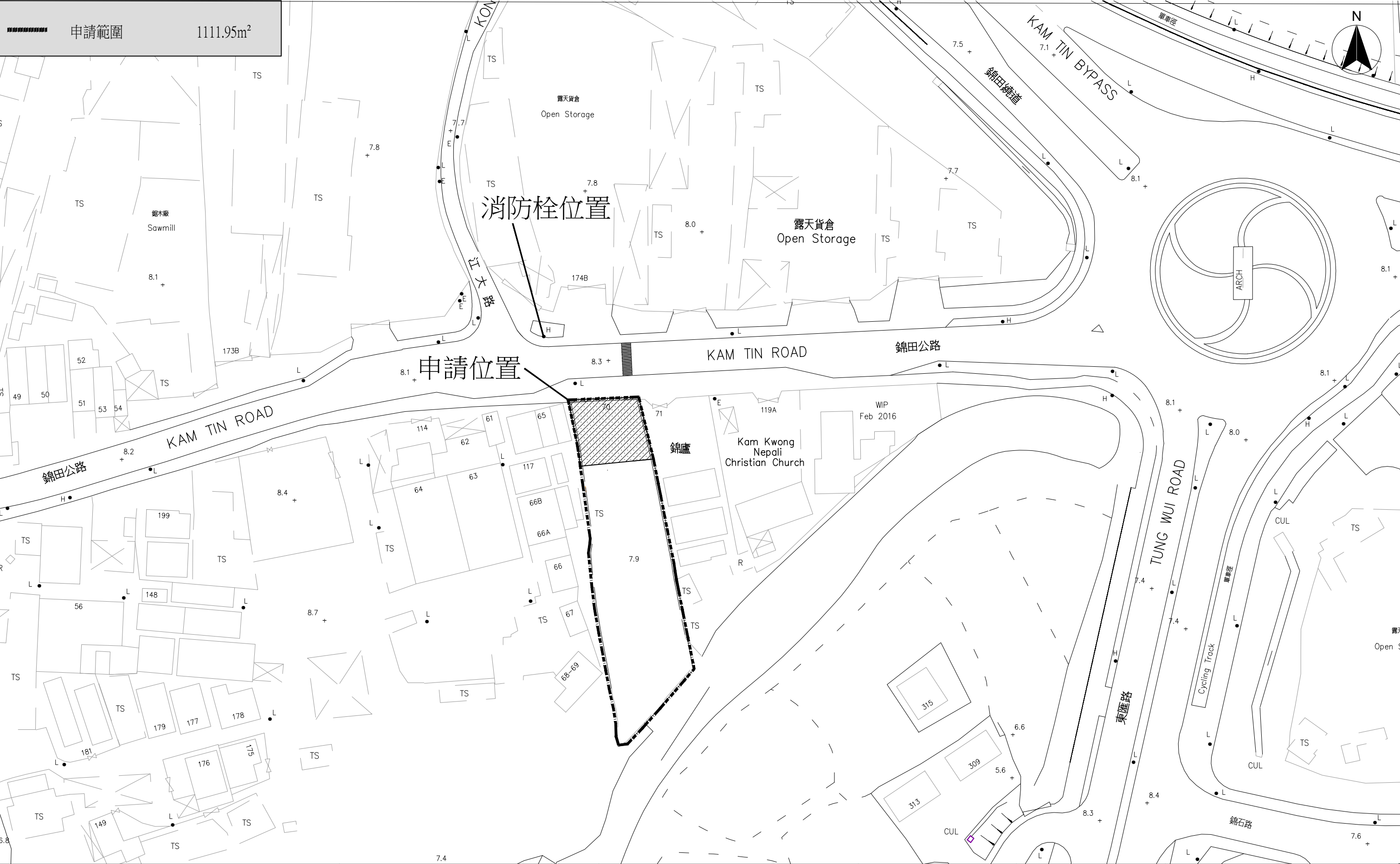
消防裝置平面圖(地下)




消防裝置平面圖(一樓)

 <div>M&D Planning and Construction Consultant Ltd. Tel: 2191 4088 Fax: 3105 0810 Email: sales@moderneng.com.hk</div>	Project	Application	申請	Notes
	Lots 1689 S.C. (Part), 1689 S.D. (Part), 1689 S.E, 1689 S.F, 1689 S.G., 1689 S.H AND 1689 R.P. in D.D. 109 and Adjoining Government Land, Kam Tin Road, Kam Tin, Yuen Long	擬議商店及服務行業(汽車陳列室)之規劃許可申請為期三年		Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.

Drawing Title		消防裝置平面圖	
Scale	1:500 (A3)	Revisions	—
Drawn by	Arthur	Designed by	LW
Checked by	AY	Date	09-SEP-2024
Job No.	DD109/1689	Drawing No.	P-05
Revisions		Description	





M&D

Planning and Construction Consultant Ltd.

Tel: 2191 4088 Fax: 3105 0810
Email: sales@moderneng.com.hk

Project

Lots 1689 S.C. (Part), 1689 S.D. (Part), 1689 S.E, 1689 S.F, 1689 S.G., 1689 S.H AND 1689 R.P. in D.D. 109 and Adjoining Government Land, Kam Tin Road, Kam Tin, Yuen Long

Application

擬議商店及服務行業(汽車陳列室)之規劃許可申請為期三年

Drawing Title

消防滅火水源位置圖

Scale

1:1000 (A3)

Drawn by

Arthur

Designed by

LW

Checked by

AY

Date

05-SEP-2024

Job No.

DD109/1689

Drawing No.

P-06

Notes

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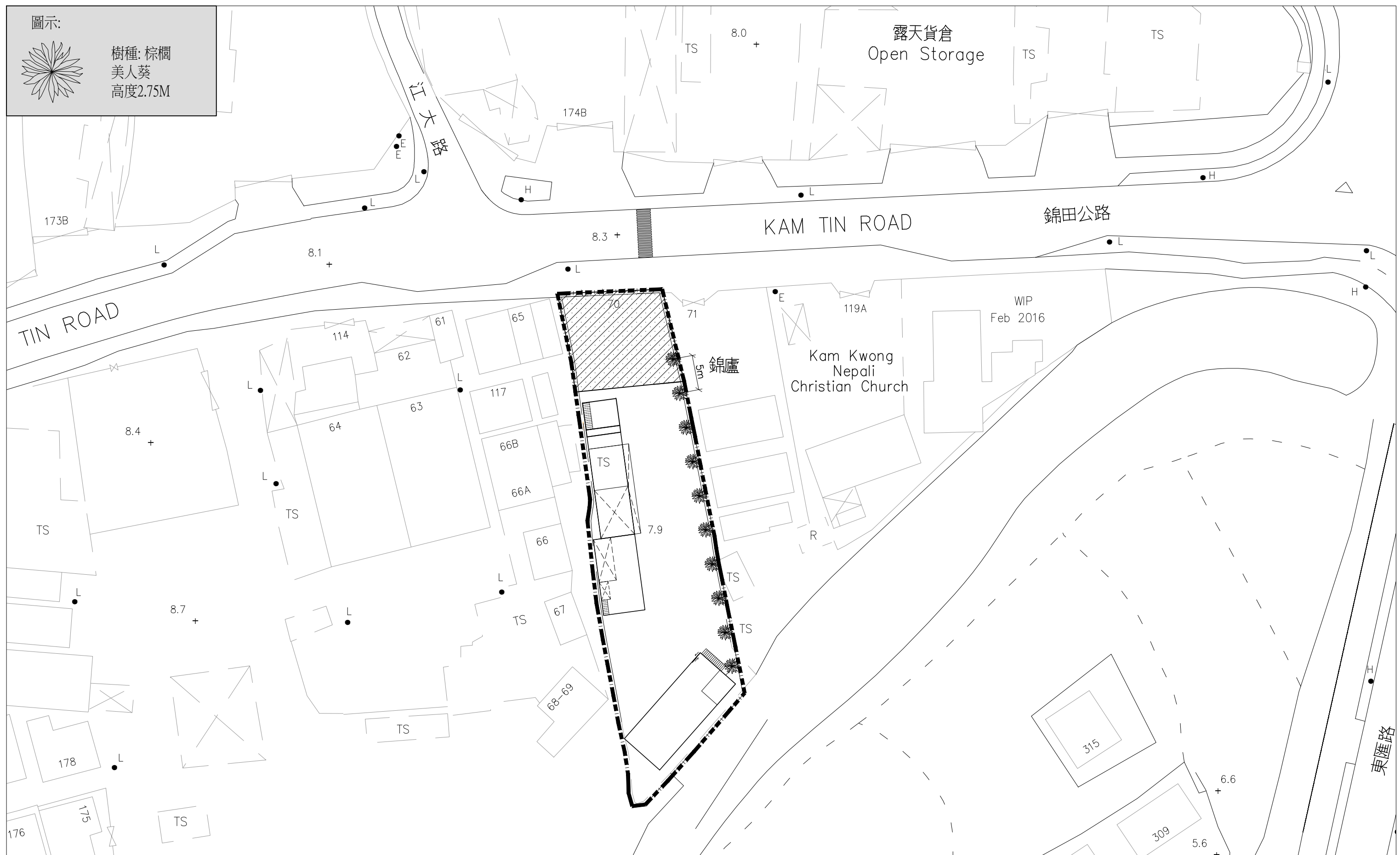
Landscape Impact Assessment Report

Planning Application of Temporary Planning Application to

Shop & Services (Motor Vehicles Showroom) Use

At Lots 1689 S.C(Part), 1689 S.D(Part), 1689 S.E, 1689 S.F, 1689 S.G., 1689 S.H
and 1689 R.P. in D.D. 109 and Adjoining Government Land, Kam Tin
Road, Kam Tin, Yuen Long

September 2024



Project	項目
Lots 1689 S.C. (Part)., 1689 S.D. (Part), 1689 S.E, 1689 S.F, 1689 S.G., 1689 S.H AND 1689 R.P. in D.D. 109 and Adjoining Government Land, Kam Tin Road, Kam Tin, Yuen Long	

擬議商店及服務行業(汽車陳列室)
之規劃許可申請為期三年

Drawing Title	園景佈置圖
---------------	-------

Scale 1:500 (A3)

Drawn by
Arthur

Checked by AY

Job No. 工程項
DD109/168

(A3)

制圖人	Designed by LW
-----	-------------------

Date 09-SEP-2

9	Drawing No. P-04
---	---------------------

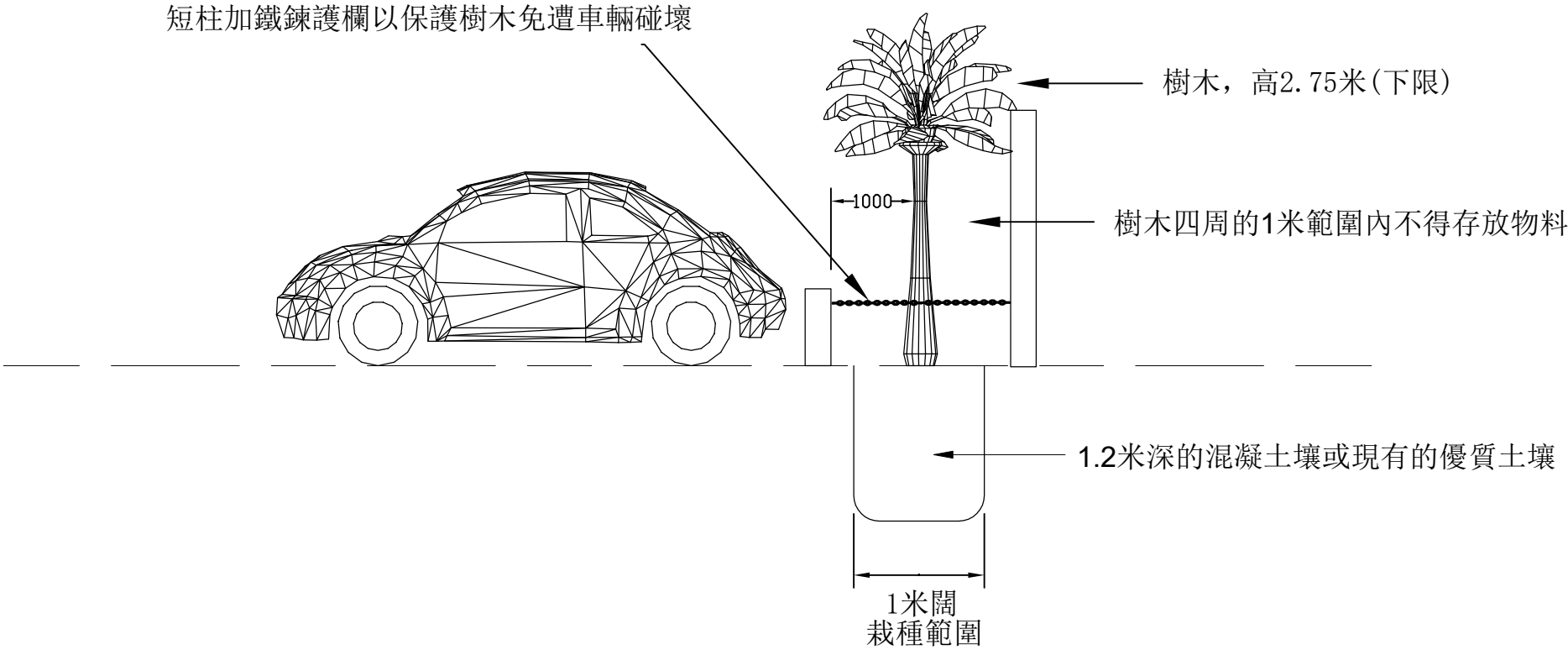
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Revisions	修定	Description	描述	Date	日期
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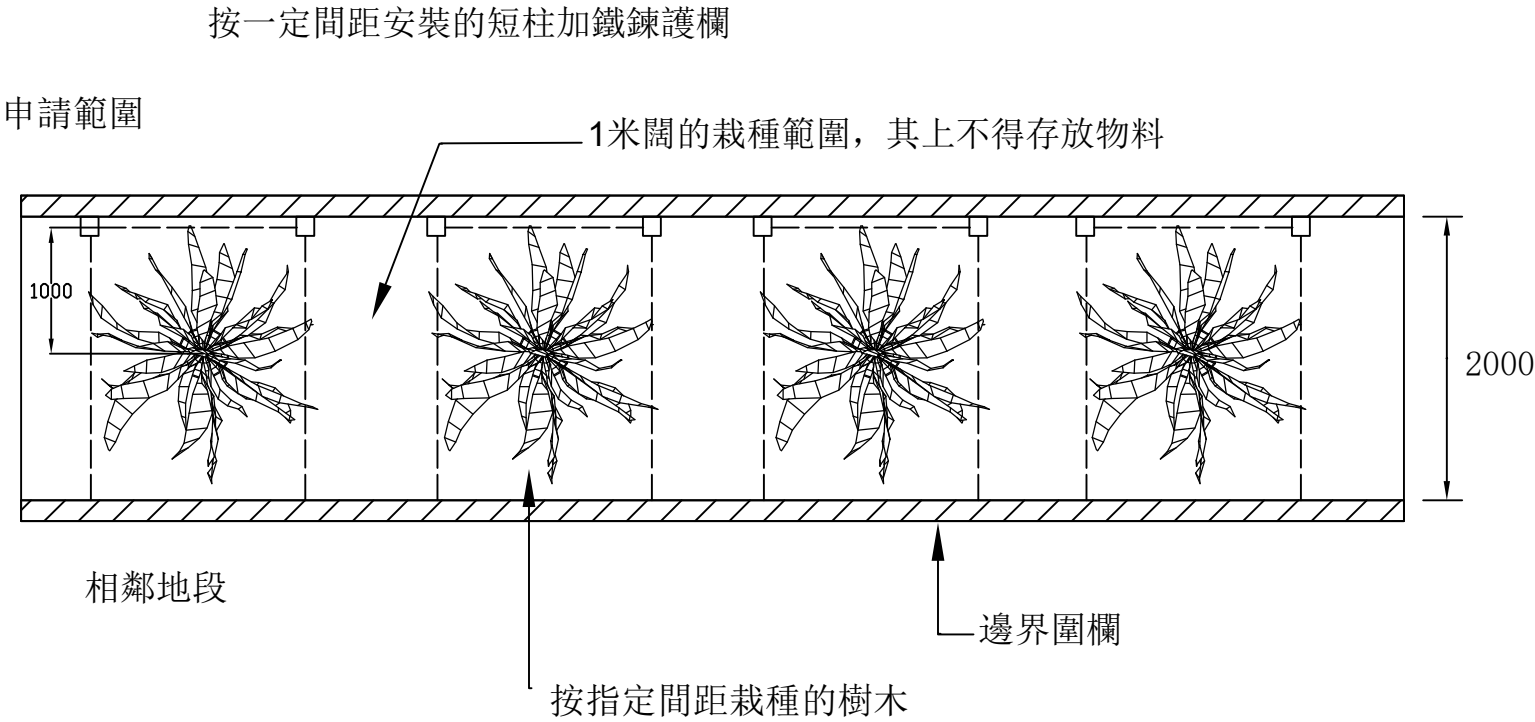
種植表

植物學名稱	中文名稱	大小(毫米) 高度x樹冠闊度	間距(毫米)	數量
棕櫚	美人葵	2750Hx2000W	5000	10

1. 規劃許可的有效期內, 申請人須保持植物健康生長
2. 在規劃許可的有效期內, 申請人須更換瀕死或已枯萎的植物
3. 申請人須給予植物足夠水份



截面圖



平面圖

樹木截面圖/平面圖

PROJECT:

At Section C(Part),D(Part),E,F,G,H and the
Remaining Portion of Lot No.1689 in D.D. 109
And adjoining Government Land

APPLICATION:

PROPOSED TEMPORARY SHOP AND
SERVICES (MOTOR VEHICLES
SHOWROOM)

MARK

JOB NO.

SCALE

1:50

DATE

2024-9-9

DRAWN BY

DWG. NO.

DATE

PLANTING SCHEDULE

BOTANICAL NAME	CHINESE NAME	SIZE (MM) HEIGHT X SPREAD	SPACING (MM)	QUANTITY
TREE				
SHRUB				

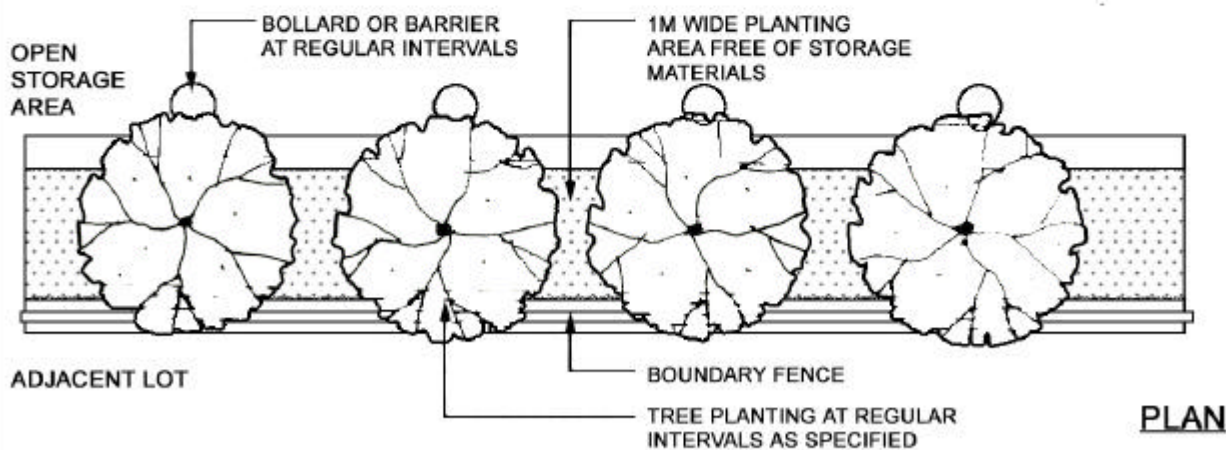
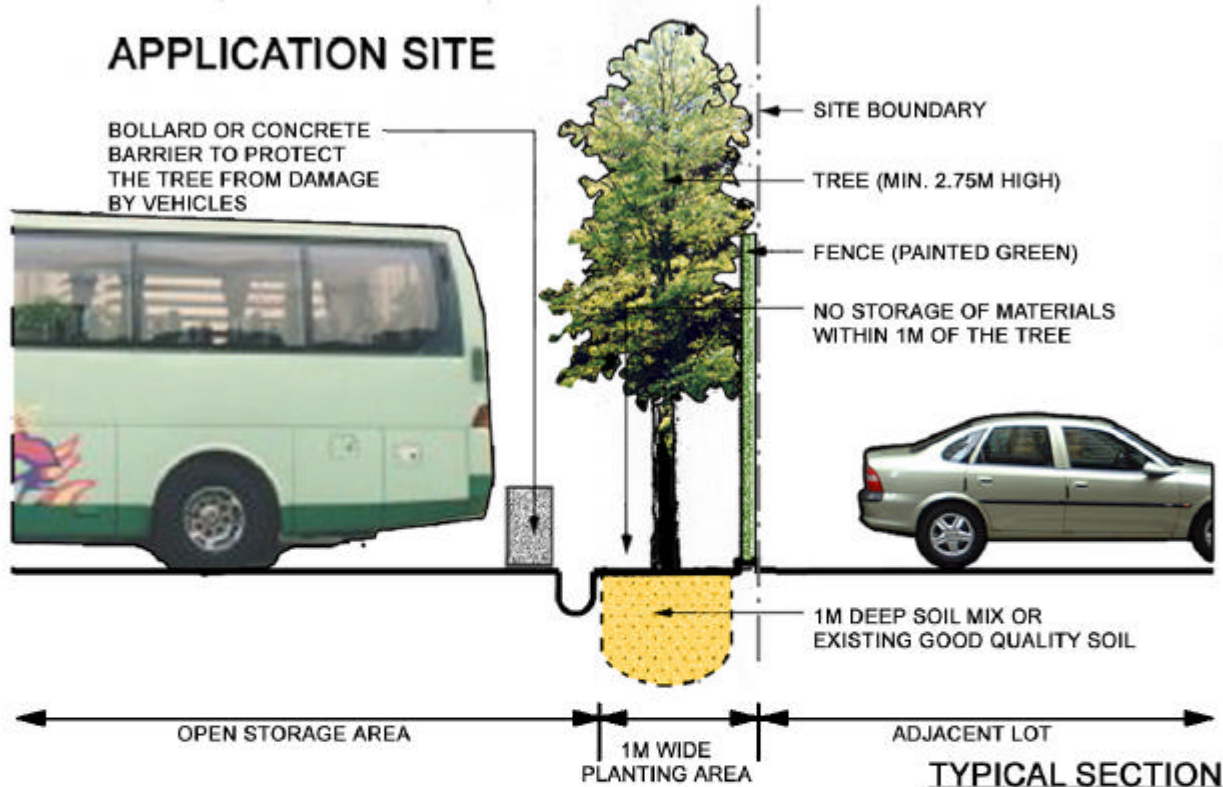
NOTES :

1. THE APPLICANT SHALL MAINTAIN THE PLANTS IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.

2. THE APPLICANT SHALL REPLACE PLANTS WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.

3. THE APPLICANT SHALL PROVIDE ADEQUATE IRRIGATION FOR THE PLANTS.

APPLICATION SITE



DRAWING TITLE **TYPE A**
BOUNDARY LANDSCAPE TREATMENT
FOR SITE WITHOUT PUBLIC FRONTAGE



PLANNING DEPARTMENT

SCALE 1 : 50

REVISION

DRAWING NO.

FIGURE 2



Project : Proposed Temporary Shop & Service (Moto Vehicles Showroom)
 Address : Lot 1689S.C., 1689S.E., 1689S.F., 1689 S.G., 1689S.H and 1689R.P in
 D.D. 109 and Adjoining Government Land, Kam Tin, Yuen Long

SITE PHOTO FOR
 EXISTING LANDSCAPE

REMARKS :

Date : 9/9/2024

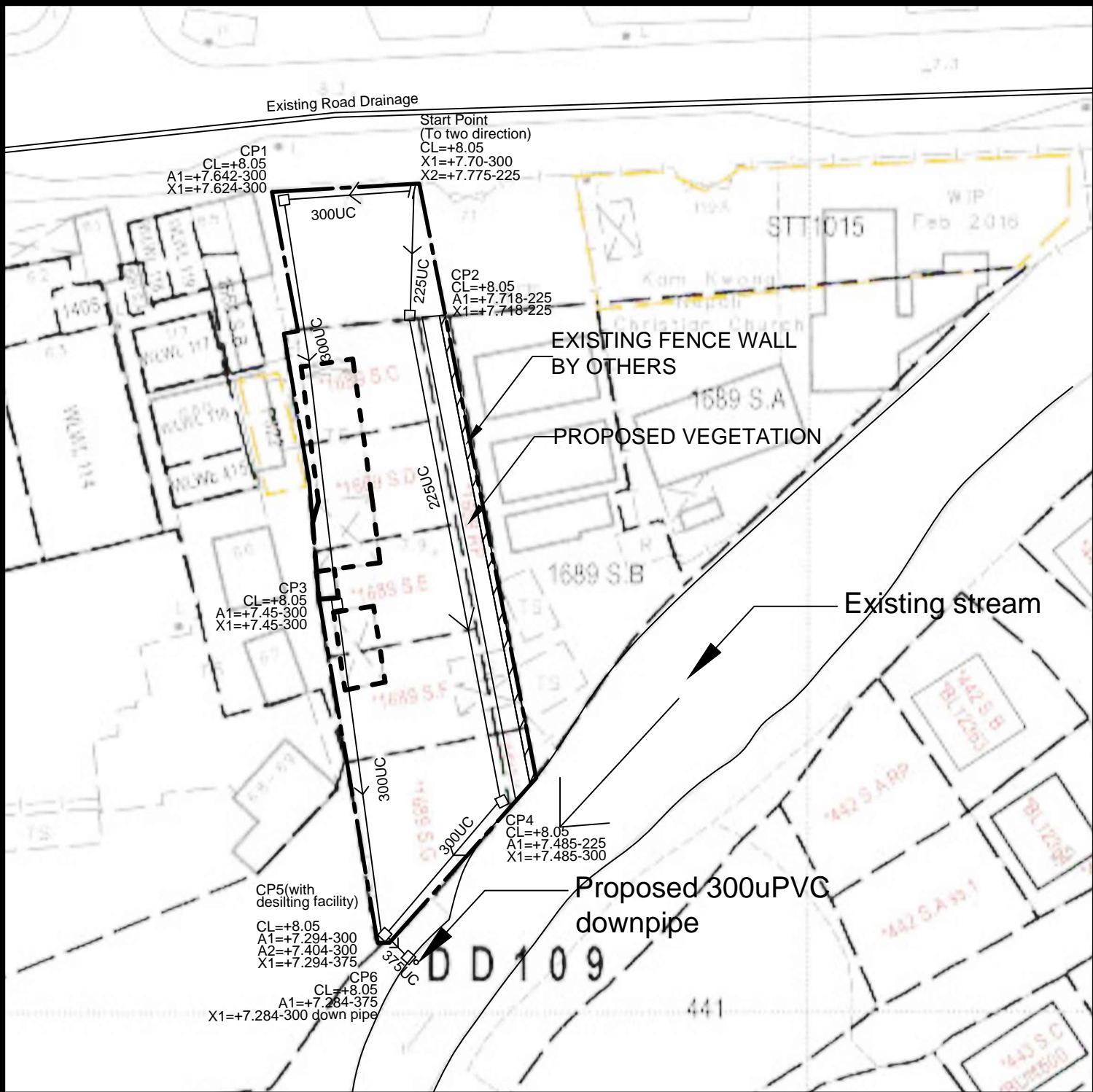
Drainage Assessment Report

Planning Application of Temporary Planning Application to

Shop & Services (Motor Vehicles Showroom) Use

At Lots 1689 S.C(Part)., 1689 S.D(Part), 1689 S.E, 1689 S.F, 1689 S.G., 1689 S.H
and 1689 R.P. in D.D. 109 and Adjoining Government Land, Kam Tin
Road, Kam Tin, Yuen Long

September 2024



Note:

1. Catchpit (CP5) with desilting facility shall follow CEDD standard drawing No. C2406I.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

Legend:

- Proposed 225UC, 300UC 375UC(1:200) & 300 uPVC Downpipe with cast iron cover
- Existing water stream
- Proposed Catchpit with iron cover
- Proposed Level

Company:

光輝工程顧問公司
GLISTER ENGINEERING
CONSULTANTS CO.

Project :

Proposed Temporary
Shop and Services
(Motor Vehicles
Showroom) at Lot 1689
Section C,D,E,F,G,H,
&RP

Title:

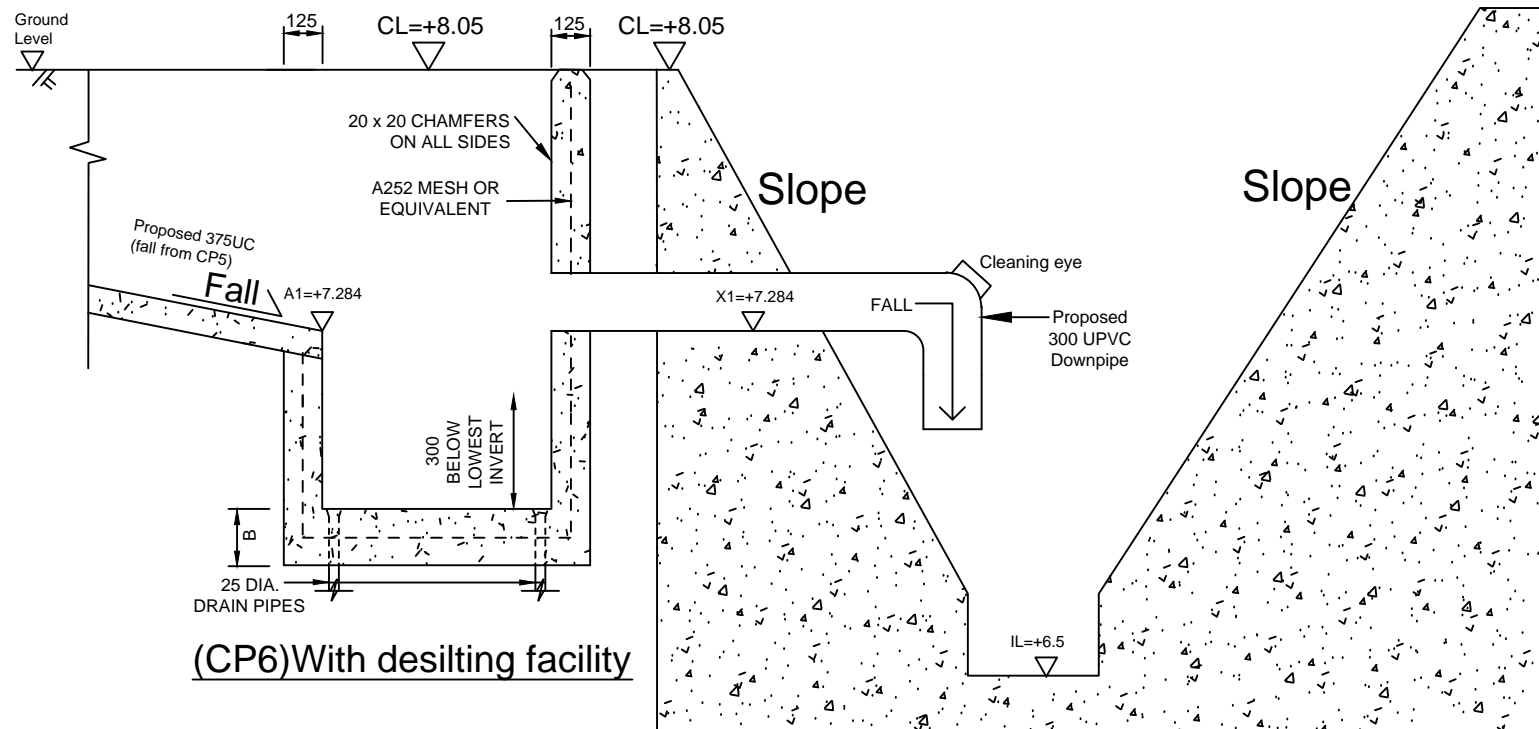
Drainage Proposal-
Layout

Date:

9 Sep 2024

Dwg No.

Fig.2



Connection to existing water course

Legend:

- Proposed 225UC, 300UC, 375UC(1:200) & 300 uPVC Downpipe with cast iron cover
- Existing water stream
- Proposed Catchpit with iron cover
- Proposed Level

Company:

光輝工程顧問公司
GLISTER ENGINEERING
CONSULTANTS CO.

Project :

Proposed Temporary
Shop and Services
(Motor Vehicles
Showroom) at Lot 1689
Section C,D,E,F,G,H,
&RP

Title:

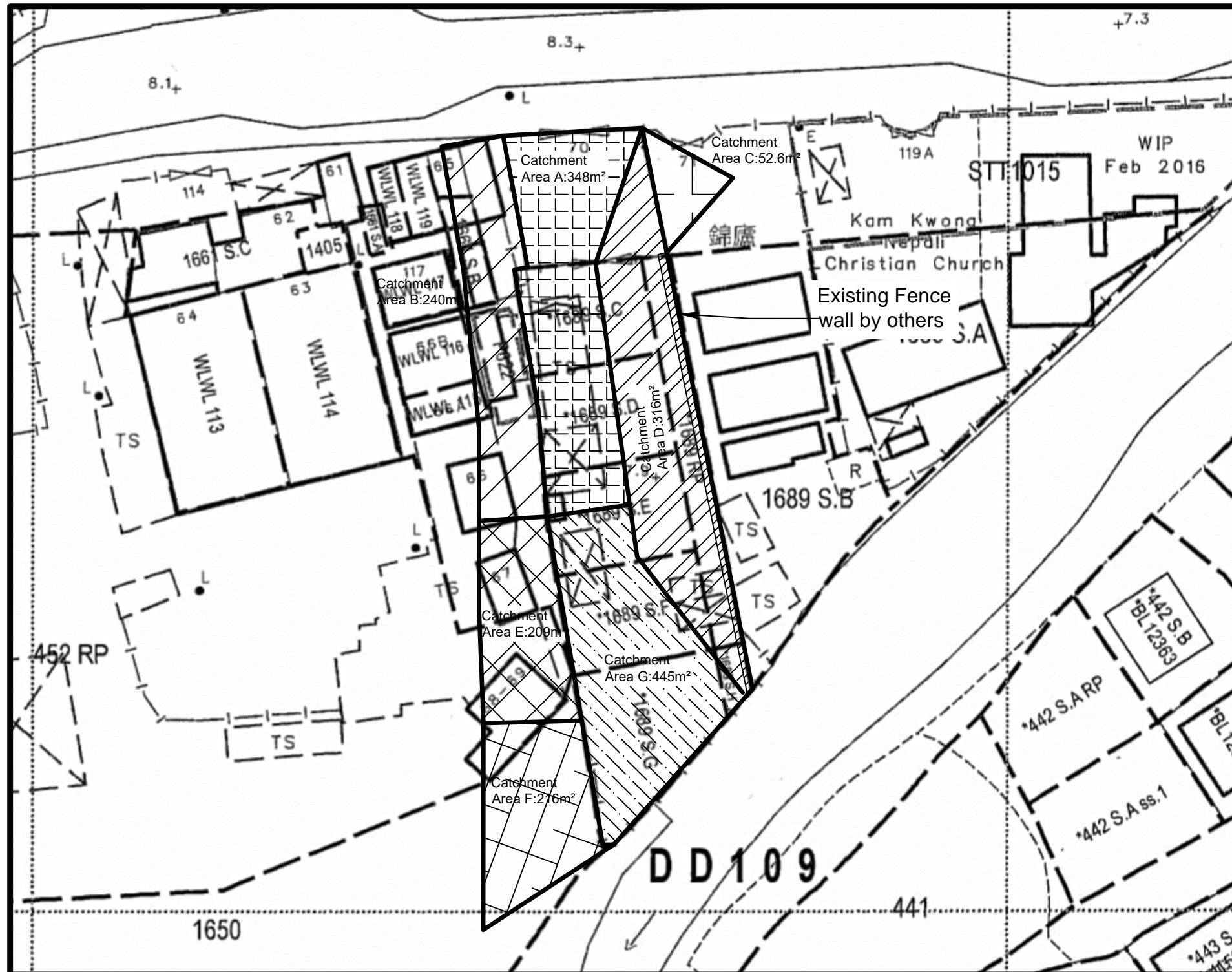
Connection Details
(CP6)

Date:





9 Sep 2024

Dwg No.

Fig.3



Legend:

 Proposed 225UC, 300UC
 375UC(1:200) & 300 uPVC
 Downpipe with
 cast iron cover
 Existing water stream
 Proposed Catchpit
 with iron cover
 +8.05 Proposed Level

Company:

光輝工程顧問公司
GLISTER ENGINEERING
CONSULTANTS CO.

Project :

Proposed Temporary
Shop and Services
(Motor Vehicles
Showroom) at Lot 1689
Section C,D,E,F,G,H,
&RP

Title:

Drainage Proposal-
Catchment area

Date:

9 Sep 2024

Dwg No.

Fig.4

Legend:

- Proposed 225UC, 300UC, 375UC(1:200) & 300 uPVC Downpipe with cast iron cover
- Existing water stream
- Proposed Catchpit with iron cover
- Proposed Level

Company:

光輝工程顧問公司
GLISTER ENGINEERING CONSULTANTS CO.

Project :

Proposed Temporary Shop and Services (Motor Vehicles Showroom) at Lot 1689 Section C,D,E,F,G,H, &RP

Title:

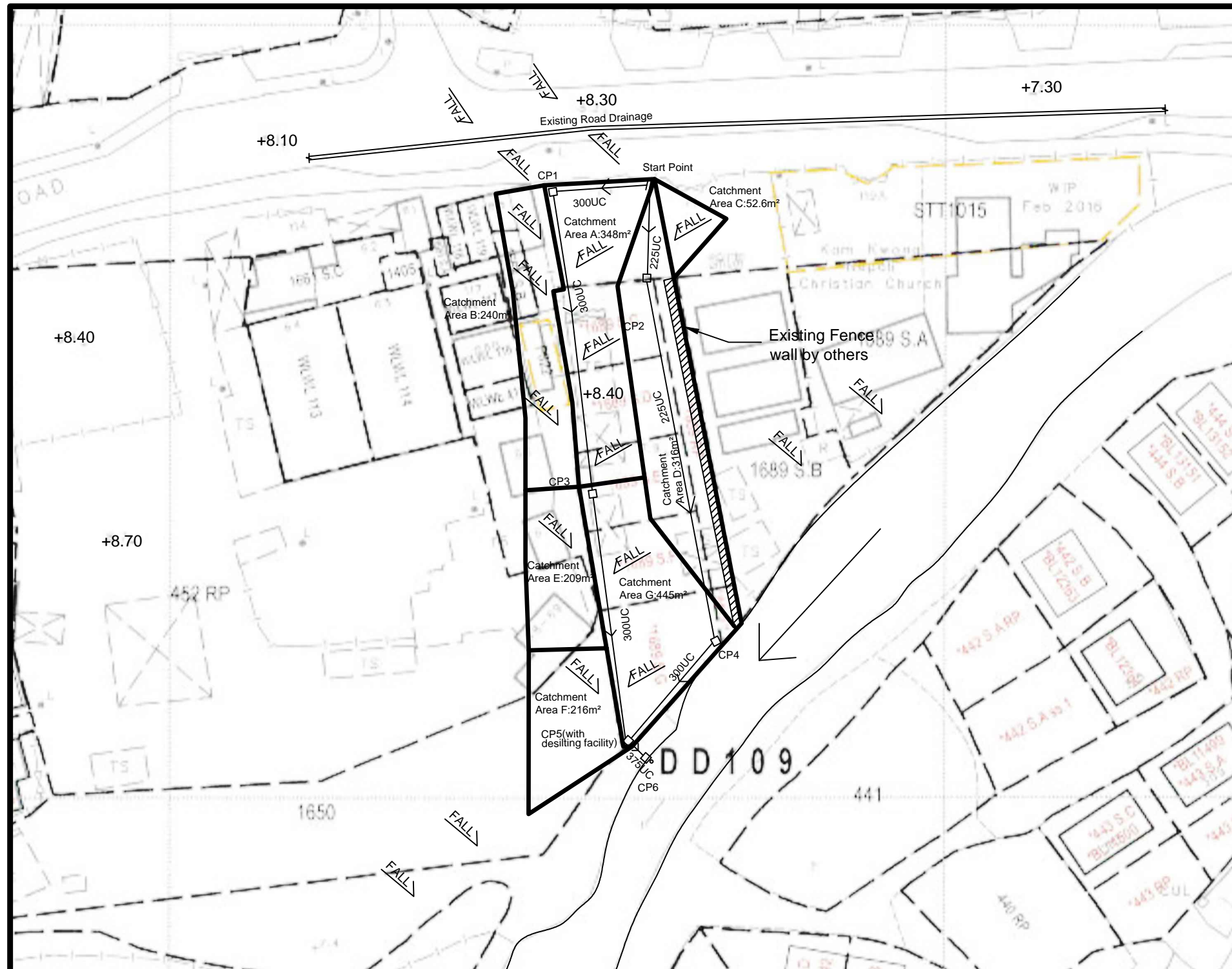
Drainage Proposal- Catchment zone

Date:

9 Sep 2024

Dwg No.

Fig.5



- Legend:
- Proposed 225UC, 300UC
375UC(1:200) & 300 uPVC
Downpipe with
cast iron cover
 - Existing water stream
 - Proposed Catchpit
with iron cover
 - Proposed Level

Company:

光輝工程顧問公司
GLISTER ENGINEERING
CONSULTANTS CO.

Project :

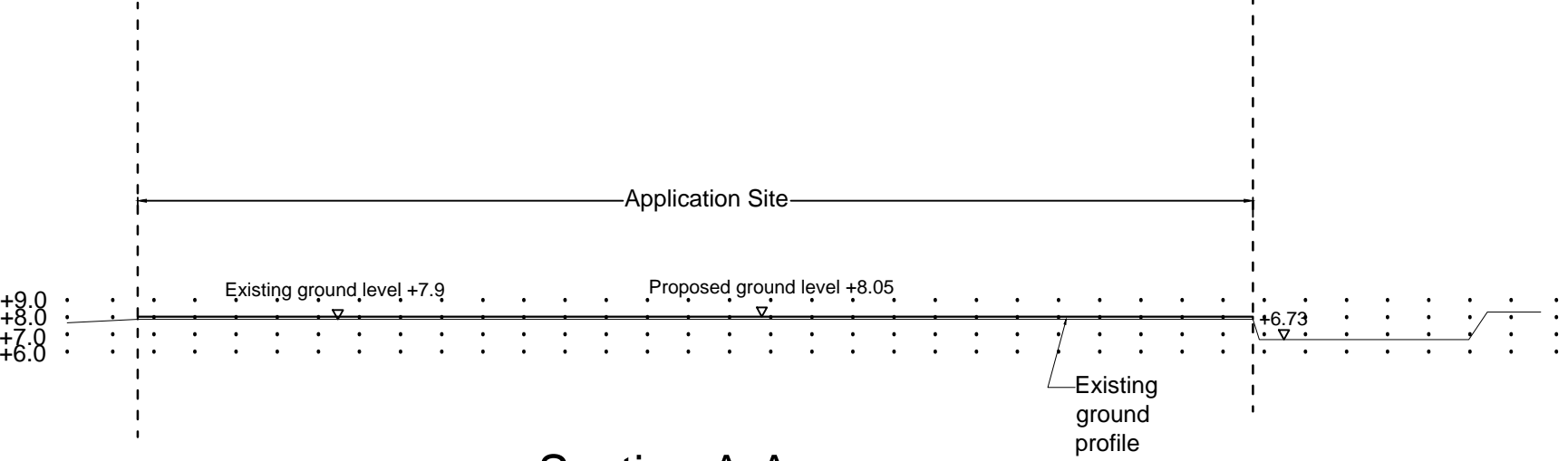
Proposed Temporary
Shop and Services
(Motor Vehicles
Showroom) at Lot 1689
Section C,D,E,F,G,H,
&RP

Title:

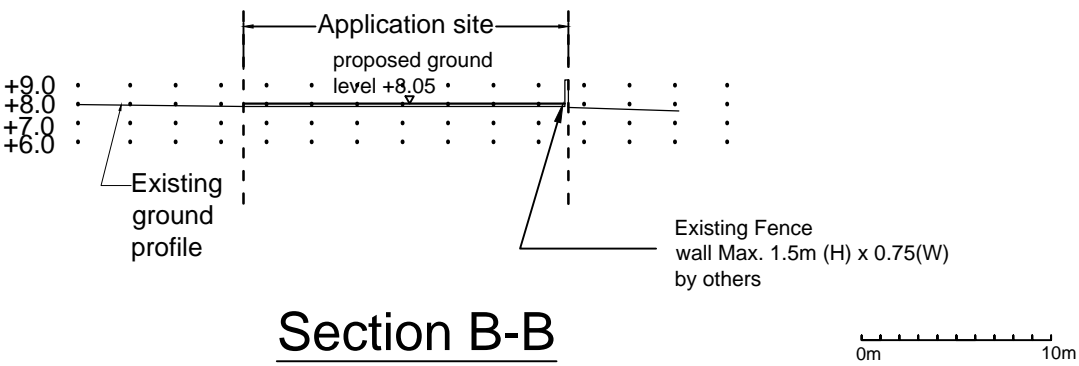
Drainage Proposal-
Section A-A & B-B

Date:
9 Sep 2024

Dwg No.
Fig.6



Section A-A



Section B-B

Company: GLISTER ENGINEERING CONSULTANTS CO.
Project: Proposed drainage at Lot1689 SC SD SE SF SG RP D.D. 109, Kam Tin, Yuen Long
Date: 2024/9/9

Calculation for Design of Channels:

i = 250 mm/hr

Catchment Area :						c		i		Peak runoff					
	m^2	km^2								liter/min		liter/min	m^3/s	*Provided UC	Gradient
A	348	0.000348	X	0.278	X	0.95	X	250	=	1378.6	Sum of zone A	2329.362	0.03882	300	1:200
B	240	0.00024				0.95		250		950.76	&B =				
C	52.6	5.26E-05				0.25		250		54.836	Sum of zone C	1306.6695	0.02178	225	1:200
D	316	0.000316				0.95		250		1251.8	&D =				
E	178	0.000178				0.95		250		705.15	Sum of zone A B	4511.523	0.07519	300	1:200
F	216	0.000216				0.25		250		225.18	E F G =				
G	316	0.000316				0.95		250		1251.8	Sum of zone C D	2558.5035	0.04264	300	1:200
Total =										5818.2	G =				
												0.09697	375	1:200	

where :

c = dimensionless co-efficient
 i = rainfall intensity (mm/hour)
 A = catchment area (km²)

Check 300 dia. Pipe by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V = mean velocity (m/s)
 g = 9.81 m/s² gravitational acceleration (m/s²)
 D = 0.3 m internal pipe diameter (m)
 ks = 0.0003 m hydraulic pipeline roughness (m) (Table 5, from DSD Sewerage Manual, uPVC)
 v = 1.14E-06 m²/s kinematic viscosity of fluid (m²/s)
 s = 0.01 hydraulic gradient

Therefore, design V of pipe capacity = 1.7027 m/s > Design velocity from catchment area = 0.09697 m³/s / 1.371843 m/s / 0.3² * pi/4
 ===>O.K.

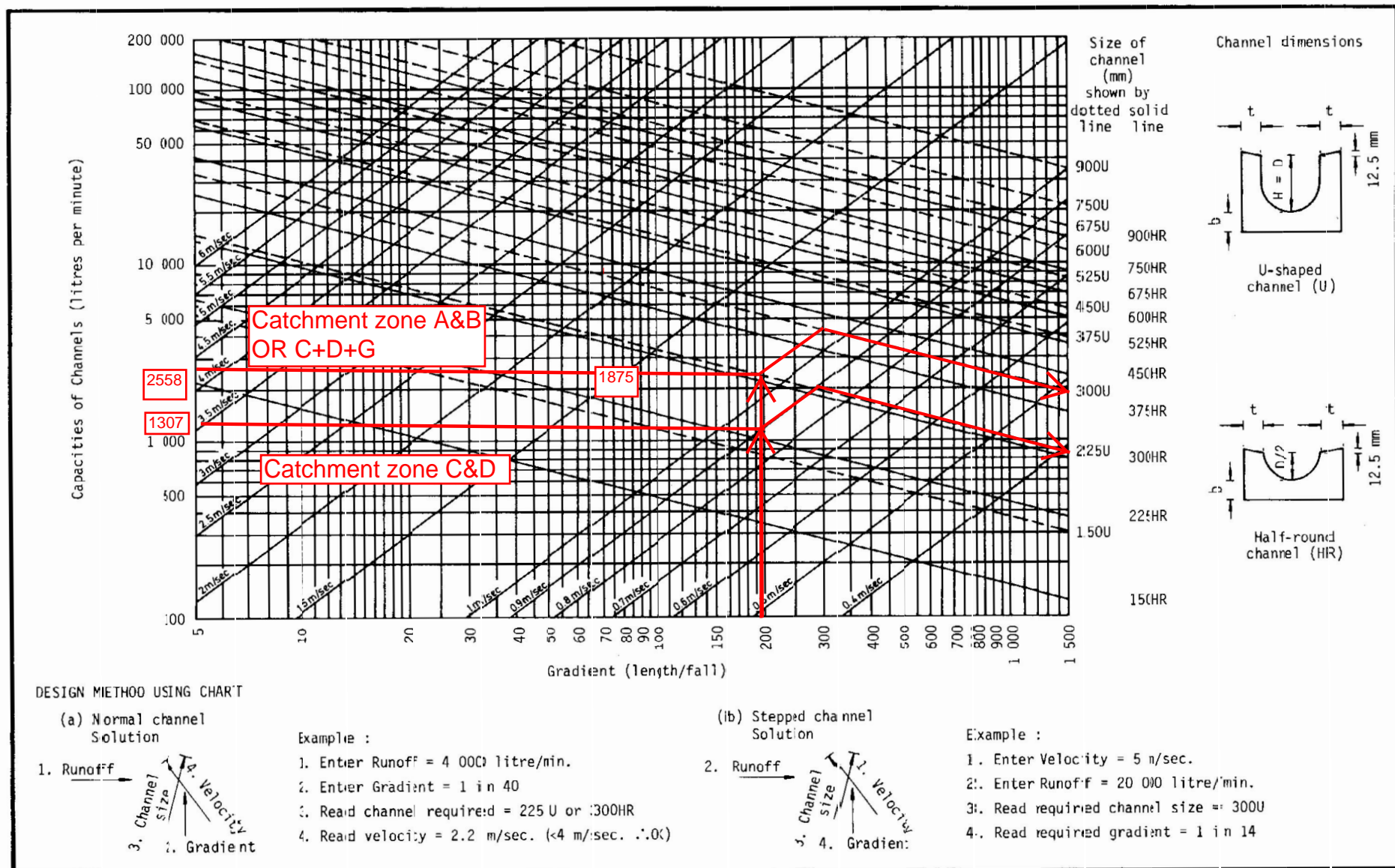


Figure 13.7 - Chart for the Rapid Design of Channels

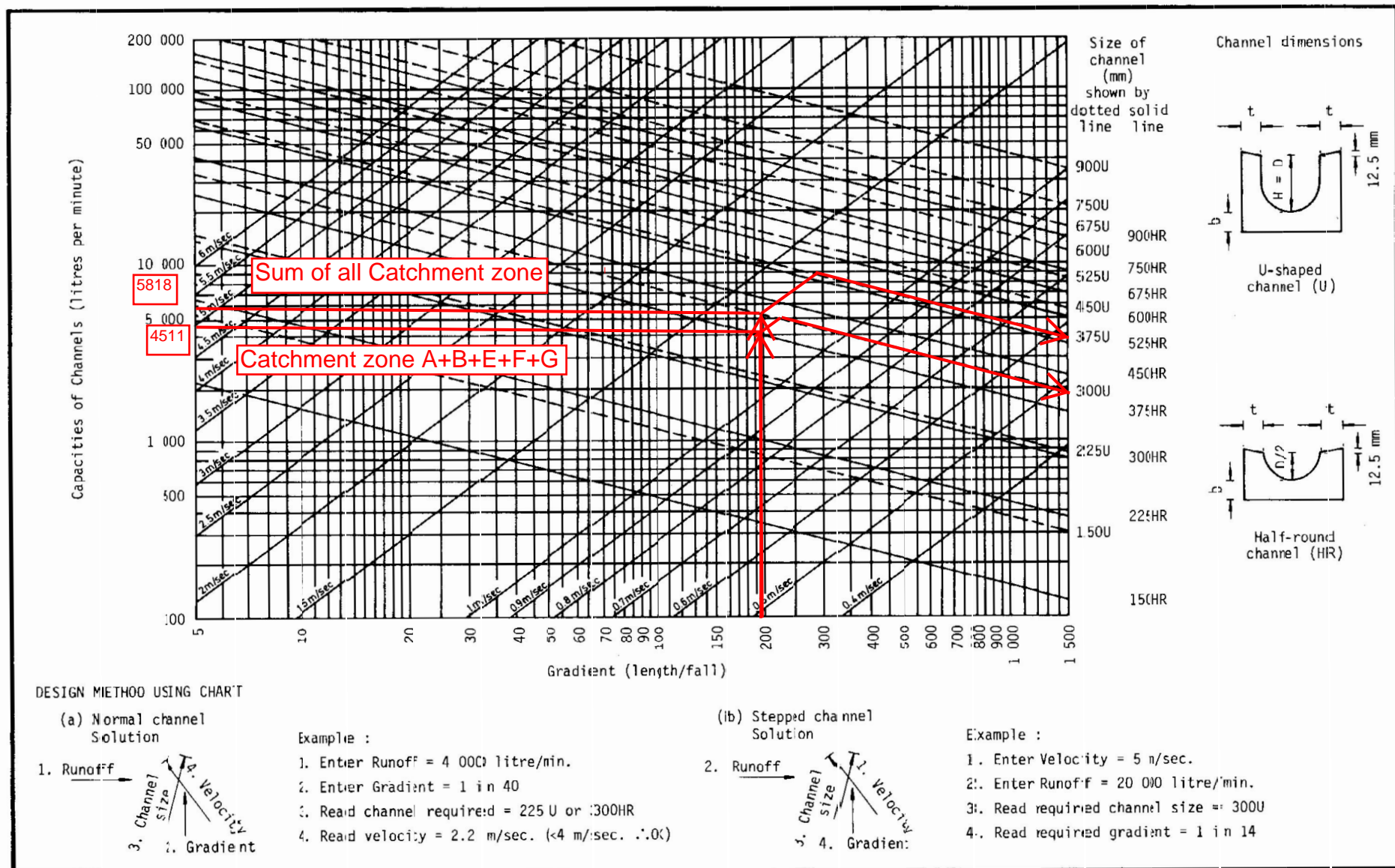
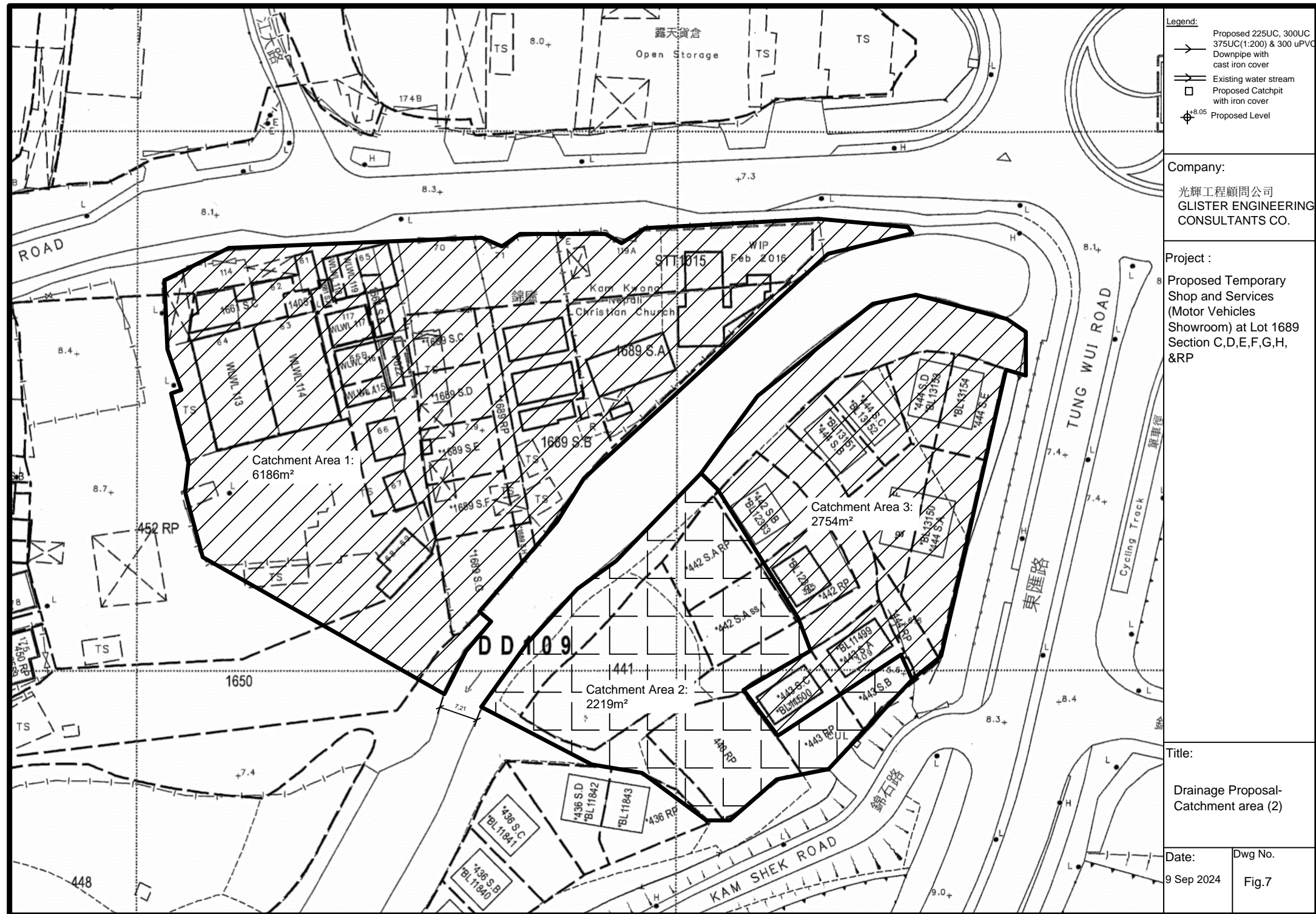


Figure 13.7 - Chart for the Rapid Design of Channels



Company: GLISTER ENGINEERING CONSULTANTS CO.
Project: Proposed drainage at Lot1689 SC SD SE SF SG RP D.D. 109, Kam Tin, Yuen Long
Date: 2018/7/16

Calculation for Existing village stream :

Catchment Area : 1
 = 6186.5 m²
 = 0.006187 km²
 i = 250 mm/hr
 Peak runoff in m³/s = 0.278 x c x i x A
 = 0.278 x 0.95 x 250 mm/hr x 0.006187 km²
 = 0.408464 m³/s
 = 24508 liter/min
 Catchment Area : 2
 = 2219 m²
 = 0.002219 km²
 Peak runoff in m³/s = 0.278 x c x i x A
 = 0.278 x 0.25 x 250 mm/hr x 0.002219 km²
 = 0.038555 m³/s
 = 2313 liter/min
 Catchment Area : 3
 = 2754 m²
 = 0.002754 km²
 Peak runoff in m³/s = 0.278 x c x i x A
 = 0.278 x 0.95 x 250 mm/hr x 0.002754 km²
 = 0.181833 m³/s
 = 10910 liter/min
 Peak runoff of catchment area : 1+2+3= 37731 liter/min
 where :
 c = dimensionless co-efficient
 i = rainfall intensity (mm/hour)
 A = catchment area (km²)

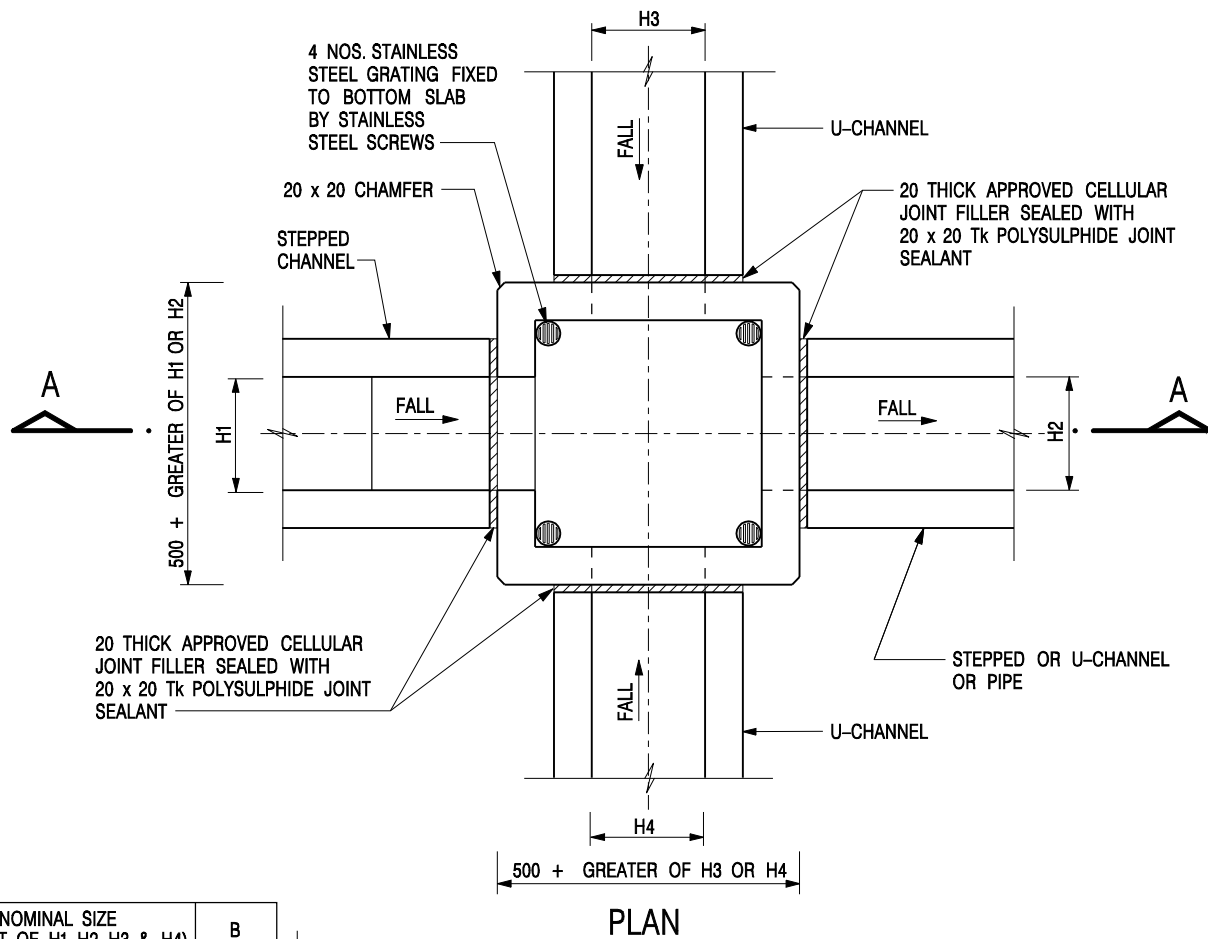
Company: GLISTER ENGINEERING CONSULTANTS CO.
Project: Proposed drainage at Lot1689 SC SD SE SF SG RP D.D. 109, Kam Tin, Yuen Long
Date: 2018/7/16

Check 4m(w) x 0.5m(d) existing Existing village stream by Manning's Equation

Peak runoff of catchment area :
Zone 1+2+3= 37731 liter/min = 0.62885 m^3/s

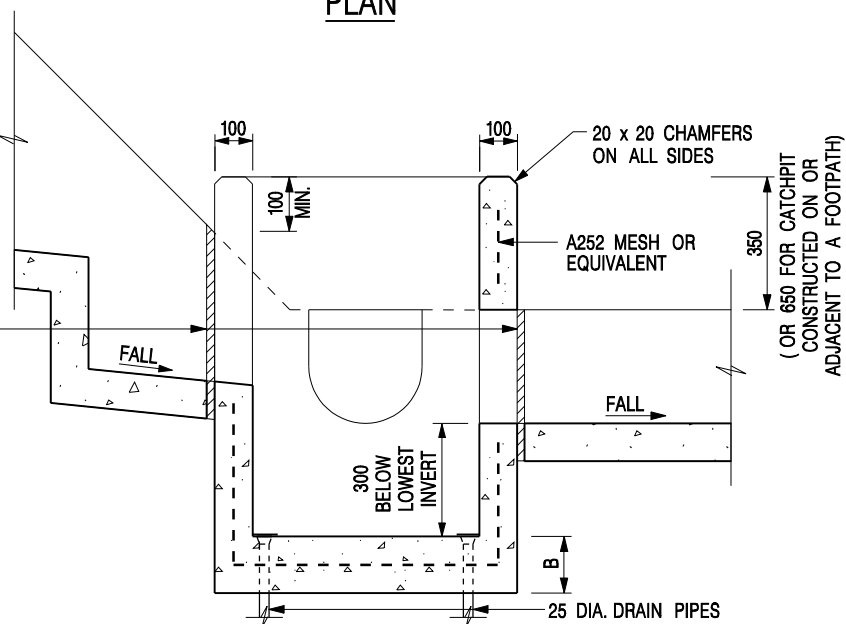
$$V = \frac{R^{2/3} S^{1/2}}{n}$$

where :
V = mean velocity (m/s)
R = A/P
g = 9.81 m/s2 gravitational acceleration (m/s2)
n = 0.03 m hydraulic pipeline roughness (m) (Table 6, from DSD Sewerage Manual, Natural-stream channels ,Clean, straight bank, full stage, no rifts or deep pools)
A = 2 m^2
P = 5 m
s = 0.005 hydraulic gradient
Therefore, design V = 1.2796 m/s > Design velocity from = 0.628852 m3/s / 4 x .5
of pipe capacity catchment area = 0.314426 m/s ==>O.K.



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

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



SECTION A - A

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



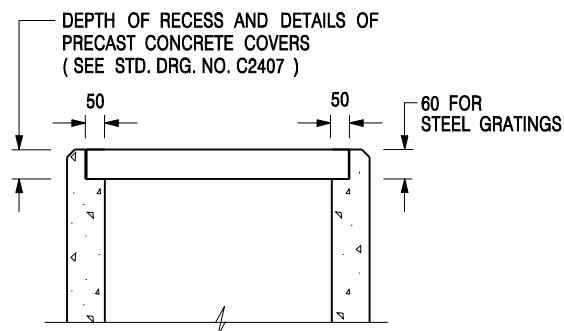
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

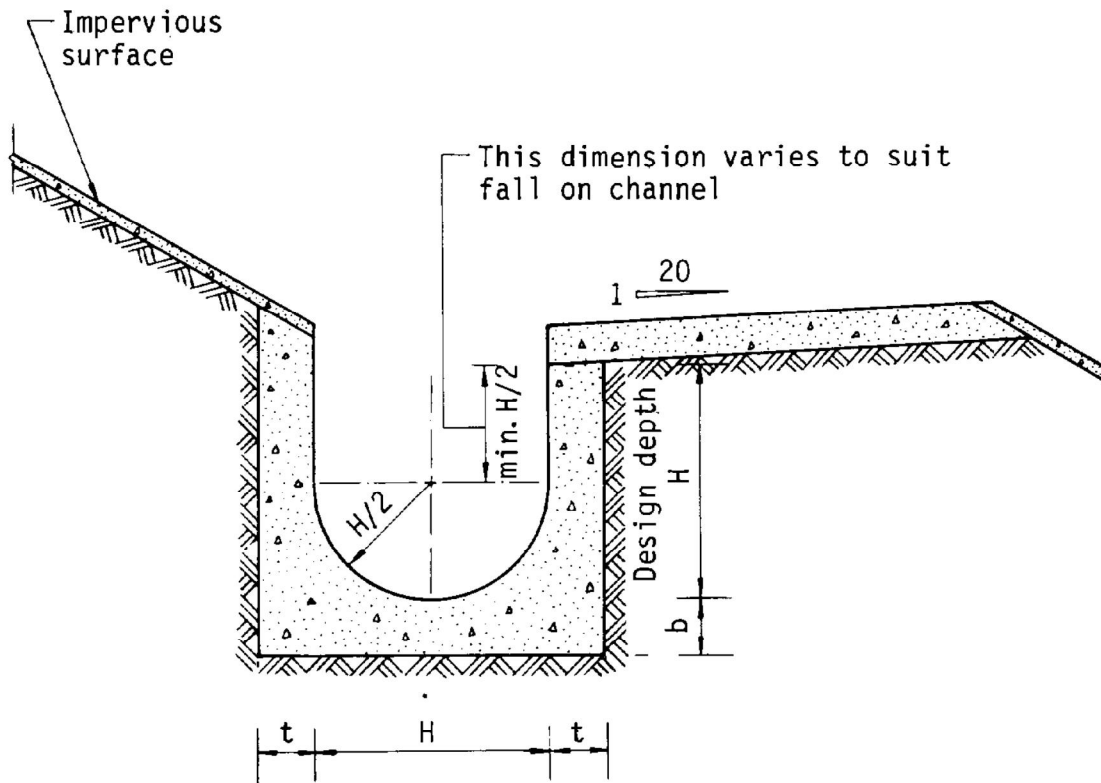
DATE JAN 1991

DRAWING NO.

C2406 /2



Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

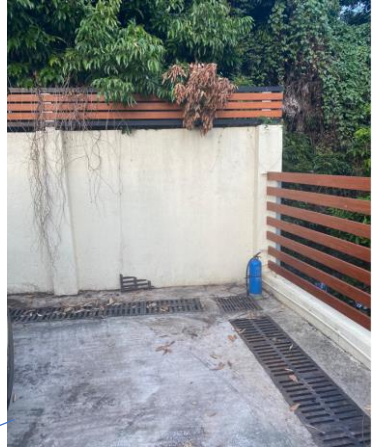
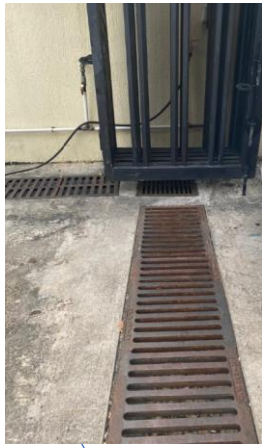
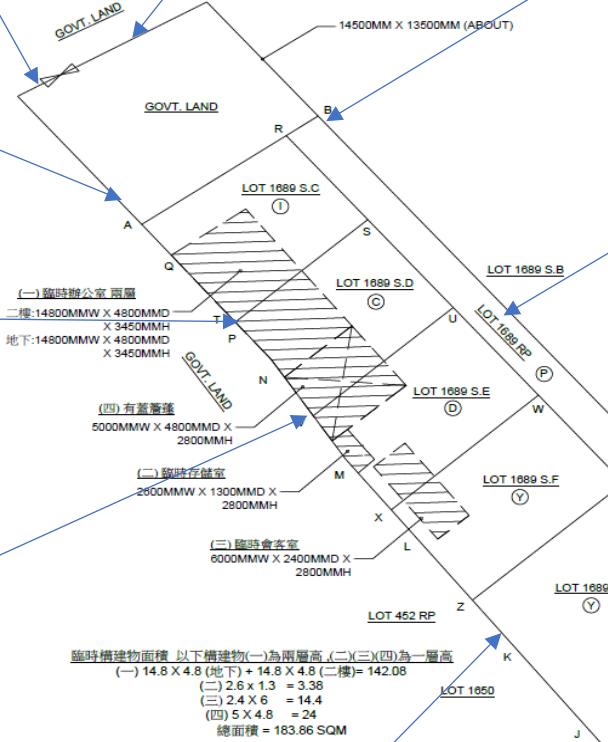


TABLE OF SUBDIVISIONS	
SECTION	AREA
LOT 1689 S.C	139.2 M ² (ABOUT)
LOT 1689 S.D	139.5 M ² (ABOUT)
LOT 1689 S.E	149.2 M ² (ABOUT)
LOT 1689 S.F	152.2 M ² (ABOUT)
LOT 1689 S.G	195.7 M ² (ABOUT)
LOT 1689 S.H	18.3 M ² (ABOUT)
LOT 1689 RP	122.1 M ² (ABOUT)
GOVERNMENT LAND	195.75 M ² (ABOUT)
TOTAL AREA	1111.95 M ² (ABOUT)



LOT DIMENSIONS					
BOUNDARY POINT		BEARING		DISTANCE	
		IN METERS			
LOT 1689 S.C					
A		85 02 10		13.028	
R		106 12 50		9.922	
S		256 13 14		13.221	
T		349 48 00		7.622	
O		352 14 30		3.426	
LOT 1689 S.D					
T		79 13 14		13.221	
S		106 12 50		10.310	
U		256 12 50		14.019	
V		355 45 00		2.897	
N		354 03 00		5.289	
P		349 48 00		2.164	
T					
LOT 1689 S.E					
V		79 12 50		14.019	
U		106 12 50		10.310	
X		256 12 50		14.804	
M		350 18 00		5.380	
V		355 45 00		4.563	
LOT 1689 S.F					
X		79 12 30		14.687	
V		106 12 50		10.310	
Y		256 12 50		14.804	
Z		349 38 40		5.815	
L		350 18 00		4.496	
X					
LOT 1689 S.G					
Z		79 12 50		14.804	
Y		106 12 50		7.297	
AA		220 36 00		1.814	
D		221 00 10		10.201	
E		224 07 00		5.331	
F		247 28 00		0.962	
G		303 20 50		0.446	
H		344 03 50		1.426	
J		351 00 50		10.298	
K		349 30 40		5.578	
Z					
LOT 1689 RP					
R		85 02 10		3.016	
B		106 12 50		40.546	
AB		256 12 50		0.000	
Y		349 12 50		40.852	
R					



Location: Section C(Part) , D(Part), E, F, G, H and The Remaining Portion of Lot No. 1689 in D.D. 109 And adjoining Government Land
現有排水系統相片記錄
日期: 09-09-2024

Previous Applications involving the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration By RNTPC</u>
1	A/YL-KTS/746	Proposed Temporary Shop and Services (Motor Vehicles Showroom) for a Period of 3 Years	27.10.2017 [revoked on 27.7.2018]
2	A/YL-KTS/797	Proposed Temporary Shop and Services (Motor Vehicles Showroom) for a Period of 3 Years	19.10.2018
3	A/YL-KTS/898	Renewal of Planning Approval for Temporary Shop and Services (Motor Vehicles Showroom) for a Period of 3 Years	10.9.2021

Rejected Applications

	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration By RNTPC/ TPB	Rejection Reasons
1	A/DPA/YL-KTS/27*	Residential Development (R3)	8.1.1993	(1), (2), (3), (4), (5), (6), (7)
2	A/YL-KTS/149	Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 12 Months	21.5.1999 [upon review]	(8), (9), (10)
3	A/YL-KTS/223	Proposed Temporary Public Car Park for a Period of 3 Years	8.9.2000	(11), (12), (13)

*The site was rezoned from “U” zone to “R(C)” zone on the Kam Tin South OZP No. S/YL-KTS/1 which was gazetted on 17.6.1994.

Rejection Reasons:

- (1) The proposed development may affect the future development of the residential area in the adopted Kam Tin Layout Plan No. L/YL-KT/1E.
- (2) The proposed vehicular access onto Kam Tin Road is not acceptable as it would be in conflict with the road junction opposite the site.
- (3) The proposed car parking facilities are inadequate.
- (4) The proposed building height of 5 storeys is excessive and not in line with the adopted layout plan for the area.
- (5) The submission has not provided information on the design and layout of the scheme and on landscaping proposals.
- (6) The submission has not provided information on drainage facilities.
- (7) The submission has not provided information on the sewage treatment and disposal facilities.
- (8) The proposed development is not in line with the planning intention. There is no strong justification in the submission for a departure from the planning intention, even on a temporary basis.

- (9) The proposed development is not compatible with the surrounding areas.
- (10) The approval of the application would set an undesirable precedent for other similar applications, the cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- (11) The vehicular access of the proposed car park would be in conflict with the proposed pedestrian crossing and bus bay under the "Kam Tin Bypass" project.
- (12) The vehicular access point being located immediately adjacent to the proposed pedestrian crossing is undesirable from safety point of view.
- (13) There is no information in the submission to demonstrate that these technical issues could be resolved.

**Appendix III of RNTPC
Paper No. A/YL-KTS/1029**

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;
- the application site (the Site) comprises Government Land (GL) and *Lot Nos. 1689 S.C, 1689 S.D, 1689 S.E, 1689 S.F, 1689 S.G, 1689 S.H and 1689 RP in D.D. 109. ~~seven private lots~~ The mother Lot No. 1689 in D.D. 109* was held under New Grant No. 808 for *the purpose of* private residential ~~purposes~~ and no part of any structure erected on it shall exceed a height of 25 ft above the mean formation level of the land on which it stands and the maximum area of the lot that may be built over shall not exceed 2,200 ft²;
- no permission is given for occupation of GL (about 195.75m² as mentioned in the Application Form) included on the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28 Land (Miscellaneous Provisions) Ordinance;
- there is/are unauthorized structure (s) and /or uses on the private lot(s). The lot owner(s) should immediate rectify/apply for regularization on the lease and breaches and LandsD reserves the right to take necessary lease enforcement action against the breaches without further notice; and
- his advisory comments are in **Appendix IV**.

2. Traffic

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

- no adverse comment on the application from traffic engineering perspective; and
- his advisory comments are in **Appendix IV**.

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

- no adverse comment on the application from highways maintenance perspective; and
- his advisory comments are in **Appendix IV**.

Comments of the Railway Development Office, Highways Department (RDO, HyD):

- no comment on the application from railway development perspective.

3. **Drainage**

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

- no objection in principle to the application from the public drainage point of view; and
- should the application be approved, conditions should be stipulated requiring the applicant to maintain the existing drainage facilities under application No. A/YL-KTS/898 and to submit updated records of existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. **Fire Safety**

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

- no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is not accepted; and
- his advisory comments are in **Appendix IV**.

5. **Landscape Aspect**

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;
- the Site falls within "Residential (Group C)" and "Village Type Development" zones, which are non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated; and
- her advisory comments are in **Appendix IV**.

6. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- there was no environmental complaint concerning the Site received in the past three years; and
- his advisory comments are in **Appendix IV**.

7. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site, he is not in a position to offer comments on the suitability for the use proposed in the application;
- it is noted that 4 structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised buildings works under the Building Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are in **Appendix IV**.

8. **Civil Aviation Matters**

Comments of the Director-General of Civil Aviation:

- no comment on the application from the perspective of safeguarding the operations of the Hong Kong International Airport; and
- the maximum level of the proposed 2-storey structure (i.e. not exceeding 6.9m) is in general compatible with the building heights in the surrounding areas and will not exceed the Airport Height Restriction as prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap.301).

9. **Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Director of Electrical and Mechanical Services (DEMS);
- Commissioner of Police (C of P); and
- District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
- the lots owner(s) shall apply to his office for a Short Term Waiver (STW) to (i) waive the user restriction as stipulated in the lease condition, if any, and/ or (ii) permit the structure (s) erected within the said private lot and/or (iii) regularize any irregularities on the Site, if any, and Short Term Tenancy (STT) to permit the occupation of the Government Land (GL), if any. The application for STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- tailing back of vehicles to public road is not permitted;
 - vehicular access is close to zebra crossing and a roadside layby at Kam Tin Road. The applicant should properly manage traffic at vehicular ingress/egress such that operation of zebra crossing and layby would not be affected; and
 - Highway Department (HyD) should be consulted if vehicular ingress/egress affects the existing road lighting and/or modification of existing run-in/out is required;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, HyD that:
- the Site involves GL where is not under HyD's maintenance purview;
 - the proposed access arrangement of the Site should be commented by the Transport Department;
 - HyD shall not be responsible for the maintenance of any access between the Site and Kam Tin Road. Presumably, the relevant department will provide comments to the applicant, if any; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- approval of the application does not imply approval of tree works, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
- the applicant should adopt appropriate measures to avoid causing pollution or disturbance the adjacent watercourse;

(f) to note the comments of the Director of Environmental Protection that:

- the applicant is advised to follow the relevant guidelines and requirements in revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;

(g) to note the comments of the Director of Fire Services (D of FS) that:

- provision of fire service installations shall be demonstrated in form of FS Notes with all relevant standards and specifications;
- the standards and specification of the proposed emergency lighting shall be provided in accordance with ‘BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021’;
- the standards and specification of the proposed directional and exit signs shall be provided in accordance with ‘BS 5266-1:2016 and the FSD Circular Letter No. 5/2008’; and
- the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

(h) to note the comments of the Director of Electrical and Mechanical Services that:

- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- if the existing structure is erected on leased land without the approval of the Building Authority, they are unauthorised building works (UBW) under the Building Ordinance (BO) and should not be designated for any proposed use under the captioned application;
- for UBW erected on leased land, enforcement action may be taken by the 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;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

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

參考編號

Reference Number:

241014-141804-67475

提交限期

Deadline for submission:

25/10/2024

提交日期及時間

Date and time of submission:

14/10/2024 14:18:04

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/1029

「提意見人」姓名/名稱

Name of person making this comment:

Aviation Club of Hong Kong, China

意見詳情

Details of the Comment :

Application No. A/YL-KTS/1029

This planning application for a Proposed Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years is situated very close to the western end of Sek Kong RWY 11. This runway is used by the PLA, Hong Kong Government Flying Services (HKGFS), Heliservices HK Ltd., and the Aviation Club of Hong Kong, China (ACHKC).

The site is less than 290 m to the western end of RWY 11 runway and directly under the final approach path of the helicopter training circuit used by the ACHKC

Although we have no objection to the site being used for a temporary shop and services (motor-vehicle showroom), consideration must be given to height restrictions. Given the close proximity of the site to the runway, and flight path of aircraft using the runway, from a flight safety perspective it is important that appropriate height restrictions are imposed on this planning approval.

As such, we recommend you consult the Civil Aviation Department (CAD) regarding building regulations, height restrictions and markings of building and / or objects in close proximity to the flight path of aircraft using an active runway.

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Application No. A/YL-KTS/1029

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