

此文件在 2024年 10月 8日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

The application is received on 8 OCT 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

240 2371

27/9

By hand

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	A19C-KTS/1035
	Date Received 收到日期	8 OCT 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)

Wah San Motor Trading Limited 華新汽車貿易有限公司

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 512 RP (Part) and 515 (Part) in D.D. 103 and Adjoining Government Land, 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 1,837 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 393 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 41 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(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	Open Storage of Vehicles (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
07/08/2024 - 21/08/2024 (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 26/08/2024 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(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	Proposed Temporary Open Storage of Vehicles for Sale (Including New / Used Vehicles) for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 1,474 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 363 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 9
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 393 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 393 .....sq.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) Please refer to Plan 4	
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	..... 4
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)	..... .....
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	..... N/A
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A
Others (Please Specify) 其他 (請列明)	..... .....

Proposed operating hours 擬議營運時間 09:00 to 19:00 daily, including public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Kam Tin Road via a local access.																															
	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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 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>

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


.....
Michael WONG

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

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

on behalf of 代表 R-riches Property Consultants Limited 盈卓物業顧問有限公司

☒ Company 公司 / ☐ Organisation 機構名稱及蓋章 (如適用)

Date 日期

20/09/2024

(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 512 RP (Part) and 515 (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	1,837 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 41 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
Zoning 地帶	"Agriculture" ("AGR")
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 <u>3</u> <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	Proposed Temporary Open Storage of Vehicles for Sale (Including New / Used Vehicles) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	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	393 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	2.8 - 6 (about)	<input type="checkbox"/> m 米 (Not more than 不多於)
		1 - 2	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	20 % <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		4
	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)		4 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		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)		N/A N/A N/A N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Plan showing the land status of the application site, Plan showing the zoning of the application site, Swept path analysis, The accepted FSIs and drainage proposals of the previous application</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to *Lots 512 RP (Part) and 515 (Part) in D.D. 103 and Adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Vehicles for Sale (including New / Used Vehicles) for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 The applicant is a vehicle trading company, which intends to use the Site for storage of the company's (new and used) vehicles for sale. The Site is only for the applied use, trading and other shop and services activities are carried out elsewhere.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, 'open storage' use is not on column 1 nor 2 use within the "AGR" zone, which requires permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within "AGR" zone, the Site has already been occupied by temporary structures for the applied use with no active agricultural activities, approval of the current application would better utilize precious land resources and would not frustrate the long-term planning intention of the "AGR" zone. The Site is also surrounded by some low-rise temporary structures for similar use, the layout and scale of the proposed development is therefore considered not incompatible with the surrounding area.
- 2.3 Furthermore, the Site is the subject of several previous S.16 planning applications for the same use that were submitted by the same applicant. The latest application (No. A/YL-KTS/912) was approved by the Board on a temporary basis of 3 years in 2021. When compared with the previous application No. A/YL-KTS/912, the major development parameters (i.e. operation hours, gross floor area, cover area, number of structures, site area, building height and no. of parking spaces) are the same for the current application. The applicant submitted the accepted fire service installations (FSIs) and drainage proposals of the previous application to support the current application (**Appendices I to II**).

3) Development Proposal

- 3.1 The Site occupies an area of 1,837 m² (about), including 41 m² (about) of GL. A total of 9 structures (1 to 2 storey) are provided at the Site for covered storage space, storage of tools, portable toilet, covered parking space and site office with total GFA of 393 m² (**Plan 4**). The ancillary site office is to provide indoor workspace for administrative staff to support the daily operation of the Site. The operation hours of the proposed development are from 09:00 to 19:00 daily, including public holidays. The estimated number of staff working at the Site is 6. No visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	1,837 m ² (about), incl. 41 m ² (about) of GL
Covered Area	363 m ² (about)
Uncovered Area	1,474 m ² (about)
Plot Ratio	0.2 (about)
Site Coverage	20% (about)
Number of Structure	9
Total GFA	393 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	393 m ² (about)
Building Height	2.8 m – 6 m (about)
No. of Storey	1 - 2

- 3.2 The Site is accessible from Kam Tin Road via a local access (**Plan 1**). It is estimated that the Site would be able to store about 50 new/used private cars for sale and they will be driven to the Site by staff with trade license, hence, towing of vehicle is not required. No heavy vehicles would be stored at the Site at any time during the planning approval period. A total of 4 parking spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking Provisions

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	4

- 3.3 Sufficient space is provided for vehicles to smoothly manoeuvre to/from and within the Site to

ensure no queuing, turning back outside the Site during the planning approval period (**Plan 5**). As trip generation and attraction of the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction		
	Private Car		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	3
Traffic trip per hour (average)	1	1	2

- 3.4 The applicant will implement good practices under ProPECC PN 1/23 when designing an on-site sewage system within the Site, i.e. the use of portable toilet for sewage treatment.
- 3.5 No old and valuable tree or protected species has been identified at the Site. As majority of the Site has been used for open storage of vehicles, all trees were found to be dead due to insufficient space for healthy tree growth. Therefore, it is not proposed to retain any of the existing trees at the Site.
- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will also strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. No storage of dangerous goods will be carried out at the Site at any time during the planning approval period.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of the accepted FSIs and drainage proposals of the previous application (No. A/YL-KTS/912) to mitigate any adverse impact arising from the proposed development (**Appendices I to II**).

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Vehicles for Sale (including New and Used Vehicles) for a Period of 3 Years**'.

R-riches Property Consultants Limited

August 2024

LIST OF PLANS

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

APPENDICES

Appendix I	The Accepted Fire Service Installations Proposal of the Previous Application No. A/YL-KTS/912
Appendix II	The Accepted Drainage Proposal of the Previous Application No. A/YL-KTS/912

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,837 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KAM TIN ROAD VIA A LOCAL
ACCESS

ACCESSIBLE FROM KAM TIN
ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND



APPLICATION SITE

THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF
VEHICLES FOR SALE (INCLUDING NEW/USED
VEHICLES) FOR A PERIOD OF 3 YEARS

ADDRESS

LOTS 512 RP (PART) AND 515 (PART) IN D.D.
103 AND ADJOINING GOVERNMENT LAND,
KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

18.10.2023

REVISED BY

DATE

TITLE

LOCATION PLAN

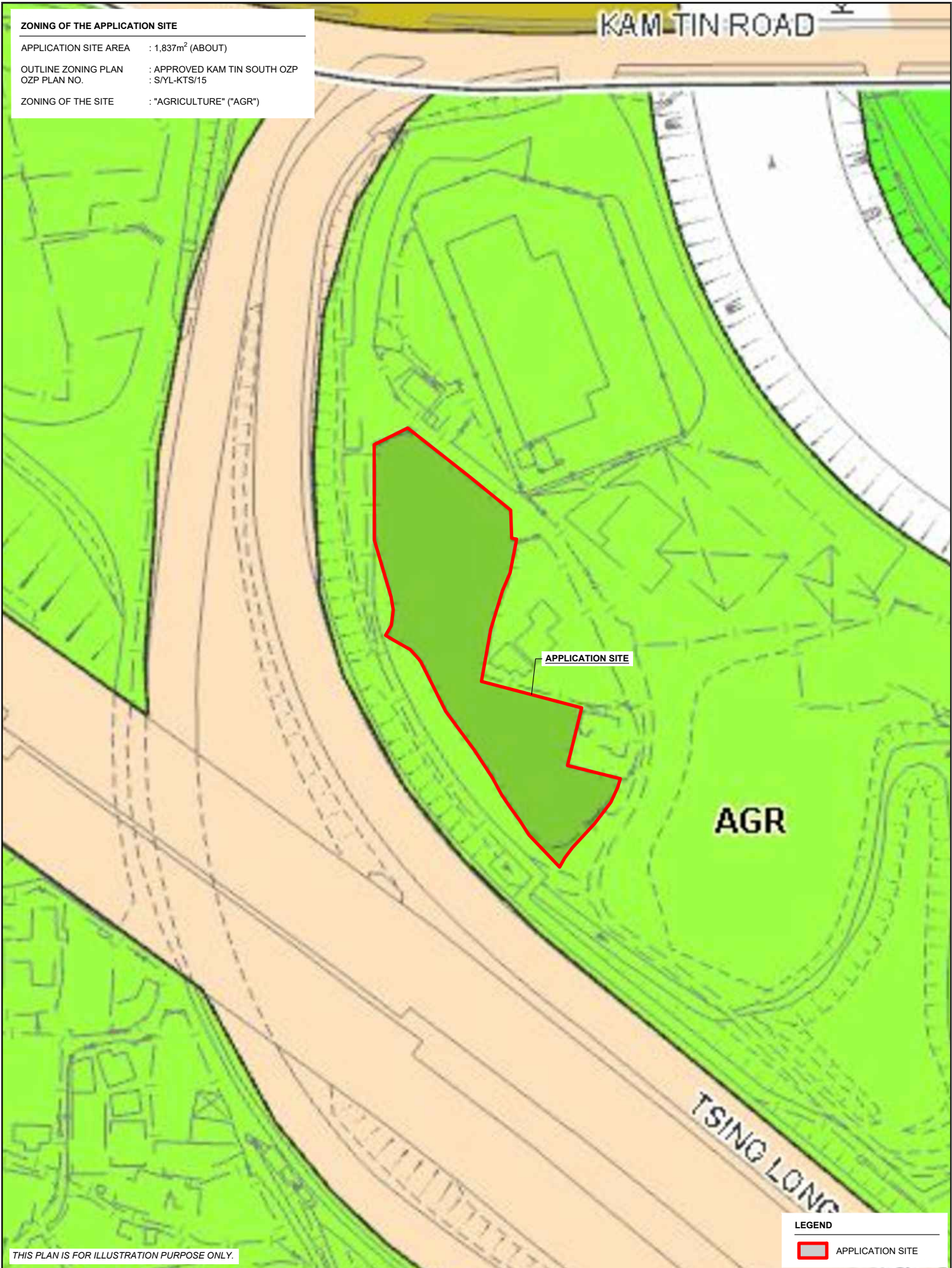
DWG NO.
PLAN 1

VER.
001



ZONING OF THE APPLICATION SITE



APPLICATION SITE AREA : 1,837m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP
OZP PLAN NO. : S/YL-KTS/15
ZONING OF THE SITE : "AGRICULTURE" ("AGR")

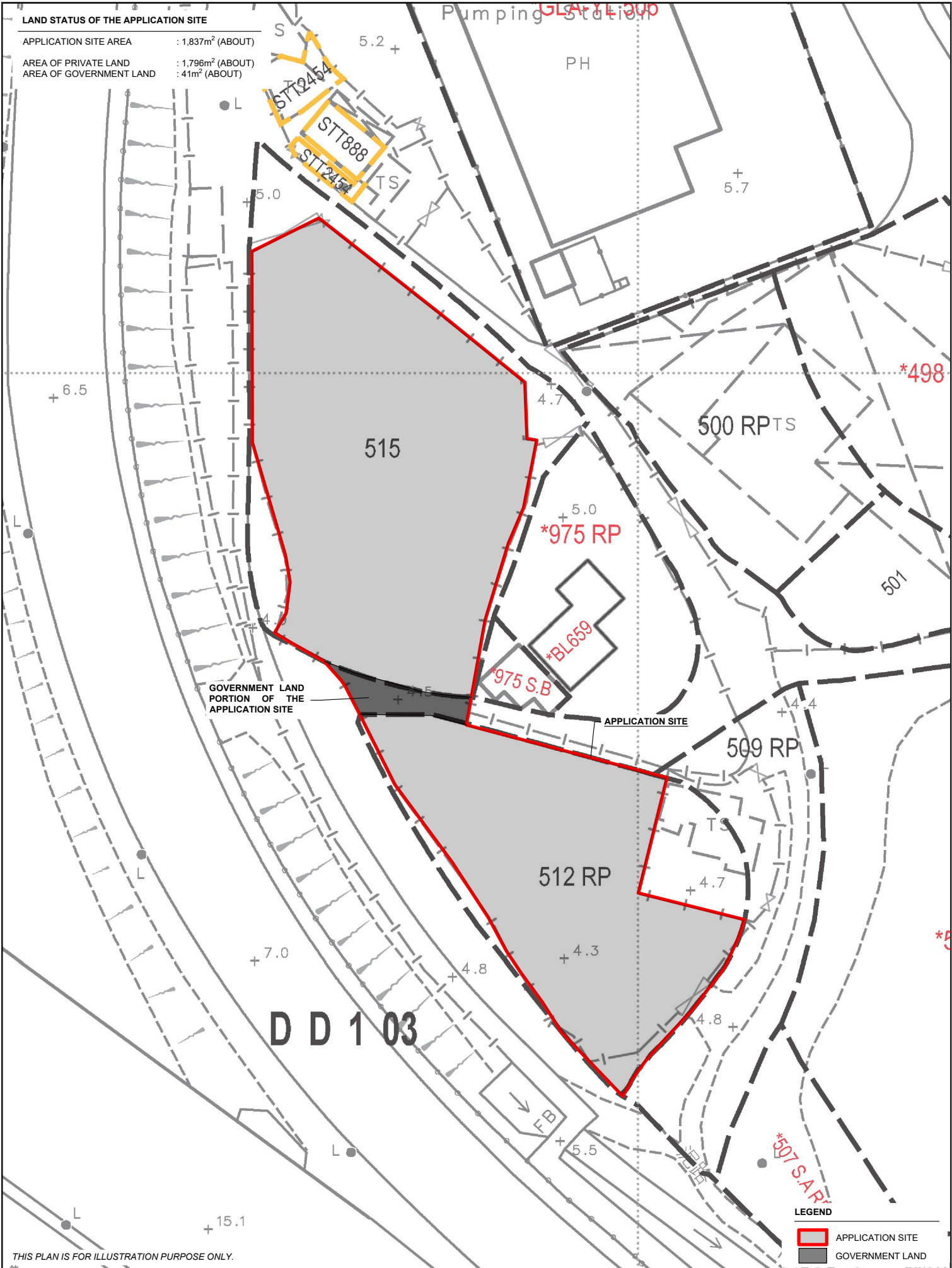


THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY.

LEGEND

APPLICATION SITE



<div>PLANNING CONSULTANT</div> <div></div>	<div>PROJECT</div> <div>PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES FOR SALE (INCLUDING NEW/USED VEHICLES) FOR A PERIOD OF 3 YEARS</div>	<div>ADDRESS</div> <div>LOTS 512 RP (PART) AND 515 (PART) IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES</div>	<div>SCALE</div> <div>1 : 1000 @ A4</div>		<div>TITLE</div> <div>ZONING PLAN</div>		<div></div>	
			<div>DRAWN BY</div> <div>MN</div>	<div>DATE</div> <div>18.10.2023</div>	<div>DWG NO.</div> <div>PLAN 2</div>			<div>VER.</div> <div>001</div>
			<div>REVISED BY</div>	<div>DATE</div>				

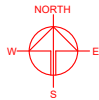


LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,837m² (ABOUT)
AREA OF PRIVATE LAND : 1,796m² (ABOUT)
AREA OF GOVERNMENT LAND : 41m² (ABOUT)

THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY.

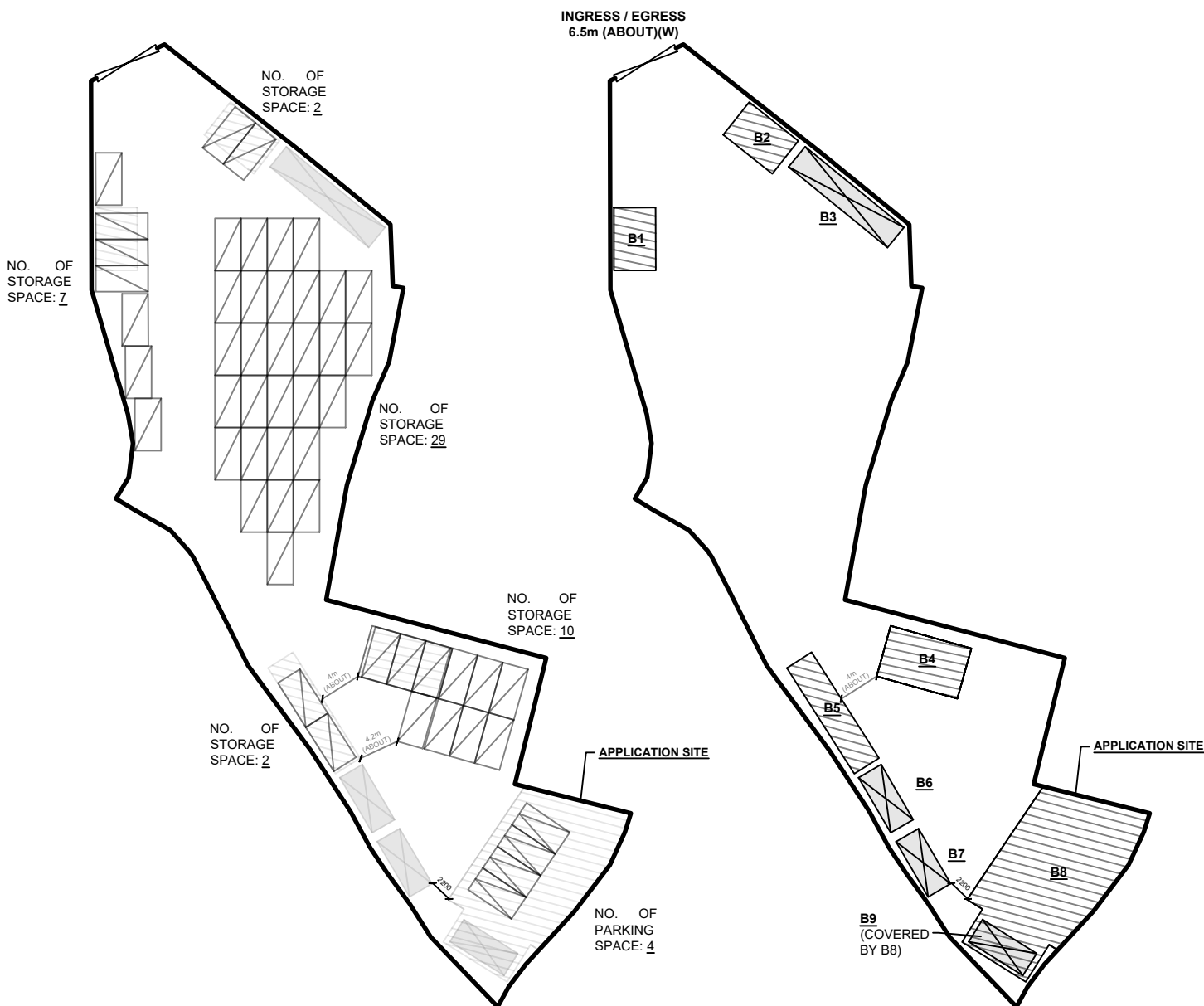
<div>PLANNING CONSULTANT</div> <div></div>	PROJECT	ADDRESS	SCALE		TITLE		<div></div>
	PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES FOR SALE (INCLUDING NEW/USED VEHICLES) FOR A PERIOD OF 3 YEARS	LOTS 512 RP (PART) AND 515 (PART) IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES	1 : 500 @ A4		LAND STATUS		
			DRAWN BY MN	DATE 18.10.2023	DWG NO. PLAN 3	VER. 001	
			REVISED BY	DATE			



MAJOR DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,837 m ²	(ABOUT)
COVERED AREA	: 363 m ²	(ABOUT)
UNCOVERED AREA	: 1,474 m ²	(ABOUT)
PLOT RATIO	: 0.2	(ABOUT)
SITE COVERAGE	: 20%	(ABOUT)
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 393 m ²	(ABOUT)
TOTAL GFA	: 393 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 6 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	COVERED STORAGE SPACE	24m ² (ABOUT)	24m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B2	COVERED STORAGE SPACE	24m ² (ABOUT)	24m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B3	STORAGE OF TOOLS	30m ² (ABOUT)	30m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B4	COVERED STORAGE SPACE	40m ² (ABOUT)	40m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B5	COVERED STORAGE SPACE	34m ² (ABOUT)	34m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B6	STORAGE OF TOOLS	15m ² (ABOUT)	15m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B7	PORTABLE TOILET	15m ² (ABOUT)	15m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B8	COVERED PARKING SPACE	181m ² (ABOUT)	181m ² (ABOUT)	6m (ABOUT)(1-STOREY)
B9	SITE OFFICE	COVERED BY B8	30m ² (ABOUT)	5.6m (ABOUT)(2-STOREY)
TOTAL		363m ² (ABOUT)	393m ² (ABOUT)	



PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)

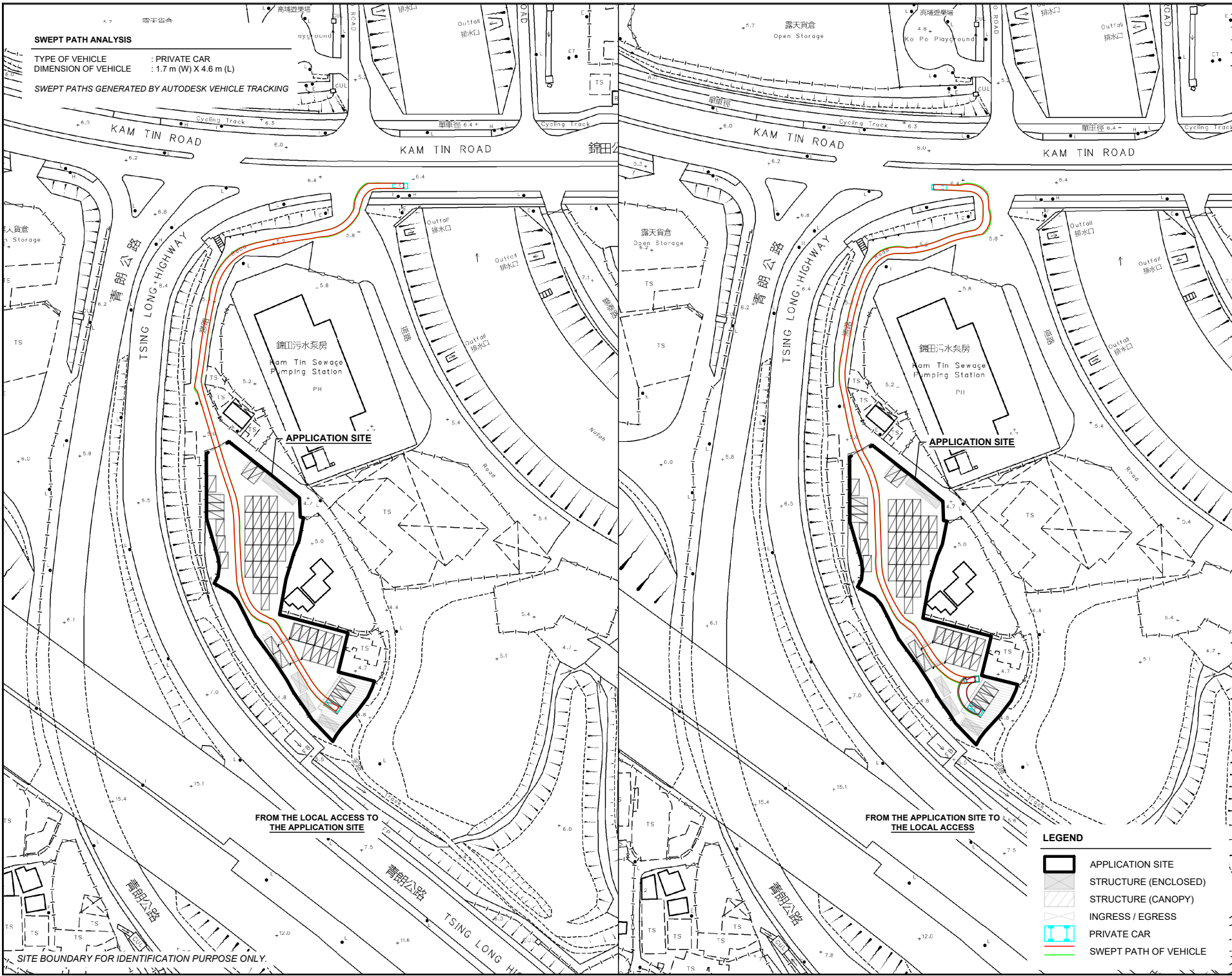
STORAGE SPACE FOR VEHICLE

NO. OF STORAGE SPACE	: 50
TYPE OF STORAGE SPACE	: PRIVATE CAR

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	STORAGE SPACE FOR VEHICLE
	INGRESS / EGRESS

PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE	NORTH W E S
	PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES FOR SALE (INCLUDING NEW/USED VEHICLES) FOR A PERIOD OF 3 YEARS	LOTS 512 RP (PART) AND 515 (PART) IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES	1 : 600 @ A4	LAYOUT PLAN	
			DRAWN BY MN	DATE 18.10.2023	
			REVISED BY	DATE	DWG NO. PLAN 4
					VER. 001



NORTH

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES FOR SALE (INCLUDING NEW/USED VEHICLES) FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 512 RP (PART) AND 515 (PART) IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY	DATE
MN	21.2.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.	VER.
PLAN 5	001

LEGEND

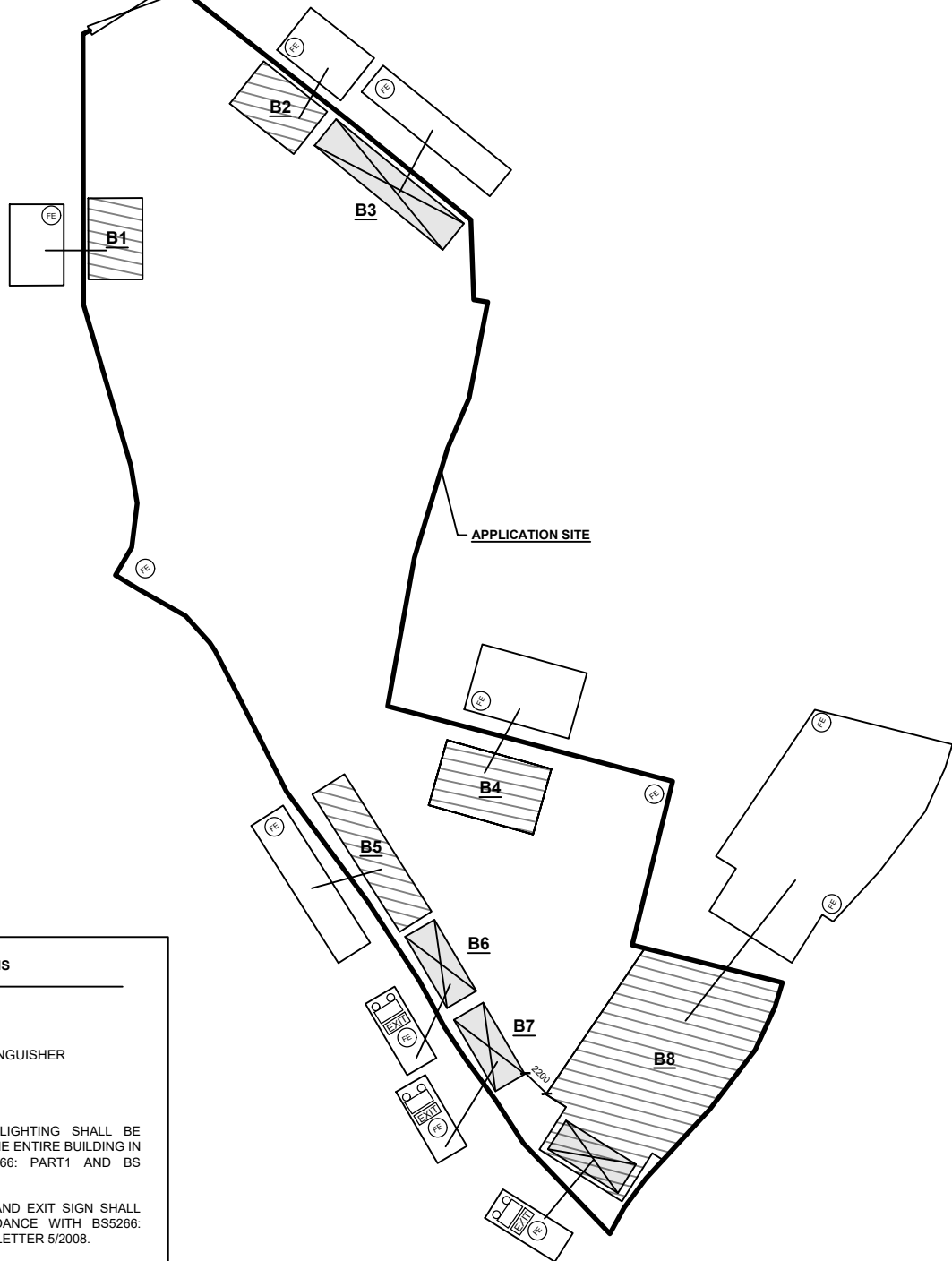
- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- INGRESS / EGRESS
- PRIVATE CAR
- SWEPT PATH OF VEHICLE

MAJOR DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,837 m ²	(ABOUT)
COVERED AREA	: 363 m ²	(ABOUT)
UNCOVERED AREA	: 1,474 m ²	(ABOUT)
PLOT RATIO	: 0.2	(ABOUT)
SITE COVERAGE	: 20%	(ABOUT)
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 393 m ²	(ABOUT)
TOTAL GFA	: 393 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 6 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	COVERED STORAGE SPACE	24m ² (ABOUT)	24m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B2	COVERED STORAGE SPACE	24m ² (ABOUT)	24m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B3	STORAGE OF TOOLS	30m ² (ABOUT)	30m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B4	COVERED STORAGE SPACE	40m ² (ABOUT)	40m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B5	COVERED STORAGE SPACE	34m ² (ABOUT)	34m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B6	STORAGE OF TOOLS	15m ² (ABOUT)	15m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B7	PORTABLE TOILET	15m ² (ABOUT)	15m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B8	COVERED PARKING SPACE	181m ² (ABOUT)	181m ² (ABOUT)	6m (ABOUT)(1-STOREY)
B9	SITE OFFICE	COVERED BY B8	30m ² (ABOUT)	5.6m (ABOUT)(2-STOREY)
TOTAL		363m ² (ABOUT)	393m ² (ABOUT)	

INGRESS / EGRESS
6.5m (ABOUT)(W)



FIRE SERVICE INSTALLATIONS



- EXIT SIGN
- EMERGENCY LIGHT
- 5 KG CO2 FIRE EXTINGUISHER

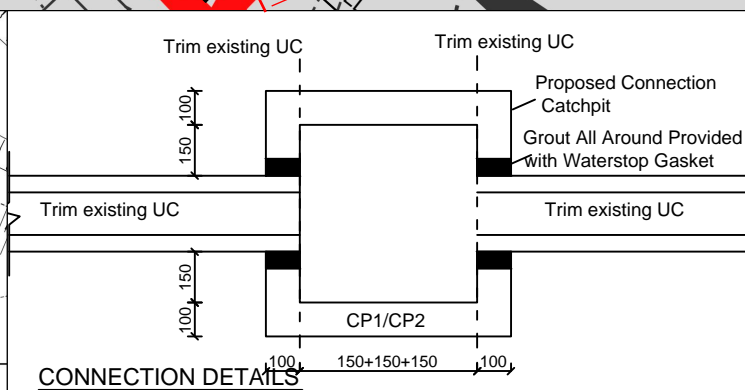
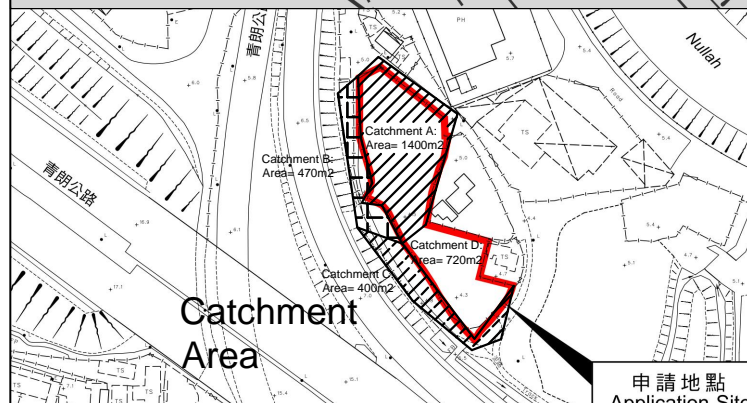
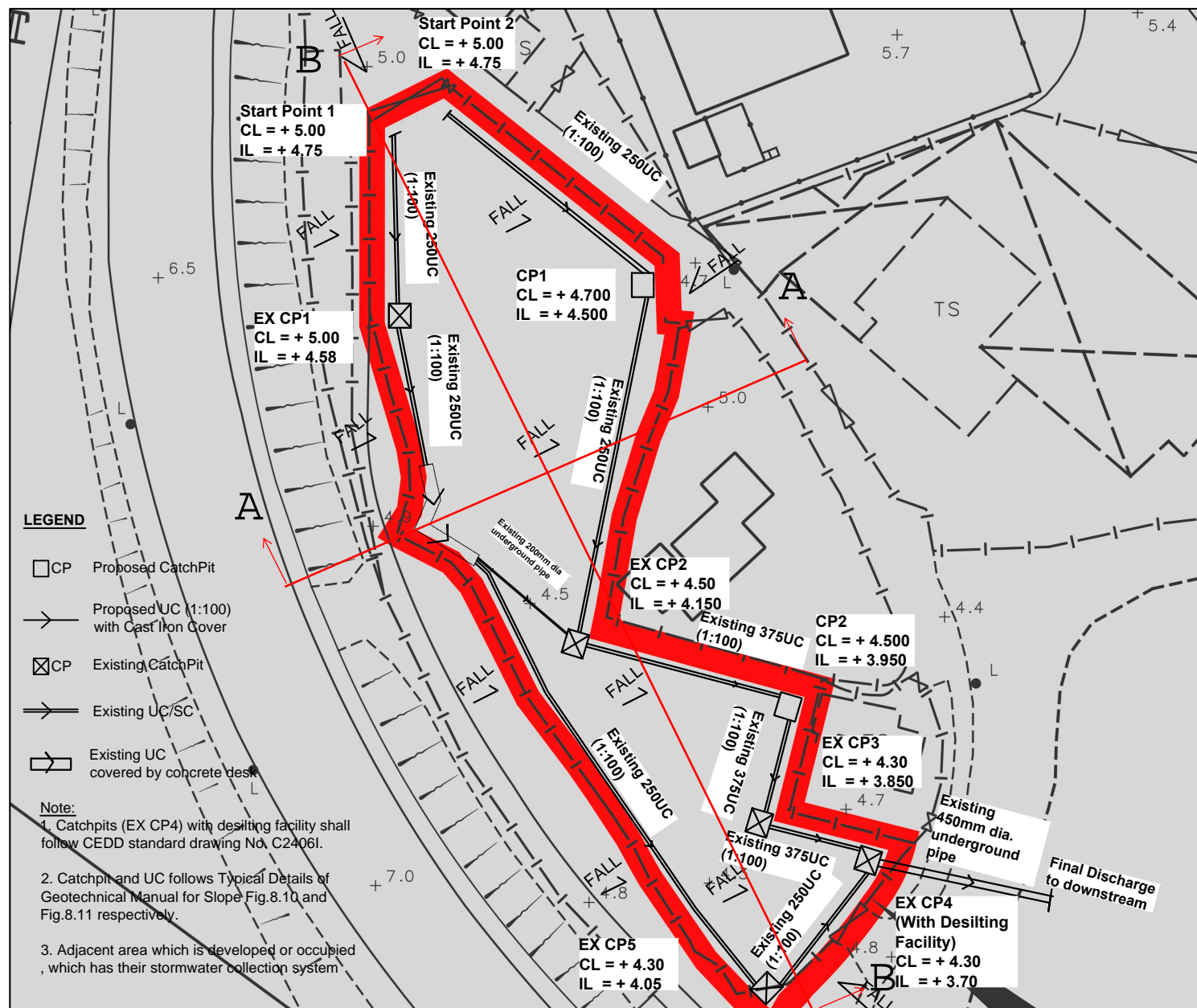
FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- INGRESS / EGRESS

PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE		TITLE		
	PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES FOR SALE (INCLUDING NEW/USED VEHICLES) FOR A PERIOD OF 3 YEARS	LOTS 512 RP (PART) AND 515 (PART) IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES	1 : 500 @ A4		FSIs PROPOSAL		
			DRAWN BY	DATE			
			MN	18.10.2023			
			REVISED BY	DATE	DWG NO.	VER.	
MN	21.2.2024	APPENDIX I	002				



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Open Storage of Vehicles for Sale (including New and Used Vehicles) for a Period of 3 Years at Lots 512 RP (Part) and 515 (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Title:

Drainage Proposal

D01

Drawn by:

DM

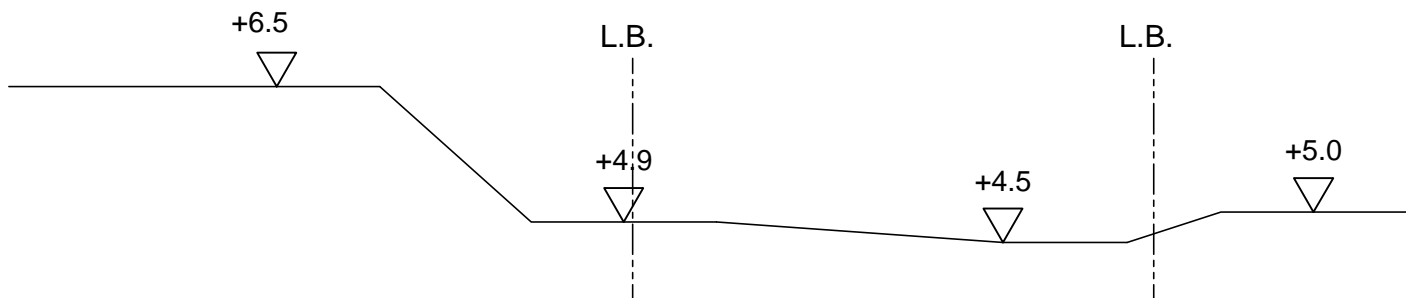
Date:

10th Jan 2022

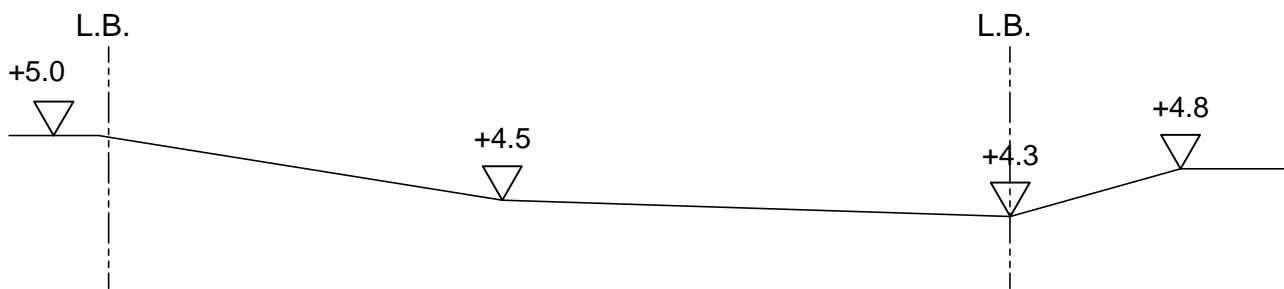
Check by:

DM

Scale:



Section A-A



Section B-B

Company:

Project :

Date: 9/1/2022

Calculation for channels:

Catchment Area of site

$$\begin{aligned}\text{Catchment Area A} &= 1100 \text{ m}^2 \\ &= 0.0011 \text{ km}^2\end{aligned}$$

$$\begin{aligned}\text{Peak runoff in m}^3/\text{s} &= 0.278 \times 0.95 \times 250 \text{ mm/hr} \times 0.0011 \text{ km}^2 \\ &= 0.072628 \text{ m}^3/\text{s} \\ &= 4358 \text{ liter/min}\end{aligned}$$

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 250UC will be suitable.

$$\begin{aligned}\text{Catchment Area B+C} &= 470 \text{ m}^2 + 400 \text{ m}^2 \\ &= 0.00087 \text{ km}^2\end{aligned}$$

$$\begin{aligned}\text{Peak runoff in m}^3/\text{s} &= 0.278 \times 0.95 \times 250 \text{ mm/hr} \times 0.00087 \text{ km}^2 \\ &= 0.057442 \text{ m}^3/\text{s} \\ &= 3447 \text{ liter/min}\end{aligned}$$

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 250UC will be suitable.

$$\begin{aligned}\text{Catchment Area A+B+C+D} &= 1100 \text{ m}^2 + 470 \text{ m}^2 + 400 \text{ m}^2 + 720 \text{ m}^2 \\ &= 0.00269 \text{ km}^2\end{aligned}$$

$$\begin{aligned}\text{Peak runoff in m}^3/\text{s} &= 0.278 \times 0.95 \times 250 \text{ mm/hr} \times 0.00269 \text{ km}^2 \\ &= 0.177607 \text{ m}^3/\text{s} \\ &= 10656 \text{ liter/min}\end{aligned}$$

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 375UC will be suitable.

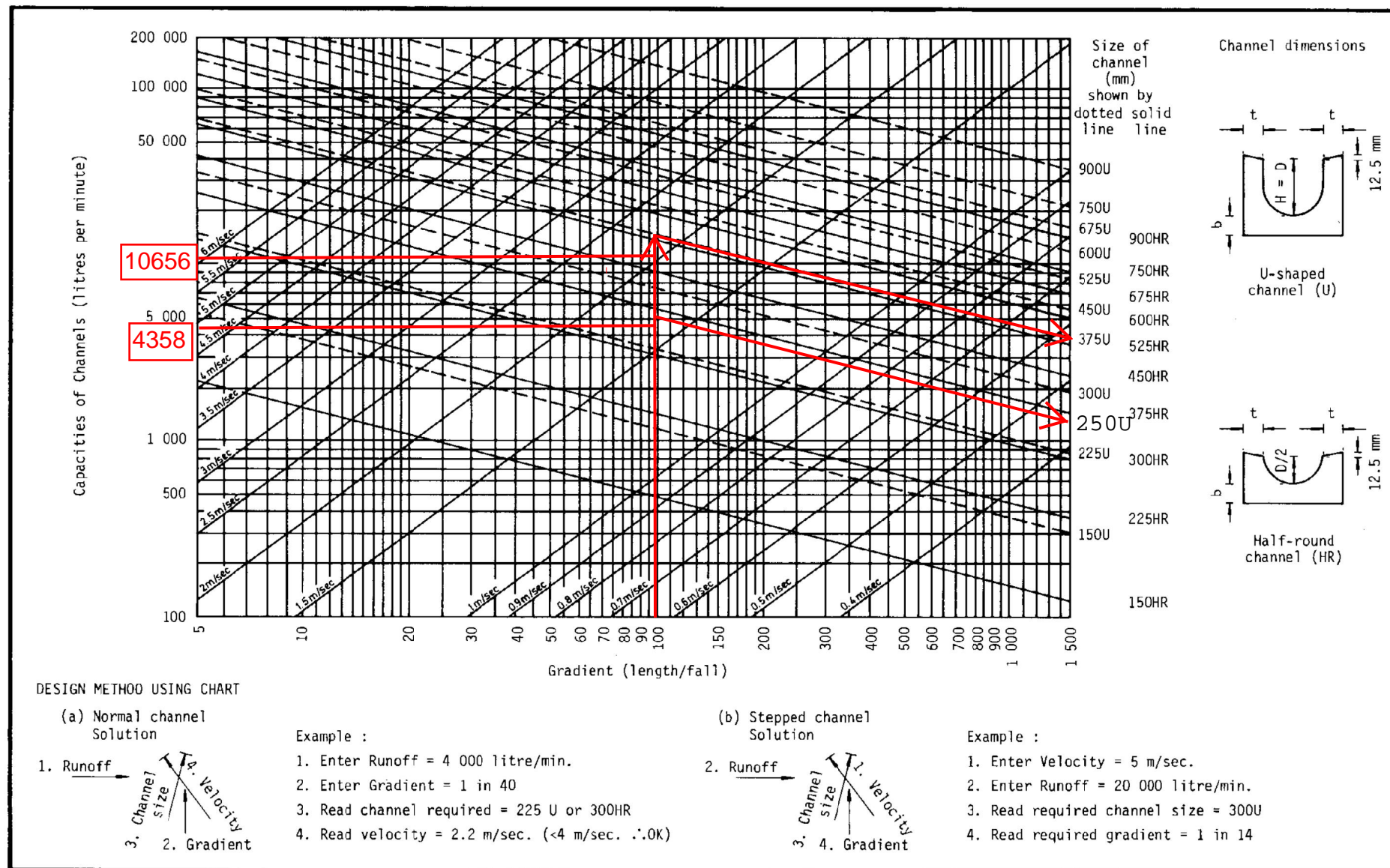


Figure 8.7 - Chart for the Rapid Design of Channels

Check existing 450mm dia. Pipes (1:100) by Colebrook-White Equation

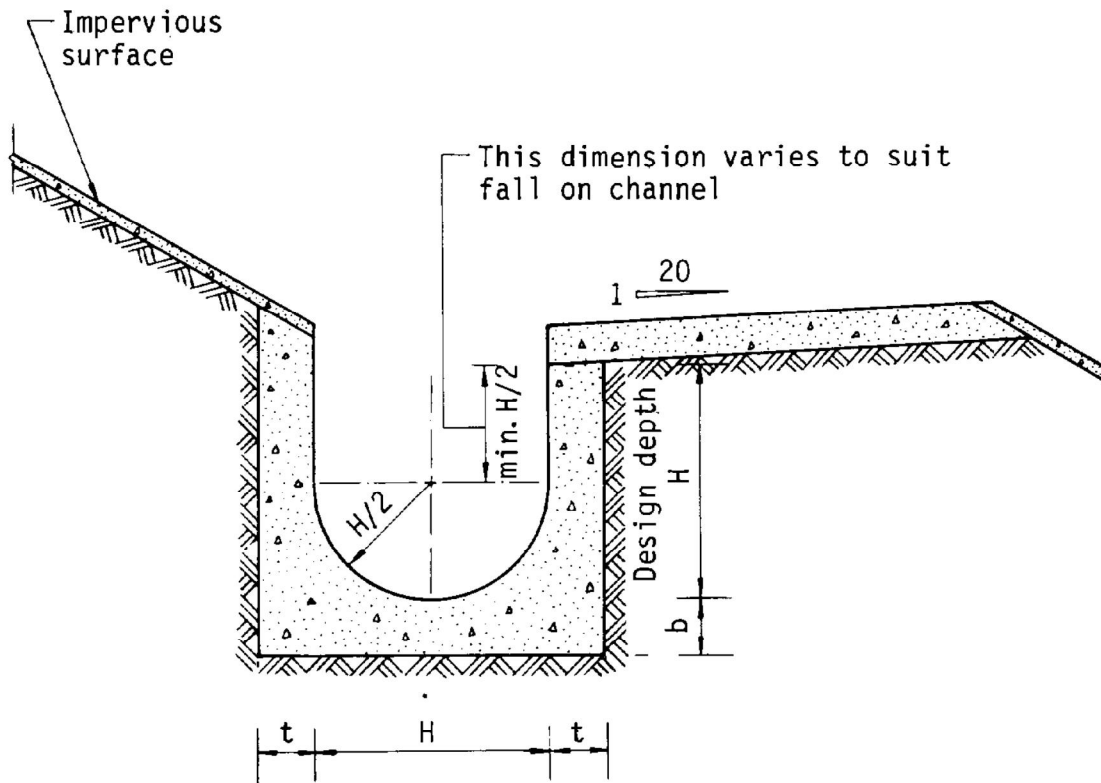
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :						
V	=			mean velocity (m/s)		
g	=	9.81	m/s ²	gravitational acceleration (m/s ²)		
D	=	0.45	m	internal pipe diameter (m)		
ks	=	0.00015	m	hydraulic pipeline roughness (m)		(Table 5, from DSD Sewerage Manual, concrete pipe)
v	=	1.14E-06	m ² /s	kinematic viscosity of fluid (m ² /s)		
s	=	0.005		hydraulic gradient		
Area A	=	0.159043	m ²			
Therefore, design V of pipe	=	1.6470	m/s	>	Design velocity from catchment area = 0.1776 m ³ /s / 1.116724 m/s	0.159043128 ==>O.K.

Therefore, 450mm dia. pipe (1:100) will be adopted for connection bewteen site and final discharge



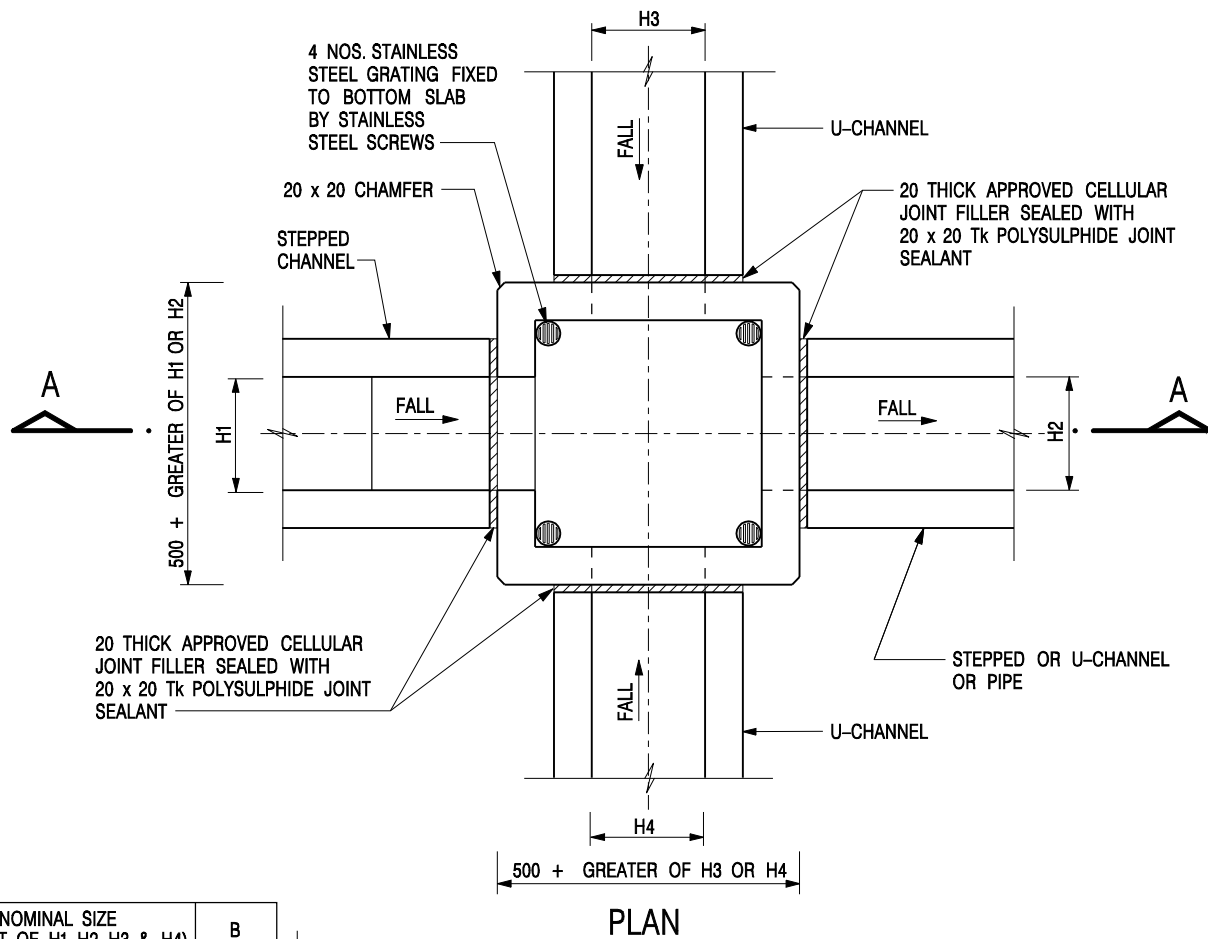
Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

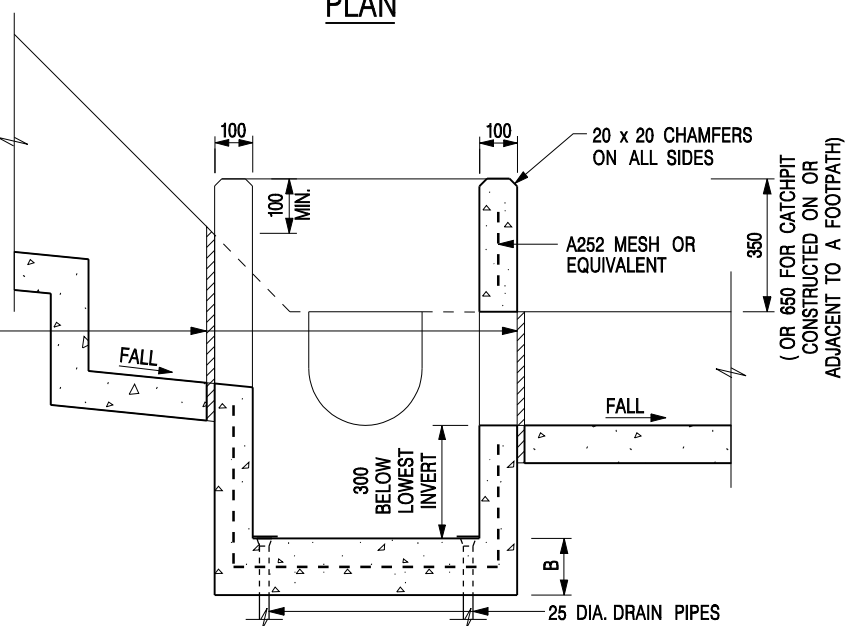
Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details



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




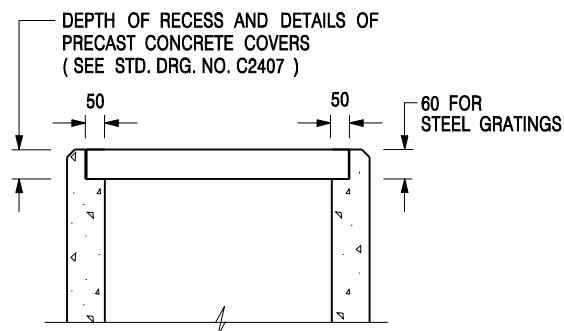
SECTION A - A

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



問有限公司
卓物業

Our Ref.: DD103 Lot 512 RP & 515
Your Ref.: TPB/A/YL-KTS/1035

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

By Email

20 December 2024

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Vehicle for Sale (Including New/Used Vehicles)
for a Period of 3 Years in “Agriculture” Zone, Lots 512 RP (Part) and 515 (Part)
in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1035)

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

Should you require more information regarding the application, please contact our [REDACTED]
[REDACTED] or the undersigned at your convenience. Thank
you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Selena SIN
(Attn.: Mr. Michael SO

email: synsin@pland.gov.hk)
email: mckso@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Open Storage of Vehicle for Sale (Including New/Used Vehicles)
for a Period of 3 Years in “Agriculture” Zone, Lots 512 RP (Part) and 515 (Part)
in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTS/1035)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Director of Environmental Protection (DEP) (Contact Person: Mr. Kelvin WONG; Tel: 2835 1117)		
(a)	To facilitate the consideration of the case, grateful if the applicant could provide the following information: Whether the applied use is solely for storage of vehicles only; and	The proposed development is solely for storage of vehicles only.
(b)	Whether no workshop activities such as repairing, dismantling, maintenance, and cleaning will be conducted at the application site.	No repairing, dismantling, maintenance, cleansing or other workshop activities will be carried out at the application site (the Site) at any time during the planning approval period.
2. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. NGAI Chak Man; Tel: 3565 3955)		
(a)	Based on the site photos taken in November 2024, some existing trees of common species are observed along the eastern boundary. However, according to para. 3.5 of the Supplementary Statement, it is stated that all trees were dead and not to retain which is incorrect. No tree information, proposed tree treatment and mitigation measure are provided in the application.	According to the tree survey conducted on 17/12/2024, a total of 3 nos. of trees are recorded within the Site (Annex I). No old and valuable tree or protected species has been identified in accordance with DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96). A landscape proposal is submitted by the applicant to provided landscape mitigation measures for the proposed development (Annex II). All existing trees will be preserved and maintained

		by the applicant during the planning approval period.
3. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. YUEN Tsz-fung; Tel: 2733 7737)		
(a)	Structure B9 shall be clearly indicated on plan;	It is revised accordingly. Please refer to the revised fire service installations proposal (Annex III).
(b)	All accessible areas on 1/F are GFA accountable. In this regard, detailed layout plans and section drawings shall be provided for our further consideration;	Details layout plans and section drawings are provided.
(c)	Emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021; and	Noted and revised accordingly.
(d)	Directional and exit signs shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter No. 5/2008	Noted and revised accordingly.
4. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. CHENG Sze Lai; Tel: 2443 1072)		
(a)	The application site comprises Government Land (GL) and Old Schedule Agricultural Lot Nos. 512 RP and 515 both in D.D.103 held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the Government.	Noted. The applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to rectify the applied use erected on the concerned lots and Government Land after planning approval has been obtained from the Board. No structure is proposed for domestic use.
(b)	It is noted that the applicant has applied for occupation of GL (about 41m ² as mentioned in the application form) included in the application site. Any occupation of GL without Government's prior approval is an offence under Cap.28.	
(c)	I must point out that the following irregularities covered by the subject planning application have been detected by this office:	

	<p><u>Unauthorized structure(s) within the said private lots covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on the said private lots which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Wavier (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	
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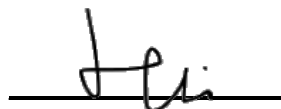
Tree Survey Report

Date of Survey: 17th December 2024

Location:

**Lots 512 Rp (Part) And 515 (Part) In D.D. 103 And Adjoining
Government Land, Kam Tin, Yuen Long, New Territories**

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 17th December 2024

Table of contents

1. Introduction	3
2. Summary of Existing Trees	4

Appendix:

- I. Tree Survey Plan
- II. Tree Survey Schedule
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 17th December 2024. Plants with DBH less than 95mm were not recorded in the survey.

2. Summary of Existing Trees

The surveyed site is located at Lots 512 Rp (Part) And 515 (Part) In D.D. 103 And Adjoining Government Land, Kam Tin, Yuen Long, New Territories.

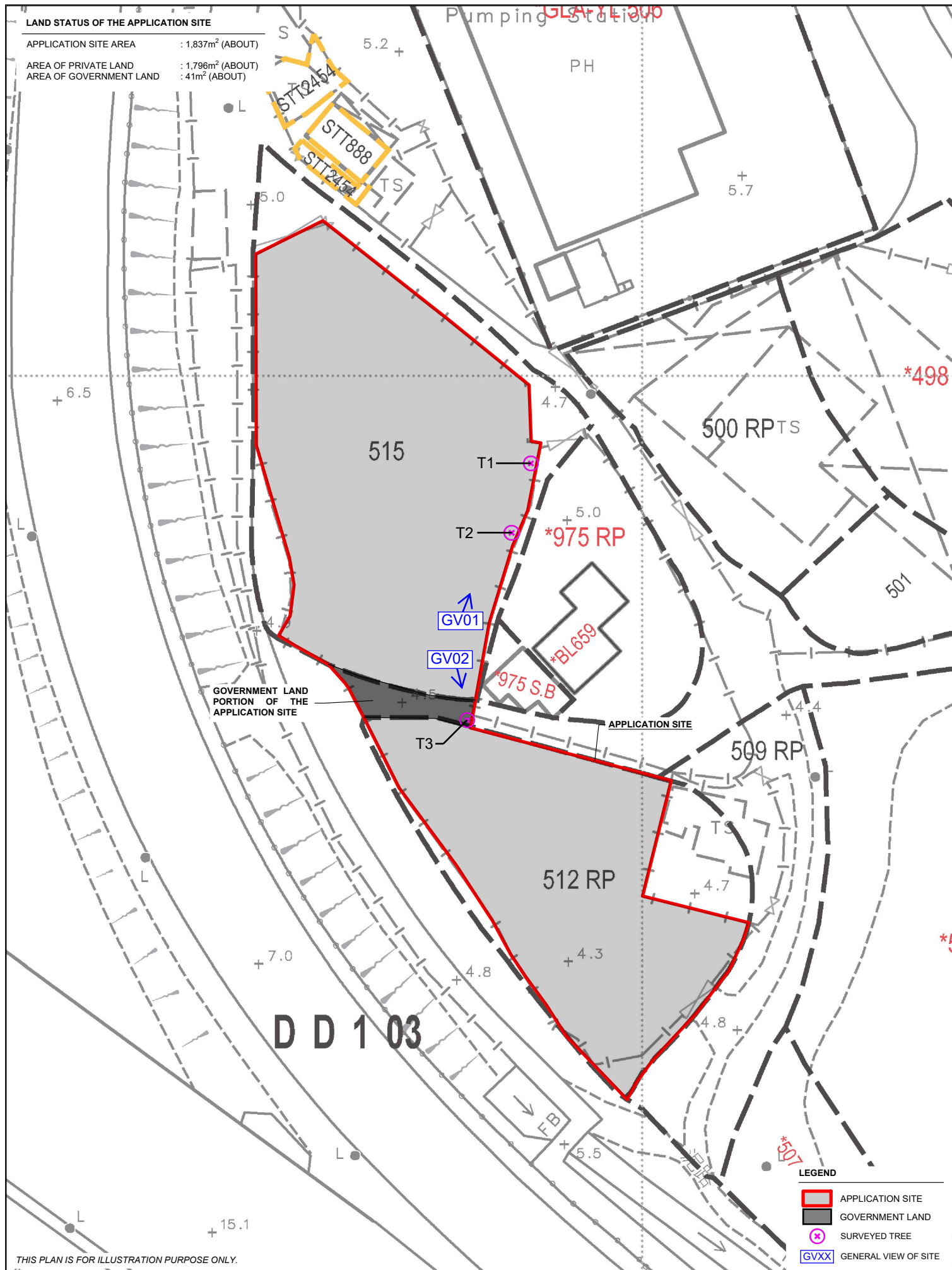
At the time of inspection on 17th December 2024, **3 nos.** trees were found within the Site. T3 was recorded within the Government Land. **No** dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,837m² (ABOUT)
 AREA OF PRIVATE LAND : 1,796m² (ABOUT)
 AREA OF GOVERNMENT LAND : 41m² (ABOUT)



THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND
- SURVEYED TREE
- GVXX GENERAL VIEW OF SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES FOR SALE (INCLUDING NEW/USED VEHICLES) FOR A PERIOD OF 3 YEARS

ADDRESS

LOTS 512 RP (PART) AND 515 (PART) IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

18.10.2023

REVISED BY

DATE

TITLE

TREE SURVEY PLAN

DWG NO.
TSP

VER.
0



Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Lots 512 Rp (Part) And 515 (Part) In D.D. 103 And Adjoining Government Land, Kam Tin, Yuen Long, New Territories
Tree surveyor(s): Mak Ka Hei
Field Survey was conducted on: 17 December 2024



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Ficus hispida</i>	對葉榕(牛乳樹)	7.0	127	4.0	Low	Fair	Fair	Poor	Low	co-dominant trunks
T2	<i>Ficus benjamina</i>	垂葉榕	7.0	130	3.0	Low	Fair	Fair	Poor	Low	
T3	<i>Bauhinia spp.</i>	羊蹄甲屬	8.0	270	5.0	Low	Poor	Poor	Poor	Low	epicormics, included bark, cavity at trunk

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

General View



General view 01

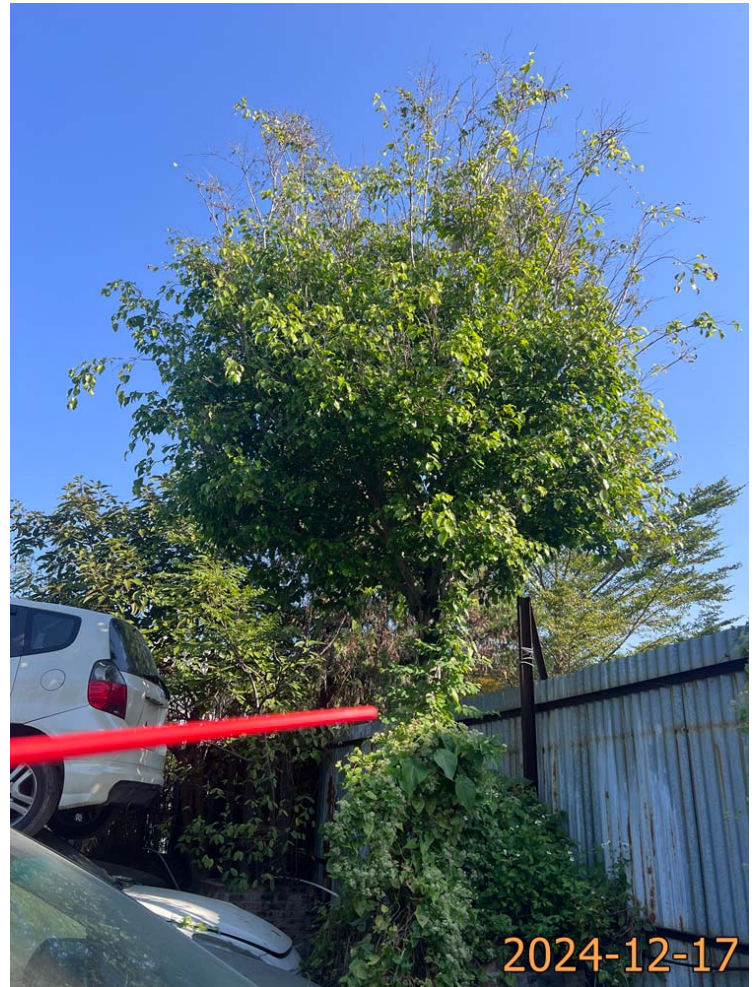


General view 02

Photo Records



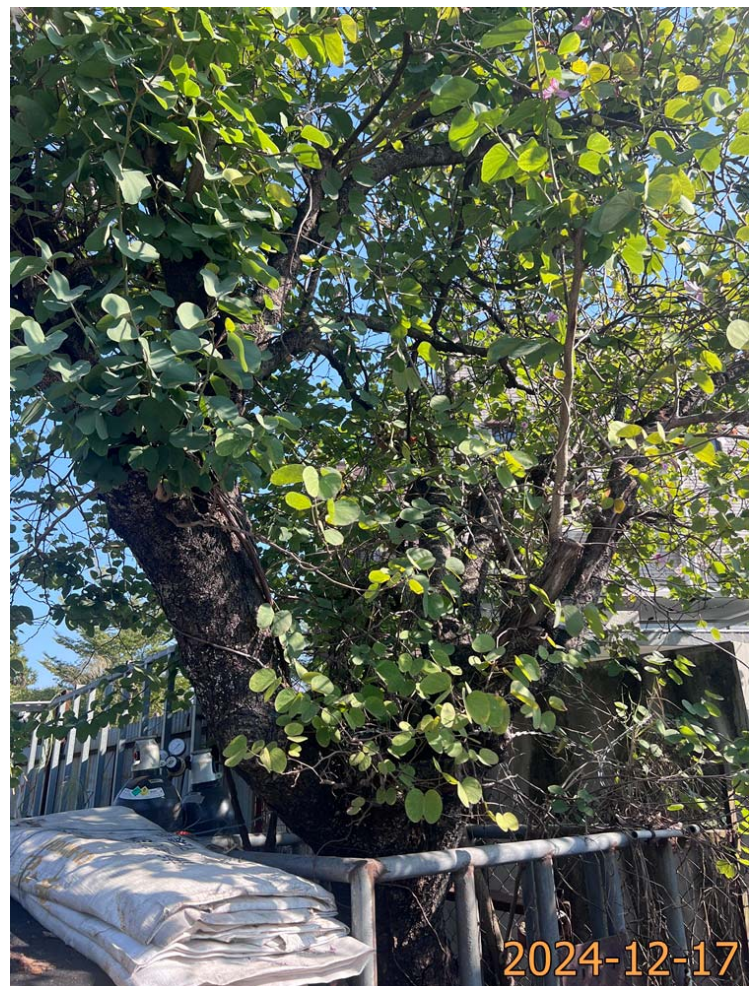
T1 (Overview)



T2 (Overview)

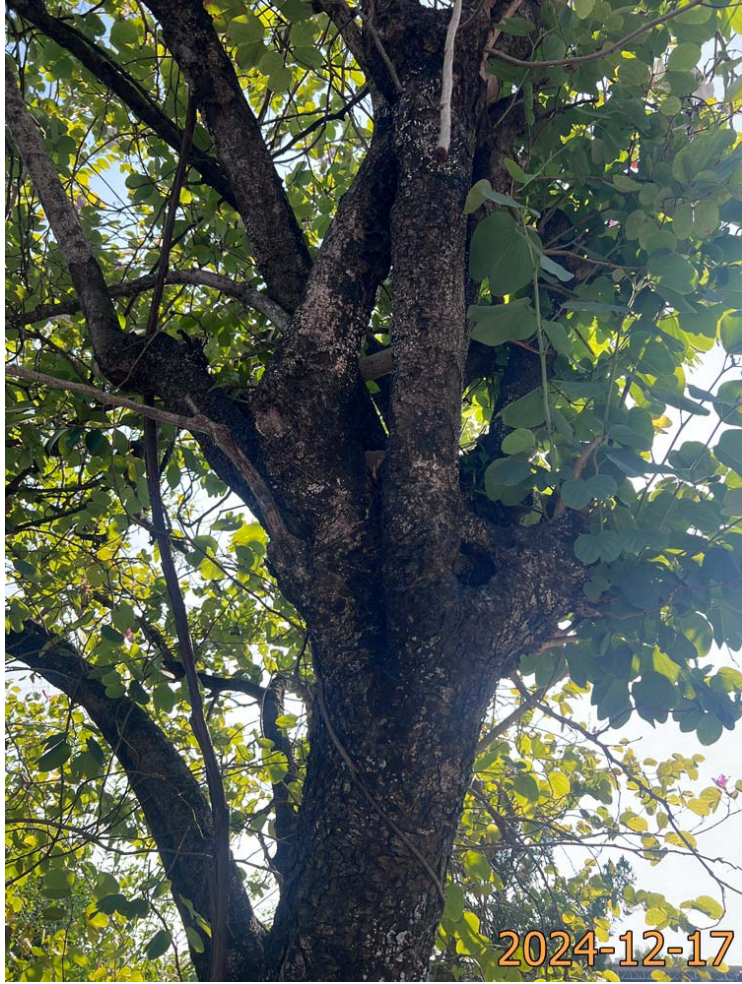


T3 (Overview)



T3 Epicormics

Photo Records



T3 Included bark (Cavity at trunk)

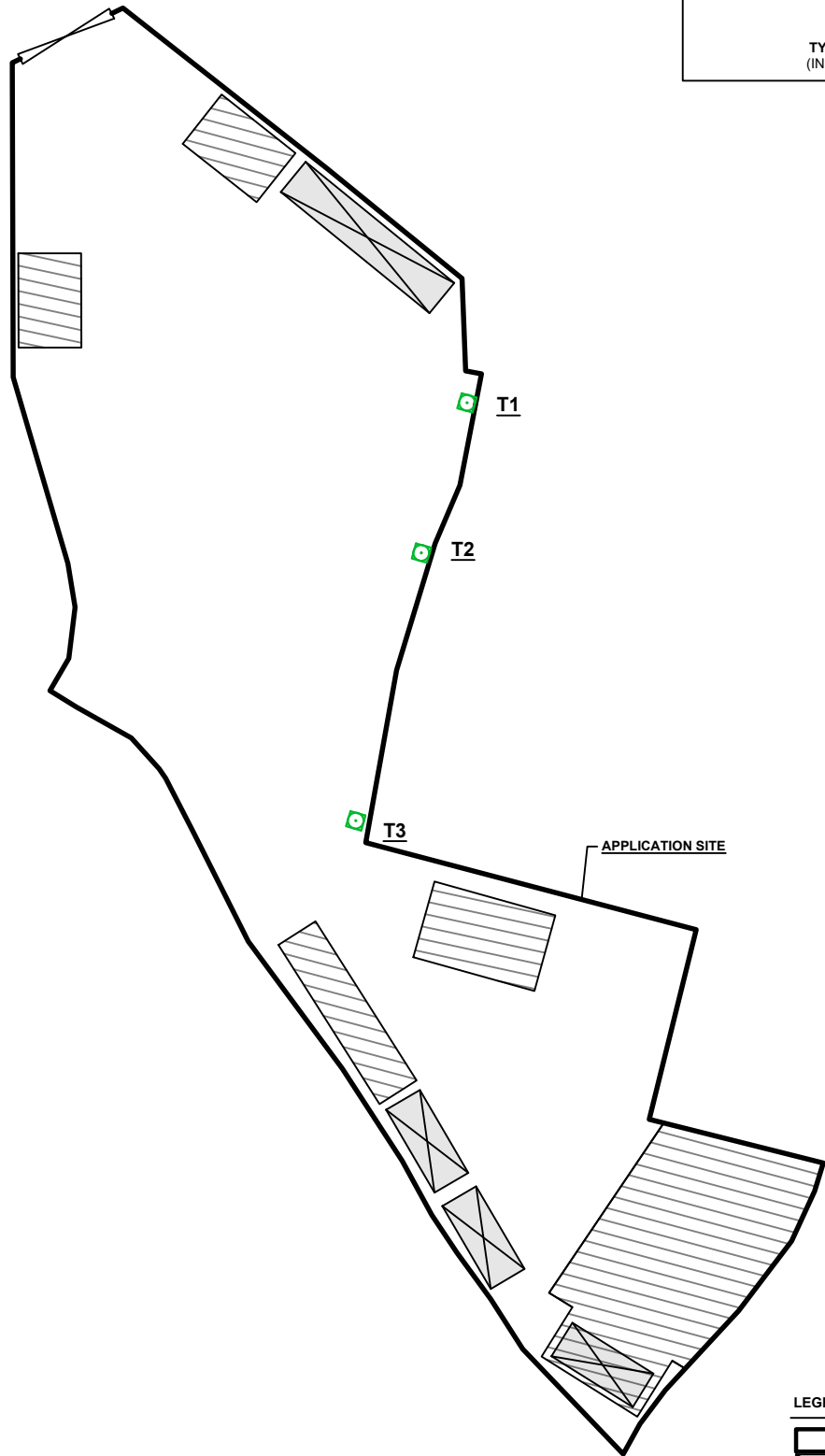
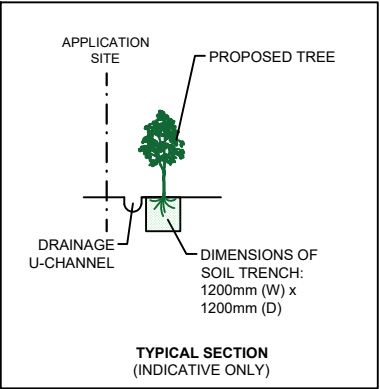
LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 1,837 m² (ABOUT)
COVERED AREA : 363 m² (ABOUT)
UNCOVERED AREA : 1,474 m² (ABOUT)

NO. OF EXISTING TREES : 3 (T1 TO T3)

TREE SPECIES : *FICUS HISPIDA*. (T1)
: *FICUS BENJAMINA* (T2)
: *BAUHNIA SPP.* (T3)

NO. OF TREES TO BE PRESERVED : 3 (T1 TO T3)



NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- INGRESS / EGRESS
- EXISTING TREES

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES FOR SALE (INCLUDING NEW/USED VEHICLES) FOR A PERIOD OF 3 YEARS

ADDRESS

LOTS 512 RP (PART) AND 515 (PART) IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 450 @ A4

DRAWN BY

MN

DATE

18.10.2023

REVISED BY

LT

DATE

22.12.2024

TITLE

LANDSCAPE PROPOSAL

DWG NO.

ANNEX II

VER.

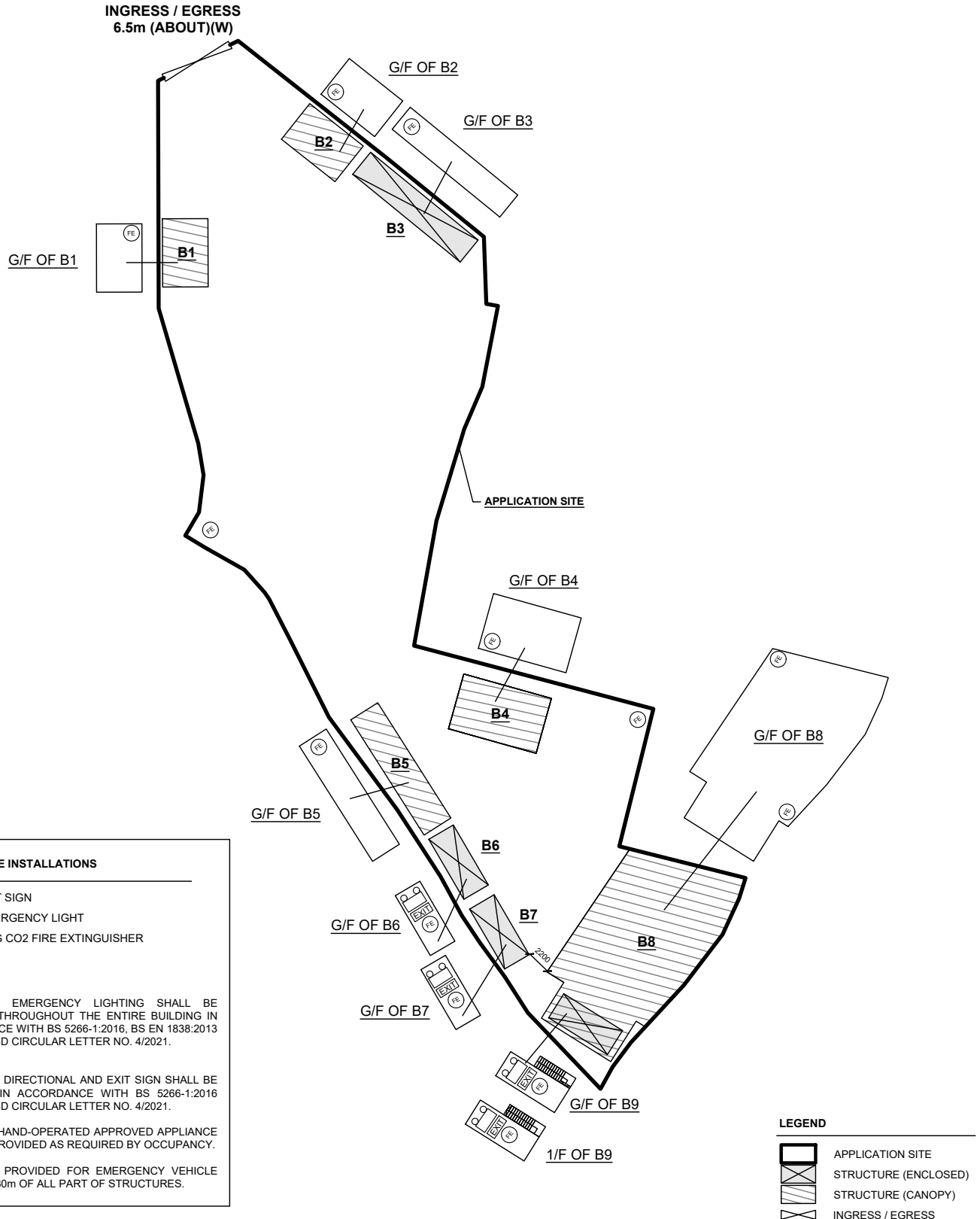
001



MAJOR DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,837 m ²	(ABOUT)
COVERED AREA	: 363 m ²	(ABOUT)
UNCOVERED AREA	: 1,474 m ²	(ABOUT)
PLOT RATIO	: 0.2	(ABOUT)
SITE COVERAGE	: 20%	(ABOUT)
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 393 m ²	(ABOUT)
TOTAL GFA	: 393 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 6 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	COVERED STORAGE SPACE	24m ² (ABOUT)	24m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B2	COVERED STORAGE SPACE	24m ² (ABOUT)	24m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B3	STORAGE OF TOOLS	30m ² (ABOUT)	30m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B4	COVERED STORAGE SPACE	40m ² (ABOUT)	40m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B5	COVERED STORAGE SPACE	34m ² (ABOUT)	34m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B6	STORAGE OF TOOLS	15m ² (ABOUT)	15m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B7	PORTABLE TOILET	15m ² (ABOUT)	15m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B8	COVERED PARKING SPACE	181m ² (ABOUT)	181m ² (ABOUT)	6m (ABOUT)(1-STOREY)
B9	SITE OFFICE	COVERED BY B8	30m ² (ABOUT)	5.6m (ABOUT)(2-STOREY)
TOTAL		363m ² (ABOUT)	393m ² (ABOUT)	



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES FOR SALE (INCLUDING NEW/USED VEHICLES) FOR A PERIOD OF 3 YEARS

ADDRESS

LOTS 512 RP (PART) AND 515 (PART) IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY
MN

DATE
21.11.2024

REVISED BY

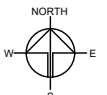
DATE

TITLE

FSIS PROPOSAL

DWG NO.
ANNEX III

VER.
003





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Our Ref.: DD103 Lot 512 RP & 515
Your Ref.: TPB/A/YL-KTS/1035

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

By Email

03 February 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Open Storage of Vehicle for Sale (Including New/Used Vehicles)
for a Period of 3 Years in "Agriculture" Zone, Lots 512 RP (Part) and 515 (Part)
in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1035)

We are writing to submit further information to provide clarifications of the subject application, details are as follows:

- (a) The current operator is planning to cease the open storage of vehicle activities within the application site (the Site) due to the expiration of tenancy agreement. The Site will be rented out to another operator for the applied use upon planning approval has been granted by the Town Planning Board. The new operator will make effort to comply with all relevant approval conditions within the planning approval period.

Should you require more information regarding the application, please contact our [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner



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

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for Category 3 areas:
 - (a) Category 3 areas: within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.

Previous s.16 Applications involving the Application Site

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTS/126	Proposed Temporary Open Storage of Vehicles for a Period of 12 Months	17.7.1998
2.	A/YL-KTS/423	Temporary Open Storage of Vehicles (including New/Used Left Hand or Right Hand Vehicles) for Sale for a Period of 3 Years	26.9.2008 [upon review]
3.	A/YL-KTS/547	Renewal of Planning Approval for Temporary Open Storage of Vehicles (including New/Used Left Hand or Right Hand Vehicles) for Sale for a Period of 3 Years	23.9.2011
4.	A/YL-KTS/644	Renewal of Planning Approval for Temporary Open Storage of Vehicles (including New/Used Left Hand or Right Hand Vehicles) for Sale for a Period of 3 Years	8.8.2014
5.	A/YL-KTS/800	Proposed Temporary Open Storage of Vehicles for Sale (including New and Used Vehicles) for a Period of 3 Years	19.10.2018 [Revoked on 19.1.2021]
6.	A/YL-KTS/912	Temporary Open Storage of Vehicles for Sale (including New/Used Vehicles) for a Period of 3 Years	22.4.2022 [Revoked on 22.10.2023]

Rejected Application

	Application No.	Use/Development	Date of Consideration	Rejection Reasons
7.	A/DPA/YL-KTS/73*	Open Storage of Vehicles	13.5.1994	(1) to (5)

**Under the zoning of “Unspecified Use” on the Kam Tin South OZP*

Rejection Reasons

- (1) The development will be affected by the imminent implementation of the proposed Route 3 (Country Park Section) project.
- (2) The development is not in line with the planning intention for the area.
- (3) The development is not compatible with the village settlements in the vicinity.
- (4) No information on access arrangement and operation of the development has been submitted to demonstrate that the development will have no adverse impact on the traffic.
- (5) No drainage proposal has been submitted.

Similar s.16 Applications within the “AGR” Zone in the Vicinity of the Application Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTS/879	Temporary Open Storage of Vehicles, Construction Materials/Prefabrication Components and Temporary Site Office	23.7.2021
2.	A/YL-KTS/896	Renewal of Planning Approval for Temporary Open Storage of Vehicles and Container Trailers/Tractors Park for a Period of 3 Years	27.8.2021
3.	A/YL-KTS/922	Renewal of Planning Approval for Temporary Open Storage of Vehicle Parts with Ancillary Workshop for a Period of 3 Years	10.6.2022
4.	A/YL-KTS/923	Renewal of Planning Approval for Temporary Storage and Parking of Private Vehicles for a Period of 3 Years	24.6.2022
5.	A/YL-KTS/1008	Renewal of Planning Approval for Temporary Open Storage of Vehicles and Container Trailers/Tractors Park for a Period of 3 Years	20.9.2024

Government Departments' General Comments

1. Traffic

Comments of the Commissioner of Transport:

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

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

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

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from the public drainage point of view;
- the submitted drainage proposal is considered acceptable;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to implement and maintain the agreed drainage proposal for the development; and
- his advisory comments are in **Appendix V**.

3. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable;
- in consideration of the nature of open storage, an approval condition requiring the applicant to provide fire extinguisher(s) within 6 weeks from the date of planning approval to his satisfaction shall be added; and
- his advisory comments are in **Appendix V**.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;

- the proposed use would not involve use of heavy vehicle and it is anticipated that the proposed use would not cause dusty nuisance. There is a residential building within 100m from the boundary of the application site (the Site);
- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are in **Appendix V**.

5. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment to the application from landscape planning perspective;
- based on the aerial photo, the Site is located in a miscellaneous rural fringe landscape character comprising of temporary structures, vacant lands, river channel and scattered tree groups. The applied use is not incompatible with the surrounding landscape character;
- according to the applicant's submission, a total of three existing trees are recorded within the Site and all the trees will be preserved and maintained by the applicant. Significant adverse impact on existing landscape resources is not anticipated; and
- advisory comments are in **Appendix V**.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- it is noted that nine 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 Building Authority 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 V**.

7. **District Officer's Comments**

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

- no comment on the application; and
- his office has not received comment from locals upon close of consultation.

8. **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 V**:

- Project Manager (West) (PM(W)), Civil Engineering and Development Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department;
- Director of Electrical and Mechanical Services;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the application site (the Site);
- (b) the permission is given to the development/uses and structures under the 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) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further application;
- (d) to resolve any land issues relating to the development with other concerned owner(s) of the Site;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the lots owner(s) shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected within the private lots and the occupation of the Government land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered;
- (f) to note the comments of the Commissioner for Transport 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 the 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;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of any access between the Site and Kam Tin Road; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:

- the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
- the applicant shall ensure that proposed use will neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas; and
- the applicant shall consult DLO/YL, LandsD and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works;

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

- the applicant shall submit a valid fire certificate (F.S. 251) to his department for compliance with approval condition relevant to the provision of fire extinguisher;
- the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS;
- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- the Good Practice Guidelines for Open Storage Site as follow shall be adhered to;

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers	-	2m	4.5m	-	-
2.	Open Storage of Non-combustibles or Limited Combustibles	4.5m	2m	4.5m	-	-
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

- (j) to note the comments of the Director of Environmental Protection that the applicant is advised to:
- follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
 - follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;
 - provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - meet the statutory requirements under relevant environmental legislation;
- (k) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
- approval of the application does not imply approval of tree works, if any, 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;
- (l) 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;
 - for unauthorised building works (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; and
- (m) 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 concerned 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.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2024-10-31 星期四 03:08:25
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTS/1035 DD 103 Kam Tin

Dear TPB Members,

980 withdrawn. Objections relevant to this application and upheld.

This weeks the courts imposed considerable fines for failure to comply with fire regulations in urban areas.

It is unacceptable that at the same time both govt depts and TPB members roll over applications like this and effectively encourage operators to ignore conditions.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: enquiry <enquiry@aud.gov.hk>
Date: Tuesday, 28 November 2023 3:42 AM HKT
Subject: A/YL-KTS/980 DD 103 Kam Tin

A/YL-KTS/980

Lots 512 RP (Part) and 515 (Part) in D.D. 103 and Adjoining Government Land, Kam Tin

Site area : About 1,837m² Includes Government Land of about 41m²

Zoning : "Agriculture"

Applied Use : 4 Vehicle Parking / 54 Vehicle Storage

Dear TPB Members,

Application 800

REVOKED ON 19.1.2021: As the applicant had failed to comply with **conditions (f), (g), (i), (j) & (m)** satisfactorily by 19.1.2021, the planning permission for the subject application had already been revoked on the same date.

Applicant knowing how the planning charade works and that failure to fulfil conditions is rewarded made a fresh application 912 approved on 22 April 2022

The Planning Department considered that the temporary use could be tolerated for a period of three years. 68. Members had no question on the application.

Again conditions were not fulfilled.

As there is now an 18mt limit to extensions, solution, a new application.

How can PlanD justify recommending that application be approved and how can the various government departments tasked with ensuring compliance and TPB members abrogate their duty to ensure that conditions vital to public safety and security are fulfilled?

If this application is approved it is a clear indication that the planning process is a total sham.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 27 September 2018 2:52 AM HKT
Subject: A/YL-KTS/800 DD 103 Kam Tin

A/YL-KTS/800

Lots 512 RP (Part) and 515 (Part) in D.D. 103 and Adjoining Government Land, Kam Tin

Site area : About 1,819m² Includes Government Land of about 67m²

Zoning : "Agriculture"

Applied Use : 52 Vehicle Parking

Dear TPB Members,

While this site has been used for parking for over 20 years, surely it is about time that members consider if it is acceptable that 30+sqmts, the size of many units for sale these days, is being devoted to parking a single vehicle. This large site could be used for some form of temporary recreational or open space use..

TPB members should recognize the part they have been playing a role in the proliferation of brownfield sites and degradation of the countryside via their far too liberal approval of that most inefficient land use, at grade parking. Vehicles should be parked underground, in custom built high rise towers or on the ground floor of 2,100sqft Net houses or villa developments.

If parking is indeed required it should be provided in stacked facilities, see attached, thereby freeing up land for other uses.

As land owners and government departments are reluctant to move forward then TPB should provide impetus by rejecting these plans.

Mary Mulvihill