

Consent is received on 26 APR 2021
Planning Board will formally acknowledge receipt of the application only upon receipt of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14L-KTS / 889
	Date Received 收到日期	26 APR 2021

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

1. Name of Applicant 申請人姓名/名稱	
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
TANG Ying Pok 鄧英博	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
R-riches Property Consultants 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 564, 565 (Part) and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,009 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,280 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(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	"Other Specified Uses" Annotated "Rural Use" Zone
(f) Current use(s) 現時用途	Shop and Services (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
9/4/2021 (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 9/4/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services (Vehicle Showroom) 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	.....	2,344	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	665	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....	2		
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	.....	1,280	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	1,280	.....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)				
STRUCTURE	PROPOSED USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	VEHICLE SHOWROOM SITE OFFICE	615m ² (ABOUT)	1,230m ² (ABOUT)	7.5m (ABOUT)(2-STOREY)
B2	WASHROOM	50m ² (ABOUT)	50m ² (ABOUT)	4m (ABOUT)(1-STOREY)
TOTAL		665m ² (ABOUT)	1,280m ² (ABOUT)	
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	.....	10		
Motorcycle Parking Spaces 電單車車位	.....	/	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	1		
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	.....	1		
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 08:00 to 21:00 daily including public holiday																																	
(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)) <u>Accessible from Kam Sheung Road via a local access</u>																															
	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)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

The applicant seek to use Lots 564, 565 (Part) and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories (the Site) for 'Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years' (**Plan P01**). The applicant would like to continue to use the Site for shop and services business to provide convenience to nearby locals in Yuen Long.

The Site falls within an area zoned "Other Specified Uses" annotated "Rural Use" ("OU") on the Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15 (**Plan P02**). As 'Shop and Services' is a column two use within the "OU" zone, which requires permission from the Town Planning Board (the Board). The Site involves of one previous approved application (No. A/YL-KTS/734) for the same use submitted by the same applicant, approval of the current application would not set undesirable precedent. Since the application is on a temporary basis, it will not frustrate the long term planning intention of the "OU" zone.

The Site occupied an area of 3,009sqm (about) (**Plan P03**). A total of two structures are proposed at the Site for vehicle showroom, site office and washroom with total GFA of 1,280sqm (about)(**Plan P04**). The operation hours of the Site are 08:00 to 21:00 daily including public holiday. The estimated maximum number of visitor per day are 20 (about). The estimated number of staff working at the Site is 10.

The Site is accessible from Kam Sheung Road via a local access (**Plan P01**). 10 private car and one light goods vehicle (LGV) parking spaces and one loading/unloading spaces for LGV are provided at the Site (**Plan P04**). No vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. No medium or heavy goods vehicles, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. No dangerous goods will be stored at the Site at any time during the planning approval period.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, fire service installations and landscape proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years'.

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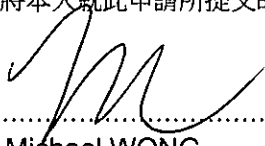
.....

8. Declaration 聲明

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

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

Signature
簽署



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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of
代表

R-riches Property Consultants Limited



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

Date 日期

9/4/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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：
 - 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
 - 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。
- 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

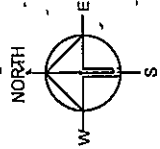
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 564, 565 (Part) and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories 新界元朗錦上路丈量約份第106約地段第564號、第565號(部分)及第618號C分段(部分)
Site area 地盤面積	3,009 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15 錦田南分區計劃大綱核准圖編號 S/YL-KTS/15
Zoning 地帶	"Other Specified Uses" Annotated "Rural Use" Zone 「其他指定用途」註明「鄉郊用途」用途地帶
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years 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	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	1,280 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	2	
(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	4 - 7.5m (about)	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	22 % <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		11
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		10 / 1 / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		/ / 1 / / /

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the site, Plan showing the land status of the site		
Location Plan		
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 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		

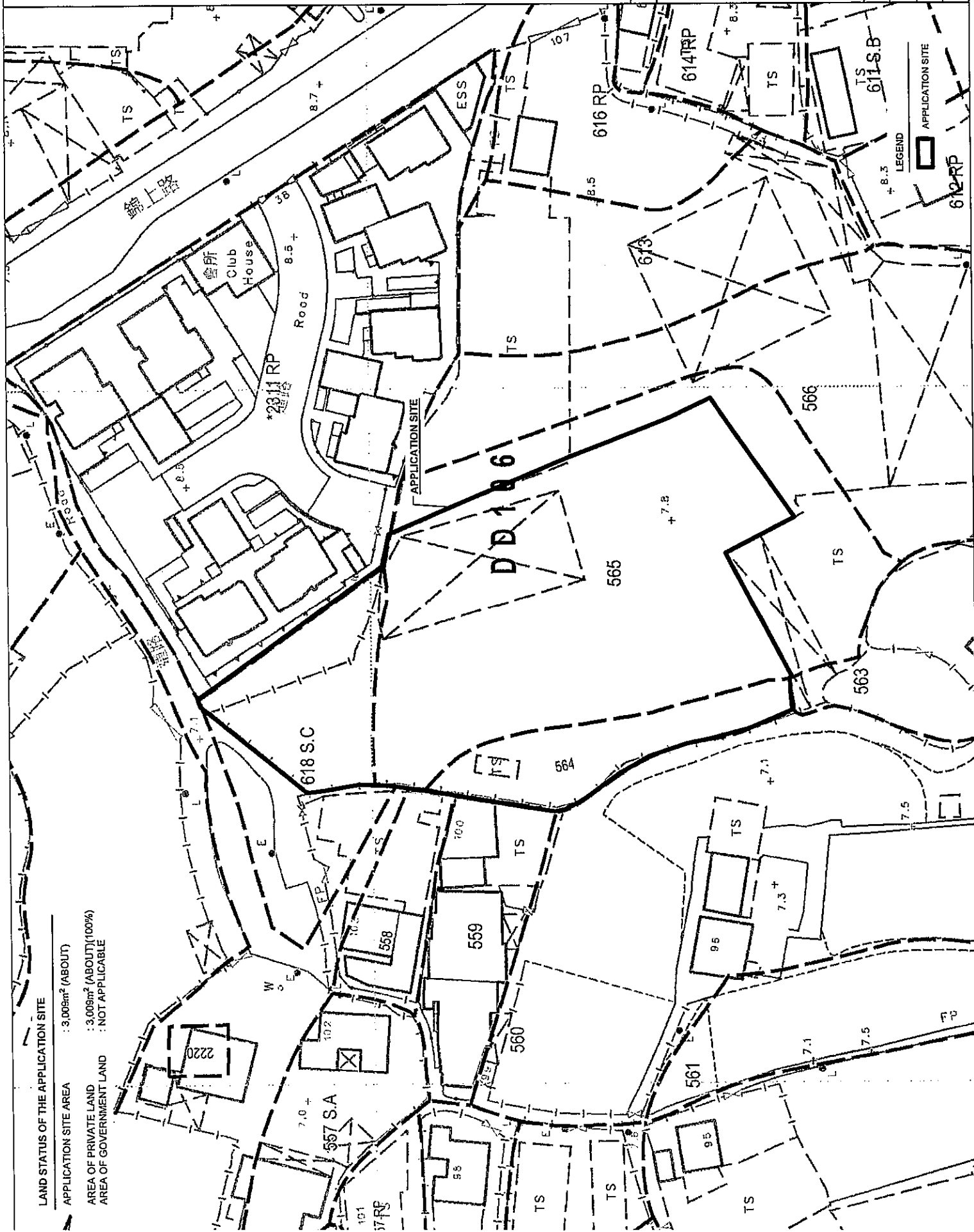
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,009m² (ABOUT)
AREA OF PRIVATE LAND : 3,009m² (ABOUT)(100%)
AREA OF GOVERNMENT LAND : NOT APPLICABLE



Drawing No. PD3
Ver. 01

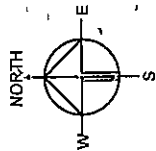
Project
PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS

VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

Drawing Title
LAND STATUS OF THE SITE
Scale of A4
1 : 700

Drawn
Date
9.4.2021
Reviewed
Date

LEGEND
APPLICATION SITE



Drawing No.	Ver.	01
Project	TEMPORARY PROPOSED SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS	
VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES		
Drawing title	LOCATION PLAN	
Scale of A4	1:2000	
Drawn	Date	9.4.2021
Revised	Date	

Ng Ka



LEGEND
☐ APPLICATION SITE

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,009m² (ABOUT)

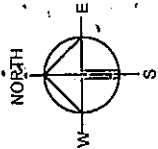
ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS

KAM WUI ROAD

YUEN LONG ROAD

KAM SHEUNG ROAD





Drawing No. P02
Ver. 01
Project
PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

Drawing Title
ZONING OF THE SITE
Scale of A4
1 : 2000
Date
9.4.2021
Time

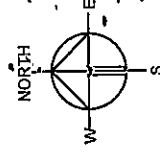


R(D)

ZONING OF THE APPLICATION SITE

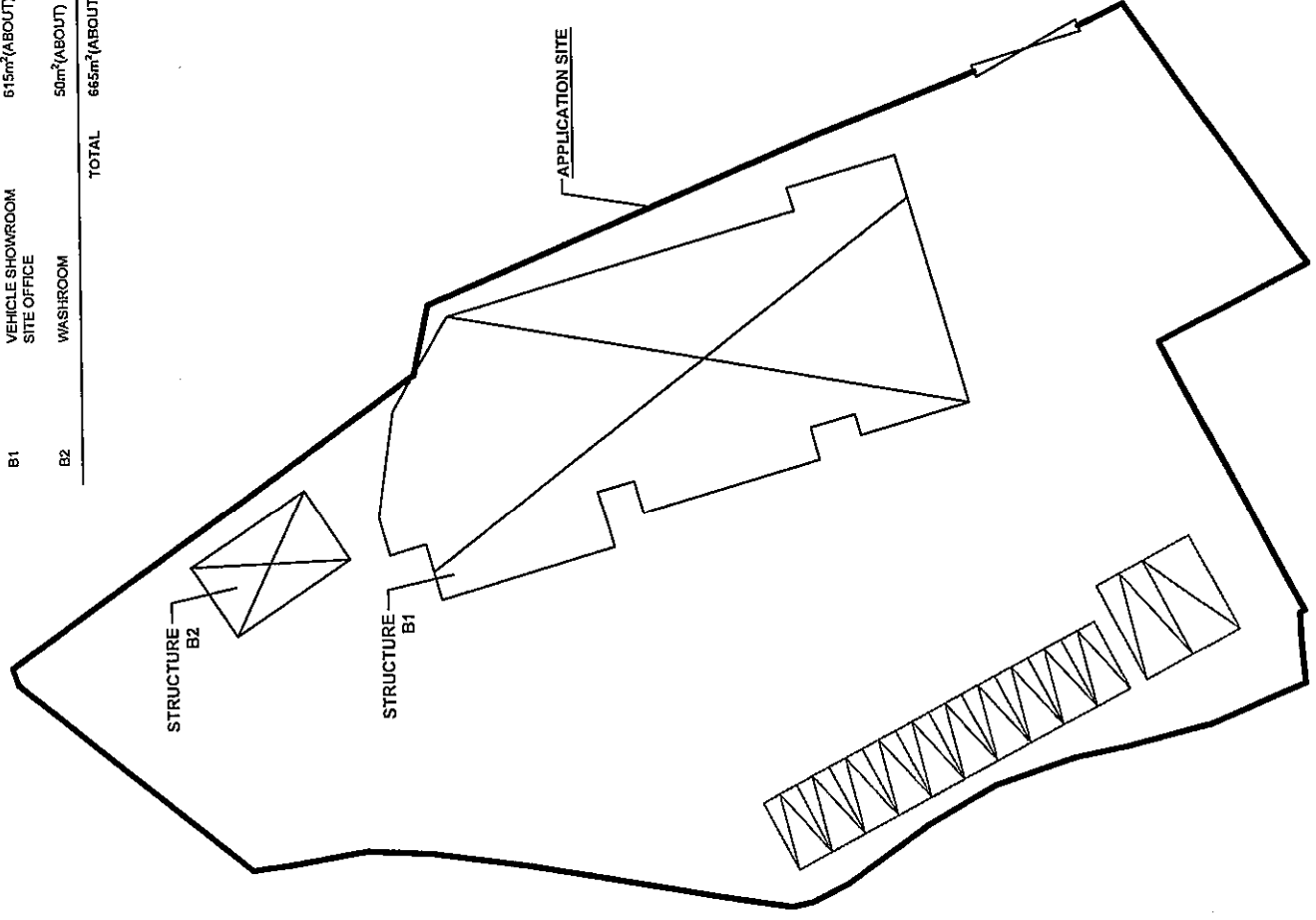
- APPLICATION SITE AREA : 3,009m² (ABOUT)
- OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP
- OZP PLAN NO. : SYL-KTS/15
- AREA ZONED AS "OU(RURAL USE)" : 240m² (100%)(ABOUT)
- AREA ZONED AS "R(A)" : NOT APPLICABLE
- AREA ZONED AS "GIC" : NOT APPLICABLE

LEGEND
APPLICATION SITE



Drawing No.	Ver.	01
Project		
PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS		
VARIOUS LOTS IN D.D. 105, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES		
Drawing Title		
LAYOUT PLAN		
Scale of A4		
1 : 500		
Drawn	Date	9.4.2021
Revised	Date	

STRUCTURE	PROPOSED USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	VEHICLE SHOWROOM	615m ² (ABOUT)	1,230m ² (ABOUT)	7.5m (ABOUT)(2-STOREY)
B2	WASHROOM	50m ² (ABOUT)	50m ² (ABOUT)	4m (ABOUT)(1-STOREY)
TOTAL		665m ² (ABOUT)	1,280m ² (ABOUT)	



LEGEND	
	STRUCTURE
	INGRESS / EGRESS
	PARKING SPACE
	LOADING / UNLOADING SPACE

DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 3,009m ² (ABOUT)
COVERED AREA	: 665m ² (ABOUT)
UNCOVERED AREA	: 2,344m ² (ABOUT)
PLOT RATIO	: 0.4 (ABOUT)
SITE COVERAGE	: 22% (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 1,280m ² (ABOUT)
BUILDING HEIGHT	: 4m - 7.5m (ABOUT)
NO. OF STOREY	: 1 - 2

PARKING AND LOADING / UNLOADING PROVISIONS	
NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 2.5m (W) x 5m (L)
NO. OF LGV PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 3.5m (W) x 7m (L)
NO. OF LUL SPACE FOR LGV	: 1
DIMENSION OF LUL SPACE	: 3.5m (W) x 7m (L)



顧問有限公司
盈卓物業

Our Ref.: DD106 Lot 564 & VL
Your Ref.: TPB/A/YL-KTS/889

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

By Email

21 June 2021

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years
in "Other Specified Uses" annotated "Rural Use" Zone, Lots 564, 565 (Part)
and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/889)

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 Mr. Bon TANG at . or the undersigned at your convenience.

Yours faithfully,

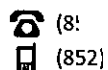
For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Ms. Ivy CHEUNG
(Attn.: Mr. Vincent LAU

email: icycheung@pland.gov.hk)
email: vkflau@pland.gov.hk)



(81
(852)

Responses-to-Comments

Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in "Other Specified Uses" annotated "Rural Use" Zone, Lots 564, 565 (Part) and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories

(Application No. A/YL-KTS/889)

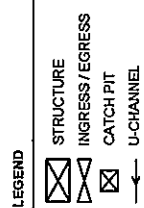
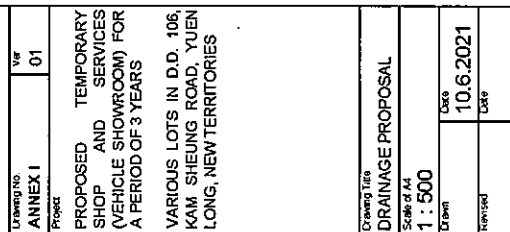
- (i) The application site (the Site) involves of several previous approved S.16 planning applications, within which the latest application No. A/YL-KTS/734 for the same use, which was approved with conditions by the Town Planning Board (the Board) on a temporary basis on 11.8.2017. However, the applicant failed to comply with approval conditions (g) and (h) by the designated time period which led to revocation of the application, i.e. 11.9.2019.
- (ii) The current application was submitted by different applicant and consultant. The applicant submitted drainage and fire service installations proposals to support the application (Annexes I and II). The current applicant will make effort to comply with approval conditions after planning approval has been obtained from the Board.
- (iii) No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out at the site at any time during the planning approval period. No medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period.
- (iv) It is noted that a residential development (Royal Gem) is located at the north of the Site. In order to minimise nuisance to the said residential development, no open-air parking and displaying of vehicle will be carried out at the north portion of the Site at any time during the planning approval period.
- (v) The Site is accessible from Kam Sheung Road via a local access and an existing vehicle showroom (approved S.16 planning application No. A/YL-KTN/851). The applicant has obtained consents from the showroom operators to use their site for vehicular access.

(vi) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Wilson LEE; Tel: 2399 2421)		
(a)	The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	The applicant seeks to operate a vehicle showroom to the serve the nearby locals. The estimated number of visitors per day are <u>20</u> . A total of <u>30</u> vehicles will be displayed at the Site, within which <u>8</u> vehicles are with license, while the remaining will be driven to the Site with trade license by staff. Therefore, towing of vehicle is not required. Two private car parking spaces are provided at the Site for staff and visitor. Advanced booking is required for visitors to access the Site and the use of parking space, which could help to prevent excessive number of visitors and vehicles to the Site and affect the public. Majority of staff and visitor are required to make good use of public transport at Kam Sheung Road then walk to the Site (Annex III and Plan 1). Goods to support the operation of the proposed development are transported the Site by light goods vehicle (LGV), hence one loading/unloading (L/UL) space is provided at the Site. In view of the above, the parking provision of Site is considered <u>adequate</u> for the Site operation.
(b)	The applicant should provide the trip generation and attraction due to the development and access the traffic impact to Kam Sheung Road and the local access;	The operation hours of the proposed development are 08:00 to 21:00 daily including public holiday. As vehicular trips generated by the proposed development is minimal, adverse traffic impact to Kam Sheung Road should not be anticipated (Annex IV).

S.16 Planning Application No. A/YL-KTS/889

(c)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Sheung Road West, along the local access and within the site;	Sufficient space is provided for vehicle to smoothly manoeuvre to / from Kam Sheung Road, along the local access and within the Site (Annex V and Plan 2).
(d)	The applicant should provide nearest public transport services and indicate on the layout plan.	Plan showing the nearest public transport services is provided for your consideration (Plan 1).
(e)	The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department.	Noted.

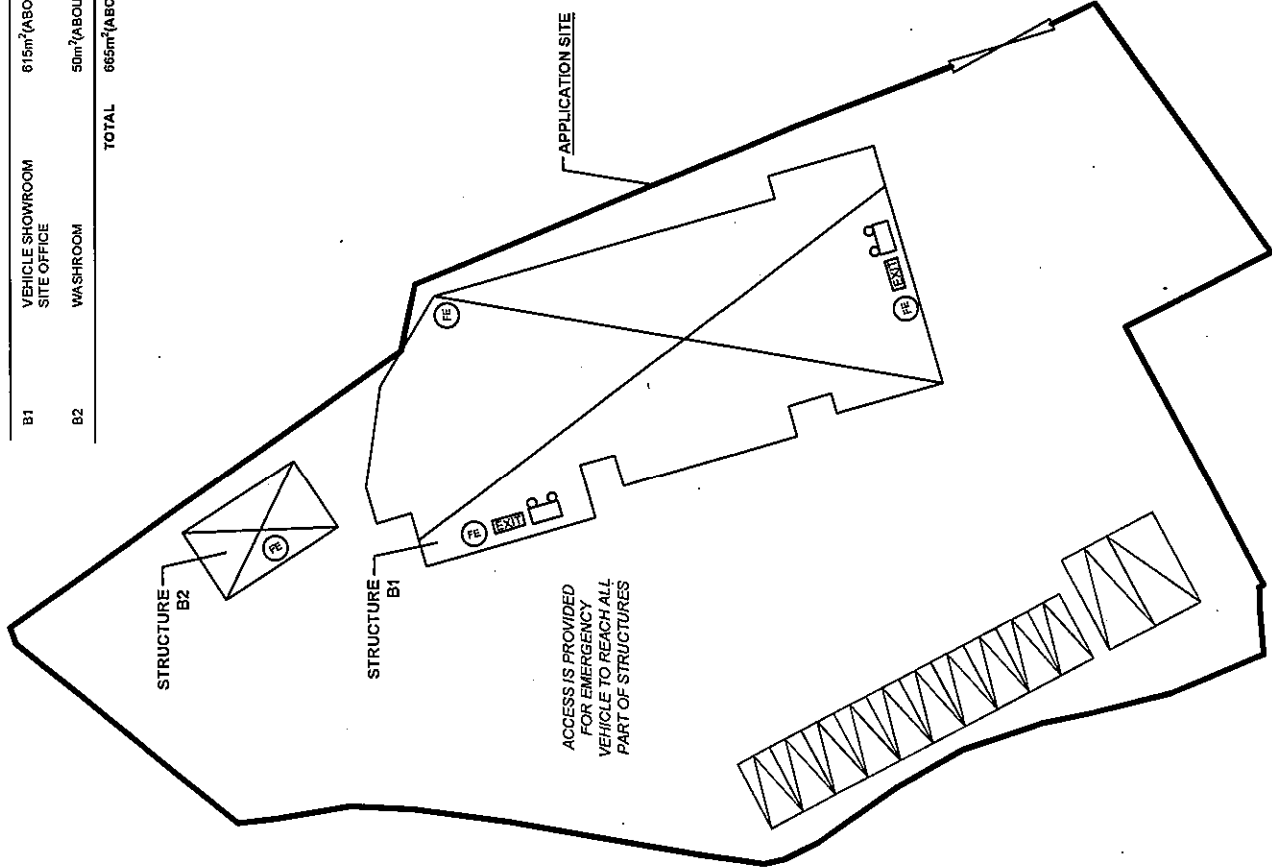
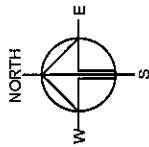


- NOTES:
1. CATCHPIT (CP2) WITH DESILTING FACILITY SHALL FOLLOW CEDD'S STANDARD DRAWING NO. C2406R1.
 2. CATCHPIT AND UC FOLLOWS TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIG.8.10 AND FIG.8.11 RESPECTIVELY.
 3. THE INVERTED LEVEL OF THE CONNECTION POINT SHALL BE VERIFIED ON SITE PRIOR THE COMMENCEMENT OF WORK

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,009m ² (ABOUT)
COVERED AREA	: 665m ² (ABOUT)
UNCOVERED AREA	: 2,344m ² (ABOUT)
PLOT RATIO	: 0.4 (ABOUT)
SITE COVERAGE	: 22% (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 1,280m ² (ABOUT)
BUILDING HEIGHT	: 4m ~ 7.5m (ABOUT)
NO. OF STOREY	: 1-2

STRUCTURE	PROPOSED USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	VEHICLE SHOWROOM SITE OFFICE	615m ² (ABOUT)	1,230m ² (ABOUT)	7.5m (ABOUT)(2-STOREY)
B2	WASHROOM	50m ² (ABOUT)	50m ² (ABOUT)	4m (ABOUT)(1-STOREY)
TOTAL		665m ² (ABOUT)	1,280m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

- EXIT 2 x EXIT SIGN
- 2 x EMERGENCY LIGHT
- 4 x 4.5 KG GAS-TYPE 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.
- POTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH ALL PART OF STRUCTURES.

Drawing No.	ANNEX II	Ver.	01
Project			
PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS			
VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES			
Drawing Title	FS's PROPOSAL		
Scale of A4	1 : 500		
Drawn	Date		
Revised	10.6.2021		

LEGEND

- STRUCTURE
- INGRESS / EGRESS
- PARKING SPACE
- LOADING / UNLOADING SPACE

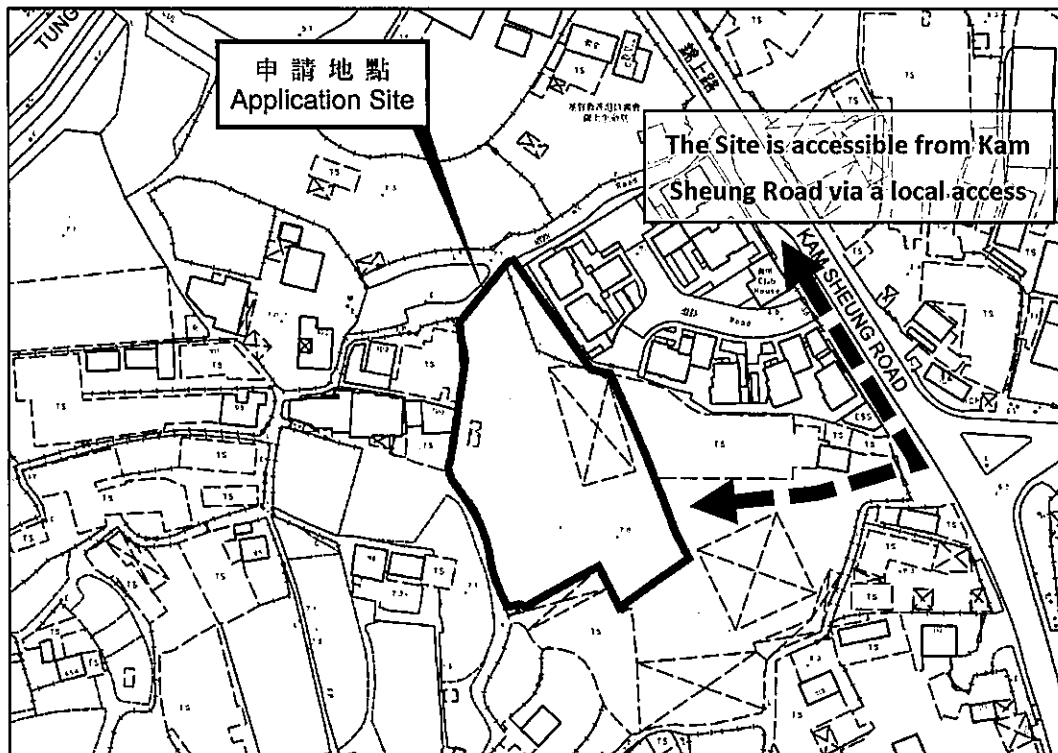
Public Transport Services

**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years
in "Other Specified Uses" annotated "Rural Use" Zone, Lots 564, 565 (Part)
and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories**

(Application No. A/YL-KTS/889)

- (i) The Site is located 70m west of Kam Sheung Road, which is served with public transport services. Majority of staff and visitor are required to commute to the Site by taking public transport to Kam Sheung Road then walk to the Site.
- (ii) The nearest public transport services are provided at Kam Sheung Road, details are as follows:

Route No.	Termination Points	
	Franchised Bus	
64K	Tai Po Market MTR Station	Yuen Long (West)
64S	Sheung Tsuen Playground	Kam Sheung Road MTR Station
251A	Sheung Tsuen (Circular)	Kam Sheung Road MTR Station
Green Minibus		
72	Lui Kung Tin	Kam Sheung Road MTR Station



Traffic Trip Generation and Attraction

**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years
in "Other Specified Uses" annotated "Rural Use" Zone, Lots 564, 565 (Part)
and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories**

(Application No. A/YL-KTS/889)

- (i) The operation hours of the proposed development are 08:00 to 21:00 daily including public holiday. 10 private car parking spaces (eight spaces are reserved for displaying of vehicles with licenses), one LGV parking space and one L/UL space for LGV are provided at the Site.
- (ii) The breakdown of the estimated vehicular trips on weekday and public holiday are as follows:

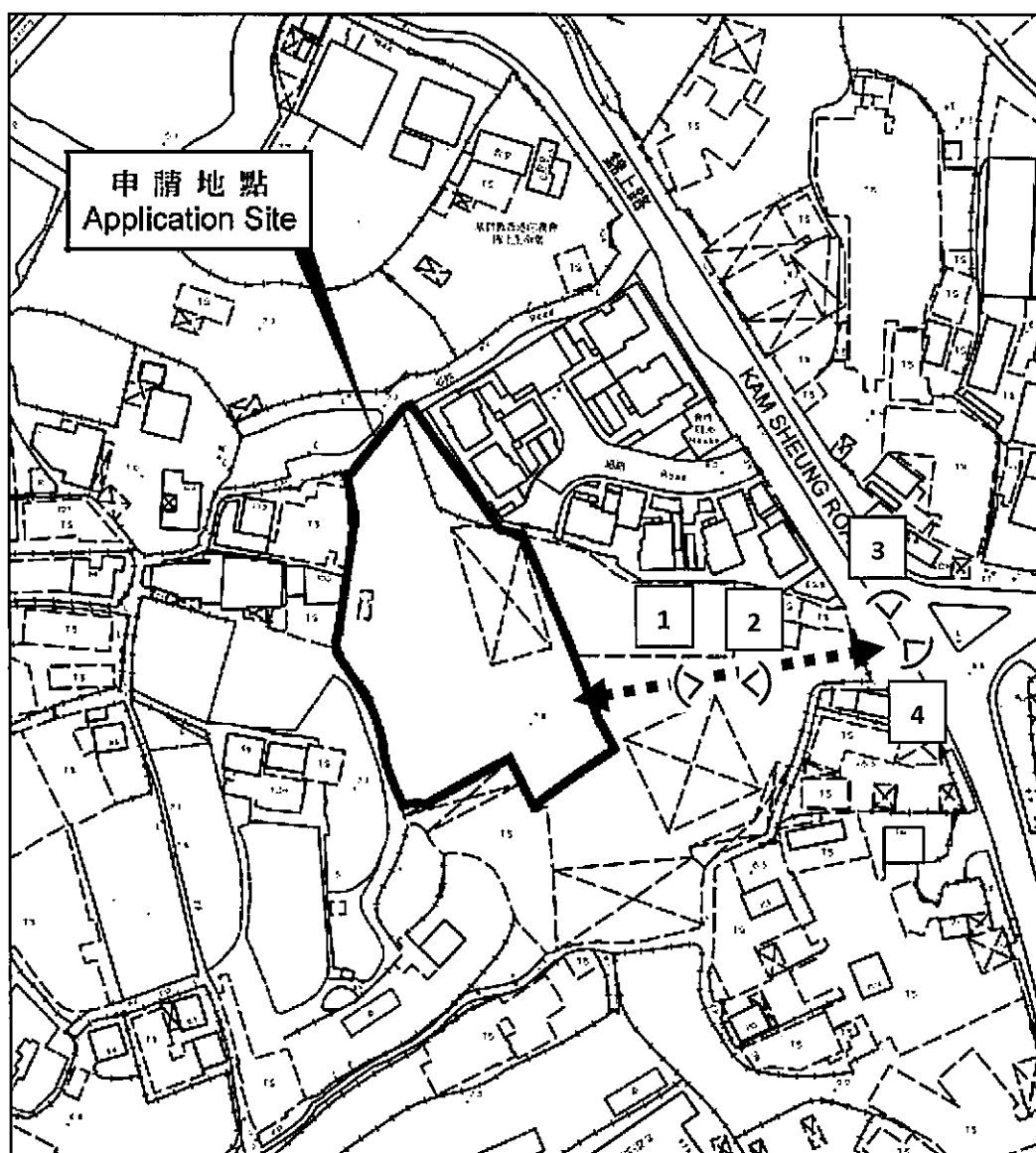
Time Period		Traffic Generation and Attraction				
		Private Car		Light Goods Vehicle		2-Way Total
		In	Out	In	Out	
AM Peak	08:00 – 09:00	1 (staff)	0	0	0	1
	09:00 – 10:00	1 (visitor)	1 (visitor)	0	0	2
	10:00 – 11:00	1 (visitor)	1 (visitor)	1 (staff)	1 (staff)	4
	11:00 – 12:00	1 (visitor)	1 (visitor)	0	0	2
	12:00 – 13:00	1 (visitor)	1 (visitor)	0	0	2
	13:00 – 14:00	1 (staff)	1 (staff)	1 (staff)	1 (staff)	4
	14:00 – 15:00	1 (visitor)	1 (visitor)	0	0	2
	15:00 – 16:00	1 (visitor)	1 (visitor)	0	0	2
	16:00 – 17:00	1 (visitor)	1 (visitor)	1 (staff)	1 (staff)	4
PM Peak	17:00 – 18:00	1 (visitor)	1 (visitor)	0	0	2
	18:00 – 19:00	1 (visitor)	1 (visitor)	0	0	2
	19:00 – 20:00	1 (visitor)	1 (visitor)	0	0	2
	20:00 – 21:00	0	1 (staff)	0	0	1

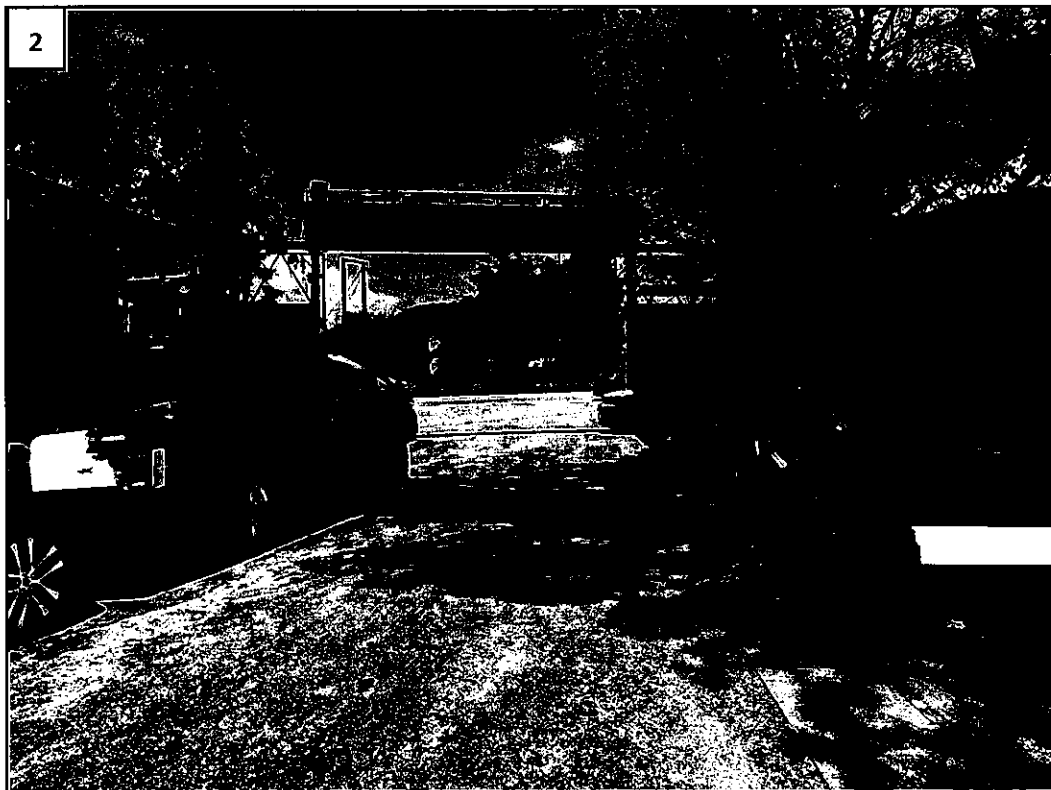
Manoeuvring of Vehicles to / from Kam Sheung Road

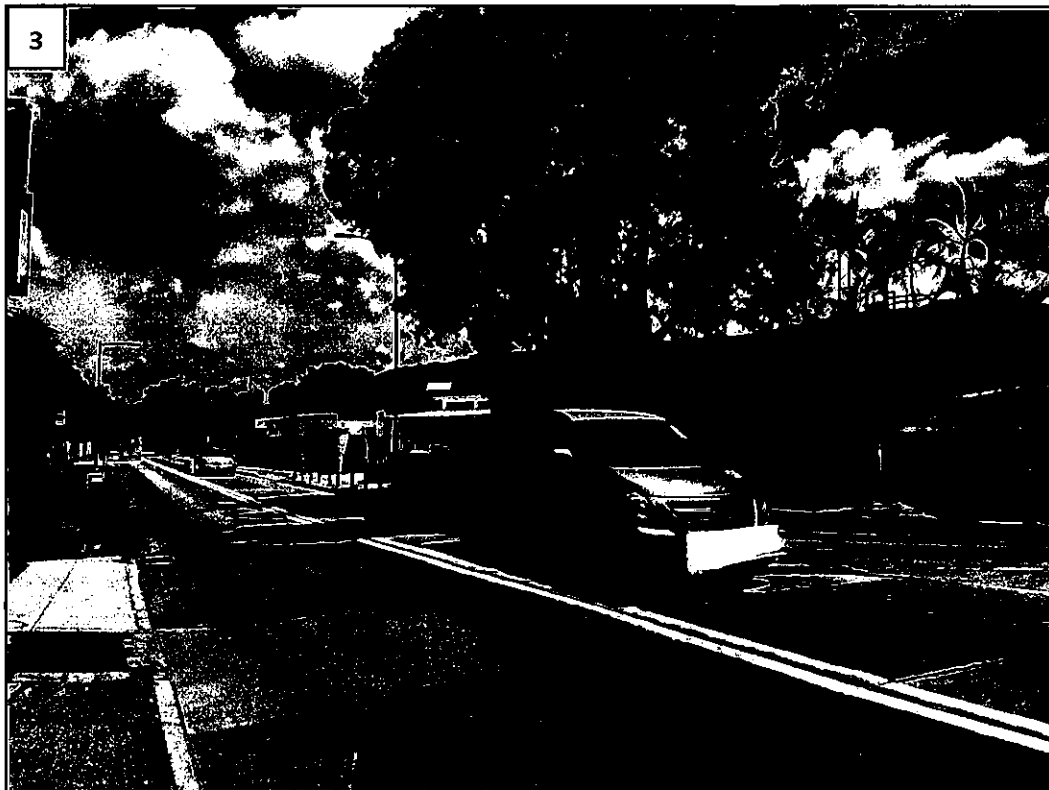
Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years
in "Other Specified Uses" annotated "Rural Use" Zone, Lots 564, 565 (Part)
and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories

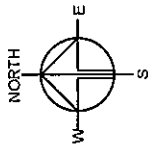
(Application No. A/YL-KTS/889)

- (i) The Site is accessible from Kam Sheung Road via a local access.
- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to / from Kam Sheung Road and along the local access, details are as follows:









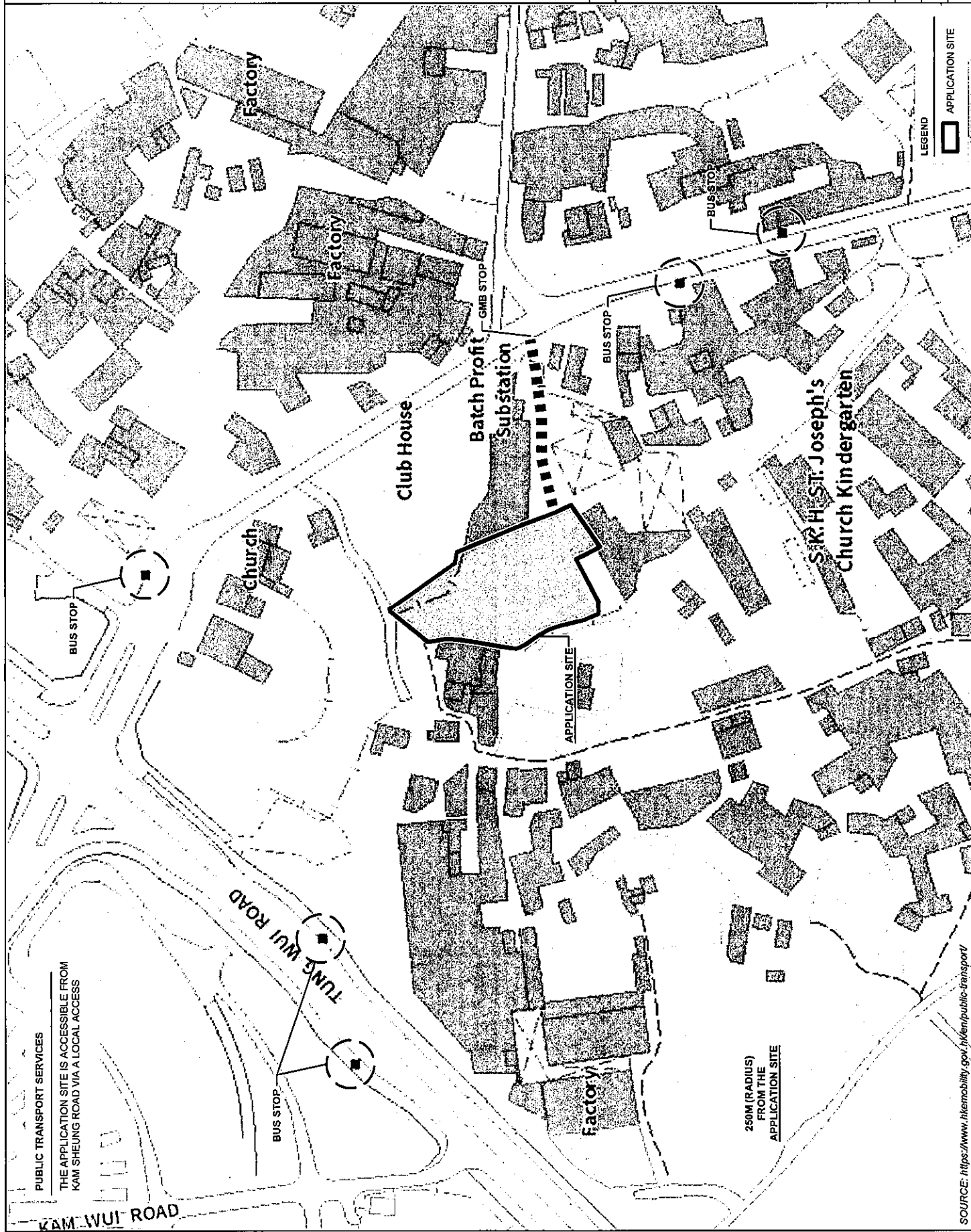
Drawing Title	PLAN 1	Rev	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS		
Scale of A4	VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES		
Drawing	1 : 2000	Drawn	
Revised		Check	8.6.2021
		Drawn	

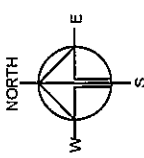
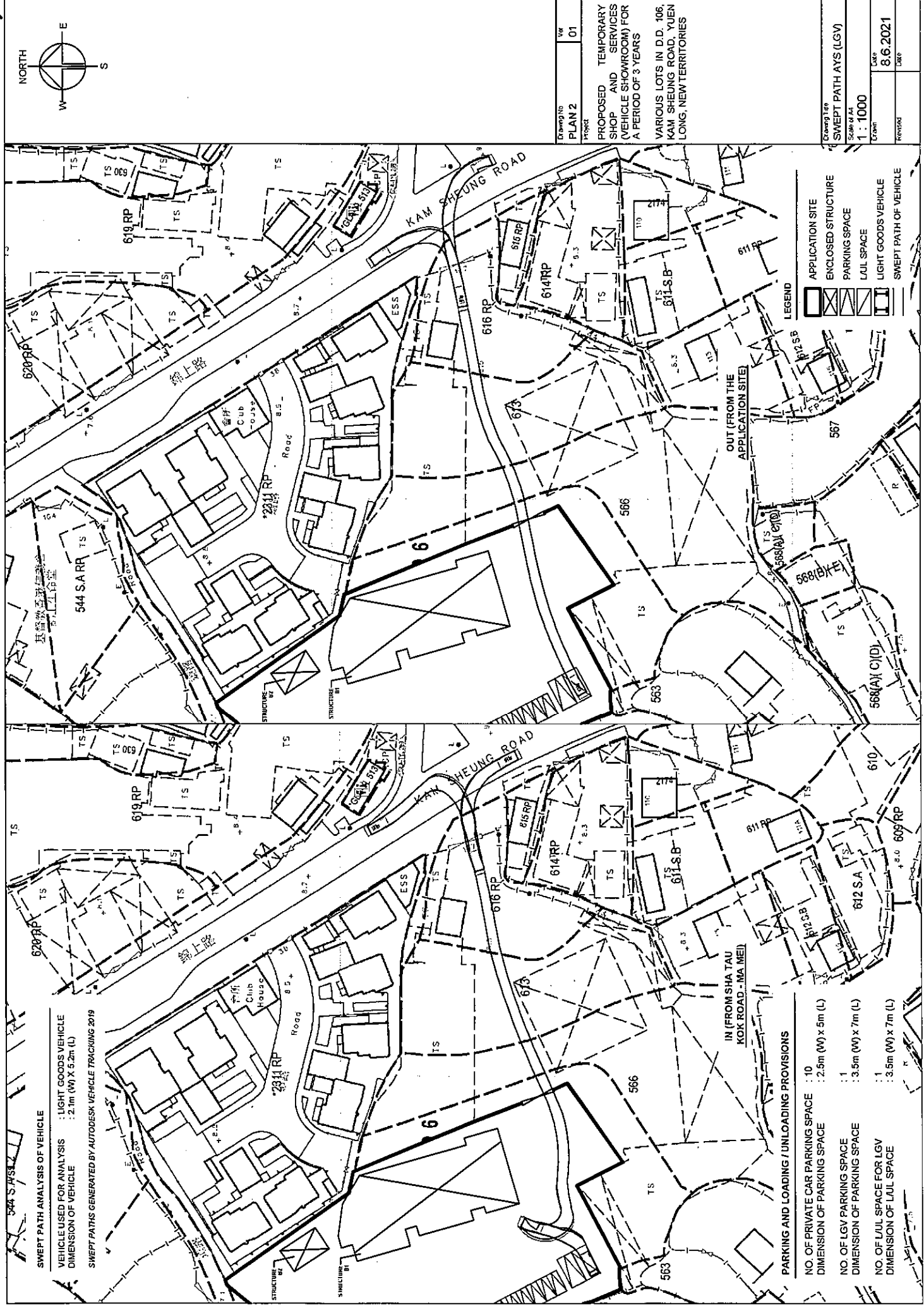
Drawing Title
PUBLIC TRANSPORT

Scale of A4
1 : 2000

Drawn
Revised

Check
Date
8.6.2021





Drawing No.	PLAN 2	Rev	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS		
Location	VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES		
Scale	1 : 1000		
Drawn			
Check			
Reviewed			
Date	8.6.2021		

Application Site	Enclosed Structure	Parking Space	LUL Space	Light Goods Vehicle	Swept Path of Vehicle
[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]

PARKING AND LOADING / UNLOADING PROVISIONS	
NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 2.5m (W) x 5m (L)
NO. OF LGV PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 3.5m (W) x 7m (L)
NO. OF LUL SPACE FOR LGV	: 1
DIMENSION OF LUL SPACE	: 3.5m (W) x 7m (L)

SWEPT PATH ANALYSIS OF VEHICLE
VEHICLE USED FOR ANALYSIS : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1m (W) X 3.2m (L)
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

IN (FROM SHA TAU KOK ROAD - MA MEI)

OUT (FROM THE APPLICATION SITE)

**Appendix II of
RNTPC Paper No. A/YL-KTS/889**

Previous Applications covering the Site

Approved Applications

	<u>Applications No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-KTS/36#	Proposed open storage of motor vehicles	20.10.1995 approved for 3 years	(1), (2), (3), (6), (8)
2	A/YL-KTS/193#	Temporary open storage of motor vehicles for a period of 3 years	28.1.2000 [revoked on 28.10.2000]	(1), (3), (4), (5)
3	A/YL-KTS/340#	Temporary open storage of new coaches and new vehicles parts for a period of 3 years	18.3.2005	(1), (2), (4), (6), (7)
4	A/YL-KTS/416	Renewal of planning approval for temporary "open storage of new coaches and new vehicle parts" use under application No. A/YL-KTS/340 for a period of 3 years	7.3.2008 [revoked on 7.3.2009]	(1), (2), (4), (5), (7), (9), (10), (11)
5	A/YL-KTS/470	Temporary open storage of new coaches and new vehicles parts for a period of 3 years	7.8.2009 [revoked on 7.2.2010]	(1), (2), (4), (5), (7), (9), (10), (11)
6	A/YL-KTS/479	Temporary open storage of new coaches and new vehicles parts with ancillary workshop for a period of 3 years	4.12.2009 approved for 1 year [revoked on 4.10.2010]	(1), (2), (4), (5), (7), (9), (10), (11)
7	A/YL-KTS/569	Temporary open storage of new coaches and new vehicles parts with ancillary workshop for a period of 3 years	16.11.2012 approved for 1 year on review [revoked on 16.2.2013]	(1), (2), (4), (5), (7), (9), (10), (11), (12)
8.	A/YL-KTS/734	Proposed temporary shop and services (motor-vehicle showroom) for a period of 3 years	11.8.2017 [revoked on 11.9.2019]	(1), (2), (4), (5), (7), (9), (11), (12), (13), (14)

#The application were considered under the then "Undetermined" zone on the OZP.

Approval Conditions:

- (1) submission and/or implementation/maintenance of landscaping/tree preservation proposals
- (2) submission and/or provision/maintenance of drainage facilities/submission of existing drainage record
- (3) restriction on stacking of vehicles/stacking height
- (4) if planning condition is not complied with at any time/by specified date, the approval shall cease to have effect and be revoked without further notice
- (5) reinstatement of the application site after the expiry of the planning approval
- (6) vehicular access/EVA arrangement
- (7) no vehicle dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities
- (8) no deposit of containers and container vehicles will be allowed within the site except for the delivery or removal of the stored vehicles as proposed by the applicant
- (9) restriction on operation hours
- (10) no heavy vehicles exceeding 24 tonnes
- (11) submission and implementation of fire service installations proposal/provision of fire extinguisher(s)
- (12) no reversing of vehicles into or out from the site/ no vehicle is allowed to queue back
- (13) no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site
- (14) the existing boundary fencing on the Site shall be maintained at all times

Rejected Applications

	Application No.	Proposed Use(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1	A/YL-KTS/525	Temporary open storage of new coaches and new vehicles parts with ancillary workshop for a period of 3 years	2.9.2011	(1), (2)
2	A/YL-KTS/616	Temporary open storage of new coaches and new vehicles parts with ancillary workshop for a period of 1 years	5.9.2014 [on review]	(1), (2), (3)

Rejection reasons

- (1) the planning intention of the "Other Specified Uses" annotated "Rural Use" ("OU(RU)") zone was for the preservation of the character of the rural area. Non-conforming and undesirable industrial-related uses such as the open storage use at the application site within the zone should be gradually phased out to help achieve the implementation of the planning intention to upgrade the environmental quality of the area. The surrounding land uses in the vicinity were predominated by residential structures/dwellings/ development, agricultural land and vacant/unused land. Besides, there had been material change in the planning circumstances upon approval of a proposed residential development to the immediate northeast of the site

which would act as a catalyst to realise the planning intention. The continuation of the temporary open storage use at the site would jeopardize the compatible permanent uses hence the planning intention of the "OU(RU)" zone and contradict with existing and future residential land uses in the vicinity

- (2) the development did not comply with the Town Planning Board Guidelines No. 13E in that the applicant failed to demonstrate the genuine efforts in complying with the approval conditions of the previous planning applications, and that there were adverse departmental comments and public objections against the application
- (3) the surrounding land uses in the vicinity are mainly existing or planned residential structures/dwellings/development, and agricultural land. The development is not compatible with the existing and future residential land uses in the vicinity

**Similar Applications within the Same “OU(RU)” Zone on
approved Kam Tin South Outline Zoning Plan**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC</u>	<u>Approval Conditions</u>
1.	A/YL-KTS/718	Proposed Temporary Shop and Services (Motor Vehicles Showroom) for a Period of 3 Years	23.12.2016	(1), (2), (3), (4), (5), (6), (7), (8), (9)
2.	A/YL-KTS/851	Temporary shop and services for a period of 3 years	15.9.2020	(1), (3), (4), (5), (6), (7), (8), (9)

Approval Conditions

- (1) Restriction on operation hours/time.
- (2) Maintenance of existing boundary fencing.
- (3) Submission and implementation of landscape/tree preservation proposal
- (4) Submission and implementation of drainage proposal /maintenance of implemented drainage facilities
- (5) Revocation of planning approval if condition is not complied with at any time/by specified date.
- (6) Reinstatement of the site after the expiry of the planning approval.
- (7) Submission and implementation of fire service installations proposal
- (8) No medium or heavy vehicles or container trailers/tractors are allowed for the operation of the site.
- (9) No vehicle is allowed to queue back to or reverse onto/from of public road

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

210507-155048-65177

提交限期**Deadline for submission:**

25/05/2021

提交日期及時間**Date and time of submission:**

07/05/2021 15:50:48

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTS/889

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. LAM KA HING

意見詳情**Details of the Comment :**

反對，住屋過於密集地方設臨時商店及服務行業(汽車陳列室)，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

5-1 PM DO

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

210524-165010-79316

提交限期**Deadline for submission:**

25/05/2021

提交日期及時間**Date and time of submission:**

24/05/2021 16:50:10

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTS/889

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. LAM KA HING

意見詳情**Details of the Comment :**

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年05月25日星期二 2:53
收件者: tpbpd
主旨: A/YL-KTS/889 DD 106 Kam Sheung Road Rural

A/YL-KTS/889

Lots 564, 565 (Part) and 618 S.C (Part) in D.D.106, Kam Sheung Road, Yuen Long

Site area : About 3,009 m²

Zoning : "Rural Use"

Applied Use: Motor-vehicle Showroom / 12 Vehicle Parking

Dear TPB Members,

881 withdrawn. Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, March 24, 2021 12:15:57 PM
Subject: A/YL-KTS/881 DD 106 Kam Sheung Road Rural

Dear TPB Members,

Another applicant with a long history of failure to comply with conditions. Of particular concern is the tree preservation clause as the lots are zoned Rural Use.

Number of parking reduced, but that is academic as there is no control possible.

Will members roll over again?

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, April 14, 2017 1:42:56 AM
Subject: A/YL-KTS/734 DD 106 Kam Sheung Road Rural

A/YL-KTS/734

Lots 564, 565 (Part) and 618 S.C (Part) in D.D.106, Kam Sheung Road, Yuen Long

Site area : About 3,118 m²

Zoning : "Rural Use"

Applied Use: Motor-vehicle Showroom / 14 Vehicle Parking

Dear TPB Members,

It is obvious that the current application is merely an alternative form of storage.

On 5 Sept 2014 TPB rejected a review on the following grounds:

145. After deliberation, the Board decided to reject the application on review. Members then went through the reasons for rejection as stated in paragraph 7.1 of the Paper and considered that they were appropriate. The reasons were:

“(a) the planning intention of the “OU(RU)” zone is for the preservation of the character of the rural area. Non-conforming and undesirable industrial-related uses such as the open storage use at the site within the zone should be gradually phased out to help achieve the implementation of the planning intention to upgrade the environmental quality of the area. There has been material change in planning circumstances upon approval of a proposed residential development to the immediate northeast of the site which would act as a catalyst to realise the planning intention. The continuation of the temporary open storage use at the site would not be compatible with permanent uses and hence jeopardise the materialisation of the planning intention of the “OU(RU)” zone;

(b) the development does not comply with the TPB PG-No. 13E in that there are adverse departmental comment and local objection against the application and that the development would generate adverse environmental impacts on the surrounding areas; and

c) the surrounding land uses in the vicinity are mainly existing or planned residential structures/dwellings/development, and agricultural land. The development is not compatible with the existing and future residential land uses in the vicinity.”

No justification has been provided for a change in stance on this site. In fact public awareness of the issue of brownfield sites has intensified in recent years and expectations are that TPB curtail the proliferation of open storage and parking in order to encourage the development of custom built highrise facilities to cater for such facilities as car showrooms.

TPB should again reject the application as being inappropriate.

Mary Mulvihill



黃偉賢 元朗區議會(民選議員)

5-3

Zachary Wong Wai Yin, Yuen Long District Council Elected Member

本處檔號：LP-21-771-1-6

貴處檔號：

敬啟者：有關規劃申請A/YL-KTS/889（位置：新界元朗錦上路丈量約份第106約地段第564號、第565號（部分）及第618號C分段（部分），申請人打算在上述申請土地作臨時商店及服務行業，翻看過往申請紀錄，有關土地申請人過去共申請了七次，兩次被拒絕，五次在獲批後被撤銷，顯示申請人沒有誠意履行批准條款，故希貴會否決有關申請。如何之處，煩請布覆，是荷。此致

城市規劃委員會主席暨各委員

元朗區議會主席：黃偉賢謹啟
（梁希而 代行）

2021年5月25日



電話：
電郵：

行公義 好憐憫 存謙卑的心

Advisory Clauses

- (a) the planning permission is given to the developments/uses under application. It does not condone any other developments/uses which currently occur on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such developments/uses not covered by the permission;
- (b) note DLO/YL, LandsD's comments that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. According to the established practice, application for Short Term Waiver (STW) and etc. of structures for domestic/residential use on private agricultural land will not be entertained. Hence, even if the Board approves the planning application, his office will not consider approving/regularizing any structure(s) erected/to be erected on the lots for domestic/residential uses. The lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site (except the existing structure for domestic purpose), if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (c) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by TD. 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;
- (d) note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by DEP;
- (f) note CTP/UD&L, PlanD's comment that the eastern portion of the proposed layout of structure B1 is too close to the existing tree along the eastern boundary of the Site. The applicant shall avoid conflicts between the proposed structure and existing trees. The applicant should note that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works. The applicant should remove objects stacking from the tree planting area and avoid parking vehicle within 1m of any tree to prevent tree damage and soil compaction. The applicant is advised to observe relevant guidelines on the tree care available at the website https://www.greening.gov.hk/en/tree_care/tree_maintenance.html to maintain the existing trees in good health;

- (g) note CE/MN of DSD's comments on the submitted drainage proposal: (i) the invert levels of the proposed catchpits should be shown on the drainage plan for reference; (ii) the existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, DO/YL should be consulted; (iii) The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the development; (iv) the location and details (i.e. cross section) of the proposed hoarding/peripheral wall, if any, should be shown on the proposed drainage plan. The applicant is reminded that overland flow from adjacent area should not be obstructed; (v) cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given; (vi) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. (vii) the applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage work;
- (h) note D of FS's comments that in consideration of the design / nature of the proposal, FSIs are anticipated to be required. Therefore the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. His detailed comments on the FSIs proposal: (i) layout plan of 1/F of Structure B1 shall be provided; (ii) all exit doors/ doors within the structure shall be clearly indicated on plan; (iii) Staircase(s) leading to 1/F of Structure B1 shall be clearly indicated on plan; (iv) as the total floor area of Structure B1 exceeds 230m², the following additional FSI shall be provided: (1) sprinkler system in accordance with BS EN 12845: 2015 and FSD Circular Letter 5/2020; (2) modified hose reel system supplied by a 2m³ FS water tank; (3) fire alarm system in accordance with BS 5839: Part 1:2002 + A2:2008 and FSD Circular Letter 1/2009; (4) proposed numbers of exit sign, emergency lighting and fire extinguisher shall be omitted from the legend; and (5) Typo (i.e. potable) as noted in FS Notes 3 shall be rectified; and
- (i) note CBS/NTW, BD's comments that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are authorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the 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 on UBW on the Site under the BO. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided

with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Buildings (Planning) Regulations (B(P)Rs) 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)Rs at building plan submission stage. Any temporary shelter or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.