

2021年 6月 8 日

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

Appendix I

This document is received on 8 JUN 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

100

100

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A146-KTS/894
	Date Received 收到日期	8 JUN 2021

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

### 1. Name of Applicant 申請人姓名/名稱

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

Paak Wan Machinery Limited (柏運機械有限公司)

### 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)

BMI Appraisals 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)	Lot No. 702 s.C. (Portion) in Demarcation District No. 106, Kam Tin, Yuen Long, New Territories, Hong Kong 香港新界元朗錦田丈量約份第106約 地段第702號C分段(部份)
(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 3,477 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,206 .....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	S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D)
(f) Current use(s) 現時用途	Temporary Container Vehicle Repair Yard with Ancillary Office (臨時貨櫃車輛修理場連附屬辦公室)  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☒ is not a "current land owner".  
並不是「現行土地擁有人」。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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



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

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
31/05/2021 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant ~~owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s)~~ or rural committee on 31/05/2021 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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





<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	Temporary Container Vehicle Repair Yard with Ancillary Office (臨時貨櫃車輛修理場連附屬辦公室) (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 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	2,354.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,122.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	20 .....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,206 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,206 .....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 kindly refer to Appendix E & Appendix F of the Planning Statement as attached ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	3 .....
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)	1 Container Vehicle Parking Space .....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
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 for Container Vehicle .....



Proposed operating hours 擬議營運時間 8:00 am to 7:00 pm on Monday to Saturday																																	
(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))																															
	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 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 type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

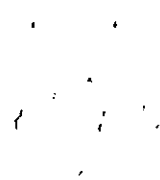


	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) ..... ..... ..... ..... .....
--	---

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







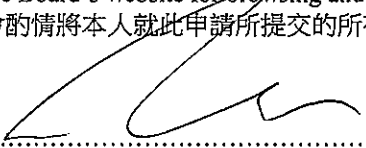


**8. Declaration 聲明**

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

Man Lam

Director

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

BMI Appraisals Limited

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

Date 日期

5 May 2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

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

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



Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot No. 702 s.C. (Portion) in Demarcation District No. 106, Kam Tin, Yuen Long, New Territories, Hong Kong
Site area 地盤面積	3,477 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-KTS/15
Zoning 地帶	Residential (Group D)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Temporary Container Vehicle Repair Yard with Ancillary Office

100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214  
215  
216  
217  
218  
219  
220  
221  
222  
223  
224  
225  
226  
227  
228  
229  
230  
231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399  
400  
401  
402  
403  
404  
405  
406  
407  
408  
409  
410  
411  
412  
413  
414  
415  
416  
417  
418  
419  
420  
421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433  
434  
435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448  
449  
450  
451  
452  
453  
454  
455  
456  
457  
458  
459  
460  
461  
462  
463  
464  
465  
466  
467  
468  
469  
470  
471  
472  
473  
474  
475  
476  
477  
478  
479  
480  
481  
482  
483  
484  
485  
486  
487  
488  
489  
490  
491  
492  
493  
494  
495  
496  
497  
498  
499  
500  
501  
502  
503  
504  
505  
506  
507  
508  
509  
510  
511  
512  
513  
514  
515  
516  
517  
518  
519  
520  
521  
522  
523  
524  
525  
526  
527  
528  
529  
530  
531  
532  
533  
534  
535  
536  
537  
538  
539  
540  
541  
542  
543  
544  
545  
546  
547  
548  
549  
550  
551  
552  
553  
554  
555  
556  
557  
558  
559  
560  
561  
562  
563  
564  
565  
566  
567  
568  
569  
570  
571  
572  
573  
574  
575  
576  
577  
578  
579  
580  
581  
582  
583  
584  
585  
586  
587  
588  
589  
590  
591  
592  
593  
594  
595  
596  
597  
598  
599  
600  
601  
602  
603  
604  
605  
606  
607  
608  
609  
610  
611  
612  
613  
614  
615  
616  
617  
618  
619  
620  
621  
622  
623  
624  
625  
626  
627  
628  
629  
630  
631  
632  
633  
634  
635  
636  
637  
638  
639  
640  
641  
642  
643  
644  
645  
646  
647  
648  
649  
650  
651  
652  
653  
654  
655  
656  
657  
658  
659  
660  
661  
662  
663  
664  
665  
666  
667  
668  
669  
670  
671  
672  
673  
674  
675  
676  
677  
678  
679  
680  
681  
682  
683  
684  
685  
686  
687  
688  
689  
690  
691  
692  
693  
694  
695  
696  
697  
698  
699  
700  
701  
702  
703  
704  
705  
706  
707  
708  
709  
710  
711  
712  
713  
714  
715  
716  
717  
718  
719  
720  
721  
722  
723  
724  
725  
726  
727  
728  
729  
730  
731  
732  
733  
734  
735  
736  
737  
738  
739  
740  
741  
742  
743  
744  
745  
746  
747  
748  
749  
750  
751  
752  
753  
754  
755  
756  
757  
758  
759  
760  
761  
762  
763  
764  
765  
766  
767  
768  
769  
770  
771  
772  
773  
774  
775  
776  
777  
778  
779  
780  
781  
782  
783  
784  
785  
786  
787  
788  
789  
790  
791  
792  
793  
794  
795  
796  
797  
798  
799  
800  
801  
802  
803  
804  
805  
806  
807  
808  
809  
810  
811  
812  
813  
814  
815  
816  
817  
818  
819  
820  
821  
822  
823  
824  
825  
826  
827  
828  
829  
830  
831  
832  
833  
834  
835  
836  
837  
838  
839  
840  
841  
842  
843  
844  
845  
846  
847  
848  
849  
850  
851  
852  
853  
854  
855  
856  
857  
858  
859  
860  
861  
862  
863  
864  
865  
866  
867  
868  
869  
870  
871  
872  
873  
874  
875  
876  
877  
878  
879  
880  
881  
882  
883  
884  
885  
886  
887  
888  
889  
890  
891  
892  
893  
894  
895  
896  
897  
898  
899  
900  
901  
902  
903  
904  
905  
906  
907  
908  
909  
910  
911  
912  
913  
914  
915  
916  
917  
918  
919  
920  
921  
922  
923  
924  
925  
926  
927  
928  
929  
930  
931  
932  
933  
934  
935  
936  
937  
938  
939  
940  
941  
942  
943  
944  
945  
946  
947  
948  
949  
950  
951  
952  
953  
954  
955  
956  
957  
958  
959  
960  
961  
962  
963  
964  
965  
966  
967  
968  
969  
970  
971  
972  
973  
974  
975  
976  
977  
978  
979  
980  
981  
982  
983  
984  
985  
986  
987  
988  
989  
990  
991  
992  
993  
994  
995  
996  
997  
998  
999  
1000

(i). Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,206 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.35 <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	20	
(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	6.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		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) For Container Vehicle		3      1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) For Container Vehicle		1



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
<b>Plans and Drawings 圖則及繪圖</b>		
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 type="checkbox"/>
<hr/>		
<b>Reports 報告書</b>		
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"/>
<hr/>		
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。

100



## **PLANNING STATEMENT**

---

In respect of

Temporary Container Vehicle Repair Yard  
with Ancillary Office

For a Period of Three years in  
Lot No. 702 s.C. (Portion)  
in Demarcation District No. 106,  
Kam Tin, Yuen Long,  
New Territories,  
Hong Kong

Date : 5 May 2021

Our Reference : G2954/P25940/OS21041P/6614

# BMI APPRAISALS

## EXECUTIVE SUMMARY

- This section 16 application is submitted on behalf of Paak Wan Machinery Limited (the "Applicant"), in respect of Lot No. 702 s.C. (Portion) in D.D. 106, Kam Tin, Yuen Long, New Territories, Hong Kong (the "Application Site") in seeking for the planning permission for temporary container vehicle repair yard with ancillary office on the Application Site.
- The ultimate objective of this planning statement is to seek the said planning permission for the temporary container vehicle repair yard with ancillary office for a period of three years.
- This planning statement is submitted to the Town Planning Board (the "Board") in providing background information and planning justifications in support of the above application for the planning permission for temporary container vehicle repair yard with ancillary office on the Application Site which are essential for considerations by the Board.

## 報告摘要

- 此第 16 條規劃申請是就申請人柏運機械有限公司("申請人")擬於香港新界元朗錦田丈量約份第 106 約地段第 702 號丙分段(部份)("本申請地盤")用作臨時貨櫃車輛修理場連附屬辦公室用途之有關規劃申請。
- 本綱領的最終目的是欲在本申請地盤用作臨時貨櫃車輛修理場連附屬辦公室用途作為期三年的規劃許可。
- 此規劃申請內附詳盡規劃陳述報告書，並提供有關申請地點的背景資料、論點及理據予城市規劃委員會("城規會")審閱，以支持擬於本申請地盤用作臨時貨櫃車輛修理場連附屬辦公室用途之規劃許可申請，陳述報告書之闡述內容並被視為給予城規會考慮有關申請的重要資料和理據。

# BMI APPRAISALS

## TABLE OF CONTENTS

Page

### 1. INTRODUCTION

1.1	Aim	1
1.2	Purpose	1
1.3	Background	1
1.4	Key Objectives	1
1.5	Organization of the Statement Report	2

### 2. SITE CONTEXT AND LAND STATUS

2.1	Location	2
2.2	Existing Site Condition	2
2.3	Surrounding Land Uses	3
2.4	Access	3
2.5	Land Status and Ownership	3

### 3. PLANNING CONTEXT

3.1	Outline Zoning Plan	4
3.2	Precedent Cases	4
3.3	Town Planning Board Guideline for "Application for Open Storage and Port Back-up Uses" – TPB PG-No.13F	5

### 4. PROPOSED DEVELOPMENT

4.1	Current Condition	6
4.2	Vehicular Access Arrangement	6
4.3	Operation of the Application Site	6

### 5. JUSTIFICATIONS

5.1	No Departure from Local Planning Intention	7
5.2	To Maximize the Use of Land Pending Development	7
5.3	In line with the TPB Guideline	8
5.4	Compatible with Surrounding Land Use	8
5.5	Insignificant Landscape and Environmental Impacts	8
5.6	No Creation of a Precedent Case	8
5.7	No Material Adverse Environmental and Traffic Impact	9

### 6. CONCLUSION

9

### Appendices

- A. Location Plan
- B. Site Plan
- C. Extract Copy of the Schedule of Use
- D. Extract Copy of the Categories Plan
- E. Layout Plan
- F. Table showing the Details of the Structures
- G. Site Photographs
- H. Copy of TPB's Approval Letter dated 12 January 2018 (TPB/A/YL-KTS/673)

# BMI APPRAISALS

- 1 -

## 1. INTRODUCTION

### 1.1 Aim

This section 16 application is submitted on behalf of Paak Wan Machinery Limited (the "Applicant"), the current occupier of Lot No. 702 s.C. (Portion) in D.D. 106 in seeking for the planning permission for temporary container vehicle repair yard with ancillary office on the Application Site.

### 1.2 Purpose

This planning statement is submitted to the Board in providing background information and planning justifications in support of an application for the planning permission for a temporary container vehicle repair yard with ancillary office on the Application Site which are essential for considerations by the Board.

### 1.3 Background

The Application Site was the subject of four previously approved planning applications (Application Nos. A/YL/KTS/563, A/YL-KTS/611, A/YL-KTS/655 and A/YL-KTS/763). They were approved on **18 May 2012, 25 October 2013, 2 January 2015 and 22 December 2017** respectively by the Board under Section 16 of the Town Planning Ordinance for a period of 3 years.

Now, the Applicant would like to seek for the planning permission of the proposed use – "temporary container vehicle repair yard with ancillary office".

### 1.4 Key Objectives

The ultimate objective of this planning statement is to seek the planning permission for the use of temporary container vehicle repair yard with ancillary office in the Application Site for a period of three years.

It is anticipated that all criterions laid down by the Government, the Explanatory Statement in the OZP and the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (commonly known as the "TPB PG-No. 13F") will continually be complied with.

## 1.5 Organization of the Statement Report

The statement report is divided into 6 sections. The first section is the introduction outlining the above aims and objectives of this planning statement and the planning application. Section 2 will then illustrate the site context and land status followed by Section 3 which describes the planning context in details. Section 4 describes the proposed development followed up by a detailed account of justification of the proposed development on Section 5. The report finally concludes with a brief summary on Section 6.

## 2. SITE CONTEXT AND LAND STATUS

### 2.1 Location

The Application Site covers a total area of approximately 3,477 square metres and is situated towards approximately 400 metres northwest of Ng Ka Tsuen, the closest local village identified in the vicinity of the Application Site. Towards the Application Site's immediate north is the Shek Kong Airfield and is dedicated for military use only. On the immediate east is a sewerage treatment plant and depot. To its west are open storage sites, warehouse yards, repair yards and alike. More similar operators are found further to its west all the way up to Tung Wui Road and Kam Tin Road Interchange.

*(Please refer to the Location Plan in Appendix A.)*

### 2.2 Existing Site Condition

The Application Site has been transformed into temporary open storage of vehicles parts years ago. The Application Site is bounded by U-shaped drainage channels at all sides and species of Chinese Banyan have been planted along its site boundary. In addition, the Application Site has been properly fenced off with corrugated metal sheets.

## 2.3 Surrounding Land Uses

The surrounding area is predominantly low-lying flat land and is characterized by open storage of various different kinds ranging from storage of construction materials, used vehicles parts, repair yards and alike. Car trading and repairing activities as well as warehouses and sheds are heavily concentrated along Pat Heung, Shek Kong and Kam Tin.

## 2.4 Access

The Application Site is accessed by Shek Kong Airfield Road which branches off from Tung Wui Road. Shek Kong Airfield Road has a width of approximately 6 metres which is enough for the use of container vehicles.

The main ingress/egress is situated in the middle of the eastern boundary of the Site. The width of the said main entrance is approximately 6 metres and is also enough for run-in and run-out of vehicles / container vehicles.

*(Please refer to the Site Plan and Layout Plan in Appendices B & E respectively.)*

## 2.5 Land Status and Ownership

As shown in para. 1.1 above and depicted in Appendix B, the Application Site covers one private lot having a total area of approximately 3,477 square metres.

According to the land search record of the Land Registry, the Application Site falls on Old Schedule Agricultural Lot governed by the Block Government Lease demised as agricultural use with lease terms of 75 years commencing on 1 July 1898 less the last three days and are renewable for a further term of 24 years and has been extended to 30 June 2047 pursuant to Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150). There are no user restrictions in the lease except the usual non-offensive trade clause. The proposed temporary use will not contravene with the permissible land use under the lease.

**3. PLANNING CONTEXT****3.1 Outline Zoning Plan**

The Application Site is located in the "Residential Group (D)" zone on the Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 exhibited on 21 December 2018. The Planning Intention of the "Residential Group (D)" zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low density residential developments subject to planning permission from the Town Planning Board.

As shown in the Schedule of Use under the "Residential Group (D)" zone of the relevant OZP, "Container Vehicle Repair Yard" does not appear in either Column 1 (Uses always permitted) or Column 2 (Uses that may be permitted with or without conditions on application to the TPB) of the "Residential Group (D)" zone.

*(Please refer to the Extract Copy of the Schedule of Use in Appendix C.)*

**3.2 Precedent Cases**

Similar precedent cases were found within the area and are summarized as follows:-

<b>Application No.</b>	<b>Applied Use</b>	<b>Approved on</b>
A/YL-PH/868	Proposed Temporary Container Vehicle Repair Yard, Vehicle Showroom and Warehouse with Ancillary Office for a Period of 3 Years	08-01-2021
A/YL-PH/845	Proposed Temporary Container Vehicle Repair Yard and Warehouse for a Period of 3 Years	08-01-2021

Application No.	Applied Use	Approved on
A/HSK/223	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 Years	12-06-2020
A/HSK/187	Proposed Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 Years	18-10-2019
A/YL-NSW/285	Proposed Temporary Vehicle Maintenance Workshop, Retail Shop for Car Components/Accessories and Convenience Store with Ancillary Uses for a Period of 3 Years	26-02-2021

### 3.3 Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses - TPB PG-No. 13F

The above guideline is relevant to this application and has been revised in March 2020. Under this guideline, the Board endorsed the strategy for considering applications for temporary open storage and port back-up uses in the New Territories through the identification of category 1 - 4 areas.

*(Please refer to Extract Copy of Identification of Categories Plan in Appendix D.)*

As shown in Appendix D, the Application Site currently falls within an area annotated Category 2, subject to no adverse departmental comments and local objections, or the concerns of the departmental and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

The Applicant would make genuine efforts in fulfilling all the planning conditions, if any. It is anticipated that the approval granted by the Board for this application will not contravene with the guidelines as outlined in the TPB PG-No. 13F.



## 4. PROPOSED DEVELOPMENT

### 4.1 Current Condition

In fact, landscape and drainage channel facilities have been implemented to the satisfaction of the government. The Application Site have been planted by species with Chinese Banyan along the site boundary and fenced off with corrugated metal sheets.

Further, the width of the entrance will be of approximately 6 metres which is sufficient enough for run-in and run-out of vehicles and container vehicles.

*(Please refer to the Layout Plan in Appendix E and the Site Photographs in Appendix G.)*

### 4.2 Vehicular Access Arrangement

Vehicular access is provided via the existing opening of Shek Kong Airfield Road. The ingress / egress of 6 metres width is situated at the east of the Application Site.

### 4.3 Operation of the Application Site

There will be no operation at night time between 7:00 p.m. and 8:00 a.m. from Mondays to Saturdays and no operation will be carried out on Sundays & statutory holidays. As per the Applicant, only upon on demand, the container vehicles would be transported to the Application Site for repair / maintenance. Having finished the repair / maintenance work, they would be then transported away. So, on contrary to the vehicle park, those container vehicles would be remain stagnant and would not frequently transported into and away from the Application Site. As advised, the average number of trips of the container vehicles is about 2 per operation day.

## 5. JUSTIFICATIONS

### 5.1 No Departure from Local Planning Intention

The planning intention of the area is described in Section 1. Although the proposed use does not fall within either column 1 or 2, as stated in the Notes of the OZP, its temporary use in nature can still be considered by the Board by its submitted material consideration. Therefore, the planning application does not constitute to be in conflict with the local planning intention.

Moreover, as explained in the above paragraph, should the permission for the application be granted by the Board, the Government can still have full control of the Application Site after the expiry of the permission. By then the R(D) zone can still be implemented should it be desired by any interested parties.

### 5.2 To maximize the Use of Land Pending Development

Instead of merely retaining fallow arable land for rehabilitation, the Board should also consider the realistic situation of the vicinity. Due to the economic restructuring and sharp decline in agricultural activities, many farming areas within Pat Heung, Shek Kong and Kam Tin have been abandoned or converted into semi-industrial use, open storage, repair yards and alike. A proliferation of warehouses, open storage sites and repair yards of different kinds and sizes have infiltrated the area near the Application Site years ago.

Overall, there is a general presumption that interest in engaging agricultural activities is minimal. As the market speaks for itself, it can be seen that no agricultural activities are found in the vicinity. Due to the rapid growth on tertiary industry, people nowadays do not consider farming as a sustainable and viable option.

The proposed repair yard would be on a temporary basis only. It will take full advantage of the location and the physical state of the Application Site itself should planning permission be granted. It provides a temporary solution for the much demanding open storage space / repair yard for its particular business which cannot be done in the urban areas. The temporary nature of the proposed use allows flexibility without pre-empting the long term development potential and permanent land use of the Application Site.

## 5.3 In Line with the TPB Guideline

The proposed use is in-line with the TPB PG-No. 13F. As clearly shown in the guideline, the Application Site falls within Category 2 area where planning permission for the proposed use would be granted on a temporary basis should there be 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. In view of this, the application do not contravene with the said guideline. Therefore, the proposed use will not cause any problem on land use compatibility.

## 5.4 Compatible with Surrounding Land Use

The proposed use is considered compatible with the surrounding land use. Various kinds of open storages (in particular, construction materials and vehicle parts) and vehicle repair yards are found in the vicinity of the Application Site.

## 5.5 Insignificant Landscape, Drainage and Environmental Impacts

For the previous approved planning applications, landscaping provisions, drainage facilities, site paving and fencing have been implemented on the Application Site to the satisfaction of the relevant government departments for the previous planning applications.

## 5.6 No Creation of a Precedent Case

As the Board is entitled to consider planning applications according to the individual merits of each case, there should be little concern about setting an undesirable precedent by approving this application. Moreover, the proposed use would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and will not in any sense be a creation of an undesirable precedent.

## 5.7 No Material Adverse Environmental and Traffic Impact

In the case that the Board has approved the subject application, the applicant would make their best endeavours to minimize any disturbance to the surrounding. Further, as mentioned in para 4.3, given the nature of the business, the frequency of the container vehicles entering and leaving the Application Site would be very low, i.e. no. of trips will be 2 per day. Thus, the traffic impact to the local road network is considered minimal.

## 6. CONCLUSION

- 6.1 This planning application is to seek for the planning permission for the temporary container vehicle repair yard with ancillary office on the Application Site for a period of three years.
- 6.2 The proposed development offers a temporary solution to meet the much higher demand of open storage / warehouse / repair yard where much land use activity is not economically feasible and sustainable to be carried out in the urban areas.
- 6.3 Due to the well established patterns of trades and businesses in this area of Kam Tin and the globalization of trading between Hong Kong and Mainland China in recent years, more and more people are engaged or will be engaged in trading with Mainland China. It is envisaged that demand for container repairing will increase dramatically in the northwestern part of New Territories and areas close to the boarder of Mainland China for reason of good accessibility. In response to such demand and suitable strategic location, the Board, should give support to local business operators and favourable consideration be made to this application.
- 6.4 As detailed in Section 5 above, the proposed temporary use will not contravene with the TPB PG-No. 13F.
- 6.5 As per the Applicant, no night-time operations between 7:00 p.m. and 8:00 a.m. from Mondays to Saturdays, and no operations on Sundays and statutory holidays are on the Application Site.

- 6.6 Drainage channels are already in place and have met the criterion laid down by relevant Government Departments. The Applicant has also duly maintained the existing drainage works on the Application Site.
- 6.7 We have already discussed throughout this planning statement and a full list of justifications have been demonstrated in the planning context including the Applicant's full implementation of all required drainage, environmental, landscape and fire services conditions to the satisfaction of the relevant government departments.
- 6.8 In view of the strong justifications and all other material considerations encompassed in this planning statement, we sincerely recommend that members of the Board and the relevant departments would render a favourable consideration to approve the subject planning application.

\*\*\*END OF STATEMENT\*\*\*



# ***APPENDIX A***

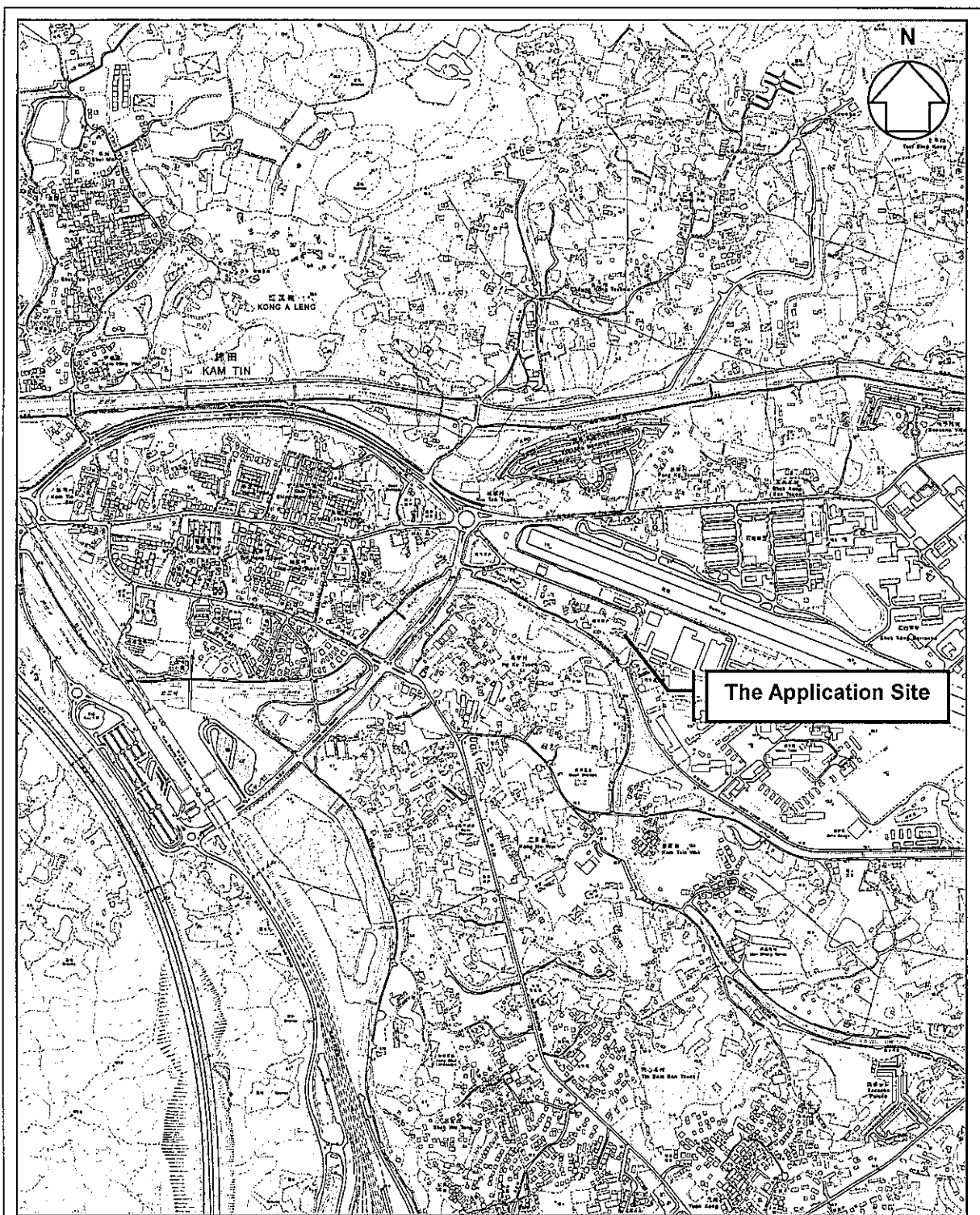
---

## ***Location Plan***





# BMI APPRAISALS



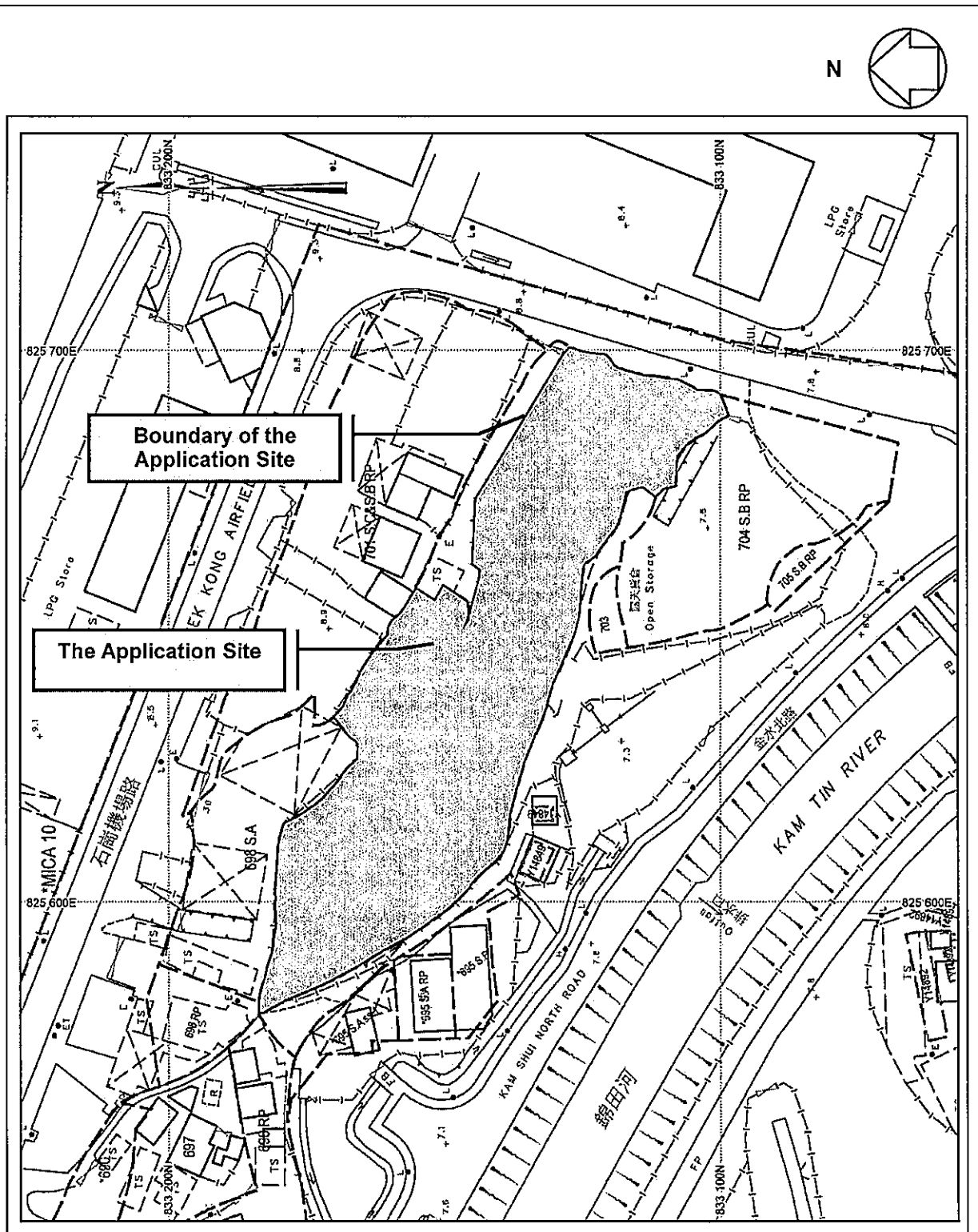
**Not to Scale**  
(For Identification  
Purposes Only)

**Location Plan**  
Lot No. 702 s.C.  
in D.D. 106, Kam Tin,  
Yuen Long, New Territories,  
Hong Kong

**BMI APPRAISALS**

**APPENDIX A**





**Not to Scale**  
(For Identification Purposes  
Only)

## Site Plan

## BMI APPRAISALS

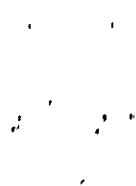
## APPENDIX B



## ***APPENDIX C***

---

### ***Extract Copy of the Schedule of Use***



## RESIDENTIAL (GROUP D)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (Redevelopment; Addition, Alteration and/or Modification to existing house only) On-Farm Domestic Structure Rural Committee/Village Office	Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always  
permitted on the ground floor of a New  
Territories Exempted House:

Eating Place  
Library  
School  
Shop and Services

### Planning Intention

This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

(For Identification Purposes Only)	<i>Extract Copy of the Schedule of Use</i>	<b>BMI APPRAISALS</b>
		<b>APPENDIX C</b>

11



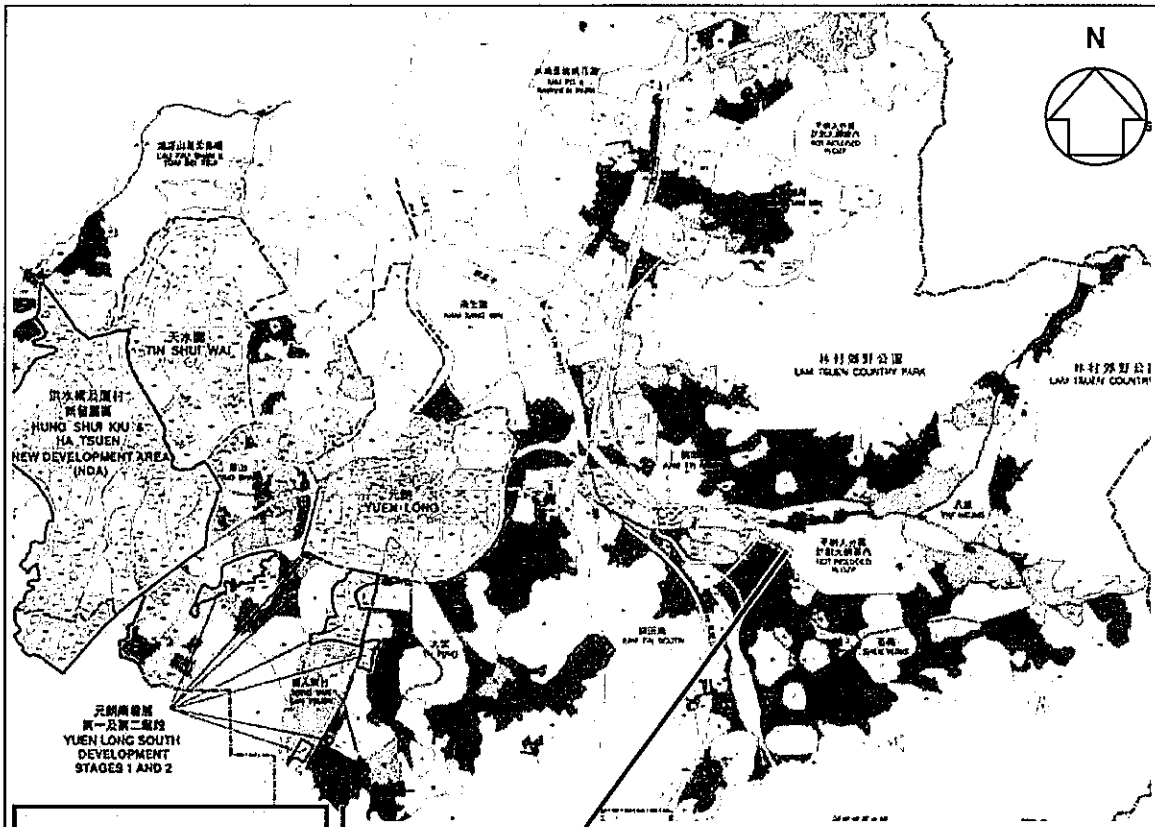
## ***APPENDIX D***

---

### ***Extract Copy of the Categories Plan***










# BMI APPRAISALS



The Application Site

## 圖例 LEGEND

-  第1類地區  
CATEGORY 1 AREAS
-  第2類地區  
CATEGORY 2 AREAS
-  第3類地區  
CATEGORY 3 AREAS
-  第4類地區  
CATEGORY 4 AREAS
-  新市鎮界線  
NEW TOWN BOUNDARY
-  區議會界線  
DISTRICT COUNCIL BOUNDARY
-  主要已填設區、道路、大明渠和法定規劃圖則未有涵蓋的地方或根據法定規劃圖則，該地方沒有可供申請作填土貯備和港口後勤用途的條文  
MAJOR BUILT-UP AREAS, ROADS, NULLAHS AND AREAS NOT COVERED BY STATUTORY TOWN PLANS OR AREAS WITH NO PROVISION FOR PLANNING APPLICATIONS FOR OPEN STORAGE AND PORT BACK-UP USES UNDER STATUTORY TOWN PLANS

Not to Scale  
(For Identification  
Purposes Only)

Extract Copy of  
the Categories Plan

**BMI APPRAISALS**

APPENDIX D



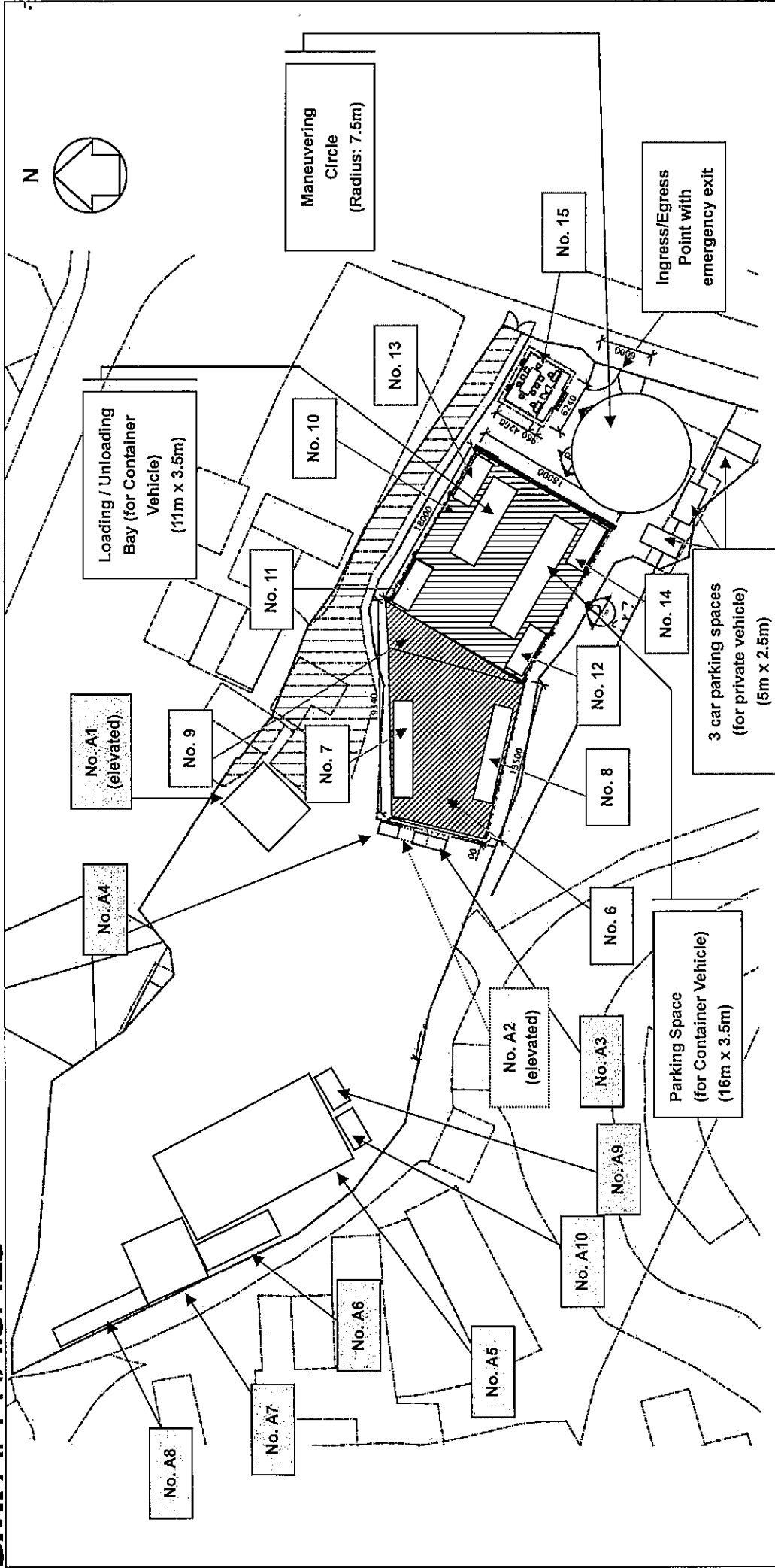
***APPENDIX E***

---

***Layout Plan***



# BMI APPRAISALS



<h2>BMI APPRAISALS</h2>	<h2>Layout Plan</h2>
<p>APPENDIX E</p>	<p>Not to Scale (For Identification Purposes Only)</p>





***APPENDIX F***

---

***Table showing the Details  
of the Structures***



Item No.	Approximate Floor Area (sq.m.)	Height (m)	Usage	Remarks
A1	126	5.8	Elevated Office	2-storey ✓
A2	18	6.1	Elevated Office and Converted Container for Storage	2-storey ✓
A3	6	2.6	Toilet	1-storey
A4	4	2.6	Converted Container for Storage	1-storey
A5	254	6.5	Canopy	1-storey
A6	35	2.6	Converted Container for Storage	1-storey
A7	65	2.6	Converted Container for Storage	1-storey
A8	29	2.6	Converted Container for Storage	1-storey
A9	23	6	Converted Container for Storage	2-storey ✓
A10	11	3	Converted Container for Storage	1-storey
6	252	6	Canopy	1-storey
7	-	2.591	Converted Container for Storage / Repair	1-storey; inside and under Item No. 6
8	-	2.591	Converted Container for Storage / Repair	1-storey; inside and under Item No. 6
9	32	6	Canopy	1-storey
10	324	6	Canopy	1-storey
11	-	2.6	Converted Container for Storage	1-storey; inside and under Item No. 10
12	-	2.6	Converted Container for Storage	1-storey; inside and under Item No. 10
13	-	2.6	Converted Container for Storage	1-storey; inside and under Item No. 10
14	-	2.6	Converted Container for Storage	1-storey; inside and under Item No. 10
15	27	3.4	Office	1-storey

Total 1,206

Covered Area (m<sup>2</sup>)

63

9

6

4

254

35

65

29

11.5

11

252

-

-

32

324

-

-

-

-

27

1122.5



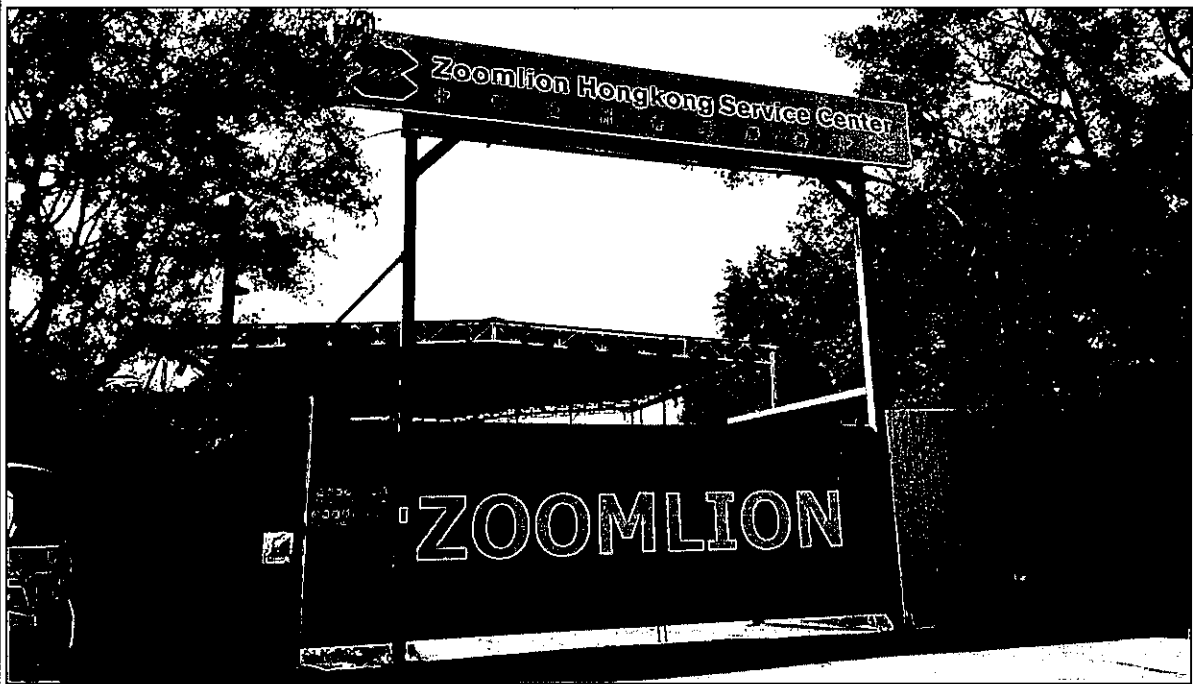
## ***APPENDIX G***

---

### ***Photographs***

11

# BMI APPRAISALS



Main Entrance of the Application Site



Interior of the Application Site

Site Photographs

**BMI APPRAISALS**

*APPENDIX G*

11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214  
215  
216  
217  
218  
219  
220  
221  
222  
223  
224  
225  
226  
227  
228  
229  
230  
231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399  
400  
401  
402  
403  
404  
405  
406  
407  
408  
409  
410  
411  
412  
413  
414  
415  
416  
417  
418  
419  
420  
421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433  
434  
435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448  
449  
450  
451  
452  
453  
454  
455  
456  
457  
458  
459  
460  
461  
462  
463  
464  
465  
466  
467  
468  
469  
470  
471  
472  
473  
474  
475  
476  
477  
478  
479  
480  
481  
482  
483  
484  
485  
486  
487  
488  
489  
490  
491  
492  
493  
494  
495  
496  
497  
498  
499  
500  
501  
502  
503  
504  
505  
506  
507  
508  
509  
510  
511  
512  
513  
514  
515  
516  
517  
518  
519  
520  
521  
522  
523  
524  
525  
526  
527  
528  
529  
530  
531  
532  
533  
534  
535  
536  
537  
538  
539  
540  
541  
542  
543  
544  
545  
546  
547  
548  
549  
550  
551  
552  
553  
554  
555  
556  
557  
558  
559  
560  
561  
562  
563  
564  
565  
566  
567  
568  
569  
570  
571  
572  
573  
574  
575  
576  
577  
578  
579  
580  
581  
582  
583  
584  
585  
586  
587  
588  
589  
590  
591  
592  
593  
594  
595  
596  
597  
598  
599  
600  
601  
602  
603  
604  
605  
606  
607  
608  
609  
610  
611  
612  
613  
614  
615  
616  
617  
618  
619  
620  
621  
622  
623  
624  
625  
626  
627  
628  
629  
630  
631  
632  
633  
634  
635  
636  
637  
638  
639  
640  
641  
642  
643  
644  
645  
646  
647  
648  
649  
650  
651  
652  
653  
654  
655  
656  
657  
658  
659  
660  
661  
662  
663  
664  
665  
666  
667  
668  
669  
670  
671  
672  
673  
674  
675  
676  
677  
678  
679  
680  
681  
682  
683  
684  
685  
686  
687  
688  
689  
690  
691  
692  
693  
694  
695  
696  
697  
698  
699  
700  
701  
702  
703  
704  
705  
706  
707  
708  
709  
710  
711  
712  
713  
714  
715  
716  
717  
718  
719  
720  
721  
722  
723  
724  
725  
726  
727  
728  
729  
730  
731  
732  
733  
734  
735  
736  
737  
738  
739  
740  
741  
742  
743  
744  
745  
746  
747  
748  
749  
750  
751  
752  
753  
754  
755  
756  
757  
758  
759  
760  
761  
762  
763  
764  
765  
766  
767  
768  
769  
770  
771  
772  
773  
774  
775  
776  
777  
778  
779  
780  
781  
782  
783  
784  
785  
786  
787  
788  
789  
790  
791  
792  
793  
794  
795  
796  
797  
798  
799  
800  
801  
802  
803  
804  
805  
806  
807  
808  
809  
810  
811  
812  
813  
814  
815  
816  
817  
818  
819  
820  
821  
822  
823  
824  
825  
826  
827  
828  
829  
830  
831  
832  
833  
834  
835  
836  
837  
838  
839  
840  
841  
842  
843  
844  
845  
846  
847  
848  
849  
850  
851  
852  
853  
854  
855  
856  
857  
858  
859  
860  
861  
862  
863  
864  
865  
866  
867  
868  
869  
870  
871  
872  
873  
874  
875  
876  
877  
878  
879  
880  
881  
882  
883  
884  
885  
886  
887  
888  
889  
890  
891  
892  
893  
894  
895  
896  
897  
898  
899  
900  
901  
902  
903  
904  
905  
906  
907  
908  
909  
910  
911  
912  
913  
914  
915  
916  
917  
918  
919  
920  
921  
922  
923  
924  
925  
926  
927  
928  
929  
930  
931  
932  
933  
934  
935  
936  
937  
938  
939  
940  
941  
942  
943  
944  
945  
946  
947  
948  
949  
950  
951  
952  
953  
954  
955  
956  
957  
958  
959  
960  
961  
962  
963  
964  
965  
966  
967  
968  
969  
970  
971  
972  
973  
974  
975  
976  
977  
978  
979  
980  
981  
982  
983  
984  
985  
986  
987  
988  
989  
990  
991  
992  
993  
994  
995  
996  
997  
998  
999  
1000



## ***APPENDIX H***

---

***Copy of TPB's Approval Letter  
dated 12 January 2018  
(TPB/A/YL-KTS/763)***



城市規劃委員會 + 852 2522 8426

香港北角源華道三百三十三號  
北角政府合署十五樓

## TOWN PLANNING BOARD

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函編號 Your Reference:

覆函請註明本會編號

In reply please quote this ref.: TPB/A/YL-KTS/763

By Registered Post & Fax

12 January 2018

BMI Appraisals Ltd.

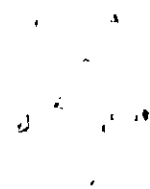
Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Open Storage of Metal  
and Construction Materials with Ancillary Office for a Period of 3 Years  
in "Residential (Group D)" Zone, Lot 702 S.C in D.D. 106, Kam Tin, Yuen Long**

I refer to my letter to you dated 19.12.2017.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years from 3.1.2018 until 2.1.2021 and is subject to the following conditions:

- (a) no operation between 7:00 p.m. and 8:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the site at any time during the planning approval period;
- (e) the existing boundary fencing at the site shall be maintained at all times during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;



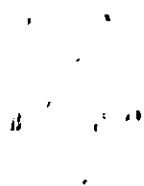
+ 852 2522 8426

- 2 -

- (g) the existing landscape plantings within the site shall be maintained at all times during the planning approval period;
- (h) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) the submission of the records of the existing drainage facilities on site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 3.4.2018;
- (j) the provision of fire extinguisher(s) within a valid fire certificate (FS 251) within 6 weeks from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.2.2018;
- (k) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 3.7.2018;
- (l) in relation to (k) above, the provision of fire service installations within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 3.10.2018;
- (m) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (n) if any of the above planning conditions (i), (j), (k) or (l) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (o) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VII of the TPB Paper.

You are reminded to strictly adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34B and 36A. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website



+ 852 2522 8426

- 3 -

([www.info.gov.hk/tpb/](http://www.info.gov.hk/tpb/)), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

A copy of the Guidance Notes on Application for Permission for Temporary Open Storage and Port Back-up Uses, together with the relevant documents attached to the Guidance Notes, are attached for your reference. Your attention is particularly drawn to paragraphs 10-17 on how to comply with approval conditions.

This temporary permission will lapse on 3.1.2021. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-4). For details, please refer to TPB Guidelines No. 34B. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36A for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 22.12.2017 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 2.2.2018). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

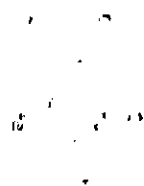
This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Ivy Wong of Fanling, Sheung Shui & Yuen Long East District Planning Office at 2158 6297. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



( Raymond KAN )  
for Secretary, Town Planning Board





+ 852 2522 8426

**List of Government Department Contacts**

(Application No. A/YL-KTS/763)

部門 Department	辦事處 / 職位 Office / Post Title	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	楊子宜女士 Miss YEUNG Tsz Yi	2300 1347	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	陳銘冲先生 Mr. CHAN Ming Chung	2733 7737	2739 8775



+ 852 2522 8426

Town Planning Board Secretariat  
城市規劃委員會秘書處

**ATTENTION:** Please note that you are receiving copy of a letter from Town Planning Board. The attachments, if any, have been sent to you with the original of the letter by registered post today.

請注意：此為城市規劃委員會發出信件的傳真副本，信件正本及有關附件已於今天以掛號郵件形式寄出。



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups




**[Replacement Page] S.16 Planning Application No. A/YL-KTS/894**  
10/06/2021 12:12

From: Otto Ching Ho LUNG/PLAND/HKSARG  
To: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)  
Cc: Yen PY LEUNG/PLAND/HKSARG, Ivy Ching Yan CHEUNG/PLAND/HKSARG  
FileRef:


Dear TPB Colleagues,

Please find forwarded to you below the replacement page for A/YL-KTS/894 received from the applicant dated 10.6.2021 for your further action. Many Thanks.

PDF

  
Form No S16-III\_Page 3.pdf ,

PDF

  
Form No S16-III\_Page 11.pdf

Best Regards,  
Otto Lung  
For FS&YLE DPO, PlanD  
(Tel: 3168 4046; Fax: 3168 4074)

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	Temporary Container Vehicle Repair Yard with Ancillary Office (臨時貨櫃車輛修理場連附屬辦公室) (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
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	2,354.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,122.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	20 .....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,206 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,206 .....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 kindly refer to Appendix E & Appendix F of the Planning Statement as attached ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	3 .....
Motorcycle Parking Spaces 電單車車位	.....
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	1 .....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	1 .....
Others (Please Specify) 其他 (請列明)	.....

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,206 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.35 <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	20	
(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	6.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		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) _____ _____		3     1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1





# BMI APPRAISALS

Our Ref. : G2954/P25940/P6614/L02

Date : 23 September 2021

**THE SECRETARY**

**TOWN PLANNING BOARD**

15<sup>th</sup> Floor, North Point Government Offices

No. 333 Java Road

North Point

Hong Kong

**By E-mail Only**

Dear Sirs,

**Re: S.16 Planning Application for Temporary Container Vehicle Repair Yard with Ancillary Office for a Period of Three years in Lot No. 702 s.C. (Portion) in Demarcation District No. 106, Kam Tin, Yuen Long, New Territories, Hong Kong (Application No. A/YL-KTS/894)**

We hereby enclose the further information ("F.I.") for the captioned case.

The F.I. covers our reply to address the comments from 1) Transport Department; 2) the Public; and 3) Planning Department.

Should you have any further enquiries, please do not hesitate to contact the undersigned at :

We look forward to receiving your favourable reply soon.

Yours faithfully,

For and on behalf of

**BMI APPRAISALS LIMITED**



**Andy Lee**  
**Senior Manager**

Encl.

BMI Appraisals Limited 中和邦盟評估有限公司

## A/YL-KTS/894

### F.I. for comments from Commissioner of Transport

#### (a) Provision of Parking and Loading / Unloading Facilities

Please kindly refer to the revised site plan in Appendix A.

Provisions of which are as follows:-

- 3 parking spaces for private vehicles ("PV") have been designated (area: 5m x 2.5m for each), 2 of which are for the staff members and the remaining is for visitor.
- 1 parking space for heavy goods vehicle ("HGV") has been designated (area: 16m x 3.5m);
- 1 loading/unloading bay has been designated (area: 11m x 3.5m);

As advised, there is a booking arrangement respectively for the said parking space for visitor and the parking space for HGV, only 1 PV and 1 HGV would be permitted to enter to the Application Site for a period upon booking.

#### (b) No. of trips

As advised by the Applicant, the trips generated (round trip) are as follows:-

PV: Around 4 to 8 per day; and

HGV: Only around 0 to 4 per day;

The trips of PV are mainly for on-duty / off-duty / lunch of the staff members. The remaining of which are for visitor which are only occasional.

The trips of HGV are mainly for transportation of the vehicles and vehicle parts.

Further, as advised by the Applicant, the no. of vehicles entering and leaving the Application Site at the peak hour (e.g. 0800-0900 / 1800-1900) is tabulated as follows:-

	No. of vehicles entering the Application Site at peak hour	No. of vehicles leaving the Application Site at peak hour
PV	2 to 3	2 to 3
HGV	0 to 2	0 to 2

As a result, it is considered that the traffic impact of the Application Site to the local road and Shek Kong Airfield Road is not significant.

- (c) For smooth manoeuvring of PV within the Application Site, please kindly refer to Appendices B1 & B2.

For smooth manoeuvring of HGV within the Application Site, please kindly refer to Appendices C1 & C2.

For smooth manoeuvring of HGV to / from Shek Kong Road and within the Application Site, please kindly refer to Appendix D.

- (d) For the nearest public transport services for staff/visitors with car(s), please kindly refer to Appendix E1.

For the nearest public transport services for staff/visitors without car, please kindly refer to Appendix E2.

## **F.I. for public comments**

- (a) Safety to The Hong Kong Aviation Club ("the Club")

The repair works for vehicles would be done inside the Application Site only with hoardings erected at the boundary. It is considered that there is no safety hazard to the Club.

An approval condition could be imposed to require the Applicant to maintain the said hoardings throughout the approval period.

Further, as per the part extract of Plan of Shek Kong Airfield Height Restriction ("PSKAHR") in Appendix F, the high restriction of the Application Site under PSKAHR is about 29m above HKPD to 39m above HKPD. Average of the spot level of the Application Site is about 8m above HKPD, the building height of the highest

# BMI APPRAISALS

structure is about 6m and hence does not exceed the said high restriction under PSKAHR.

(b) Impact to the Transport Surrounding the Application Site

As mentioned in the above for addressing comments from Commissioner of Transport, it is considered that the impact of the Application Site to the surrounding transport is insignificant.

Further, an approval condition could be imposed to restrict the reverse of vehicles when entering and leaving the Application Site.

(c) Environmental issue and fire Hazard issue

Environmental issue

- The Applicant proposes that there is no operation between 7:00 p.m. and 8:00 a.m. from Mondays to Saturdays in the Application Site;
- The Applicant proposes that there is no operation on Sundays and public holidays in the Application Site;
- The Applicant would make best endeavor to maintain the hoardings at the boundary;
- The Applicant would make best endeavor to maintain 1) the hoardings at the boundary; 2) the existing landscape plantings within the Application Site; 3) existing drainage facilities on the Application Site throughout the planning approval condition should the subject planning application be approved.

Fire Hazard issue

- The Applicant would duly place adequate fire extinguisher(s) with valid fire certificate(s);
- The Applicant would duly make provisions for the fire service installations as required.

Shortly, all these could be dealt with by imposing the relevant approval conditions by the Government departments.

(d) The Proposed Use (i.e. Temporary Container Vehicle Repair Yard with Ancillary Office)

# BMI APPRAISALS

As mentioned in the Applicant's Planning Statement, the subject planning application is in accordance with TPB PG-No. 13F. Given the Application Site falls within Category 2 area of the Category Plan, should there be 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, the proposed use would be granted on a temporary basis.

As mentioned above, these public comments could be addressed through the implementation of relevant approval conditions.

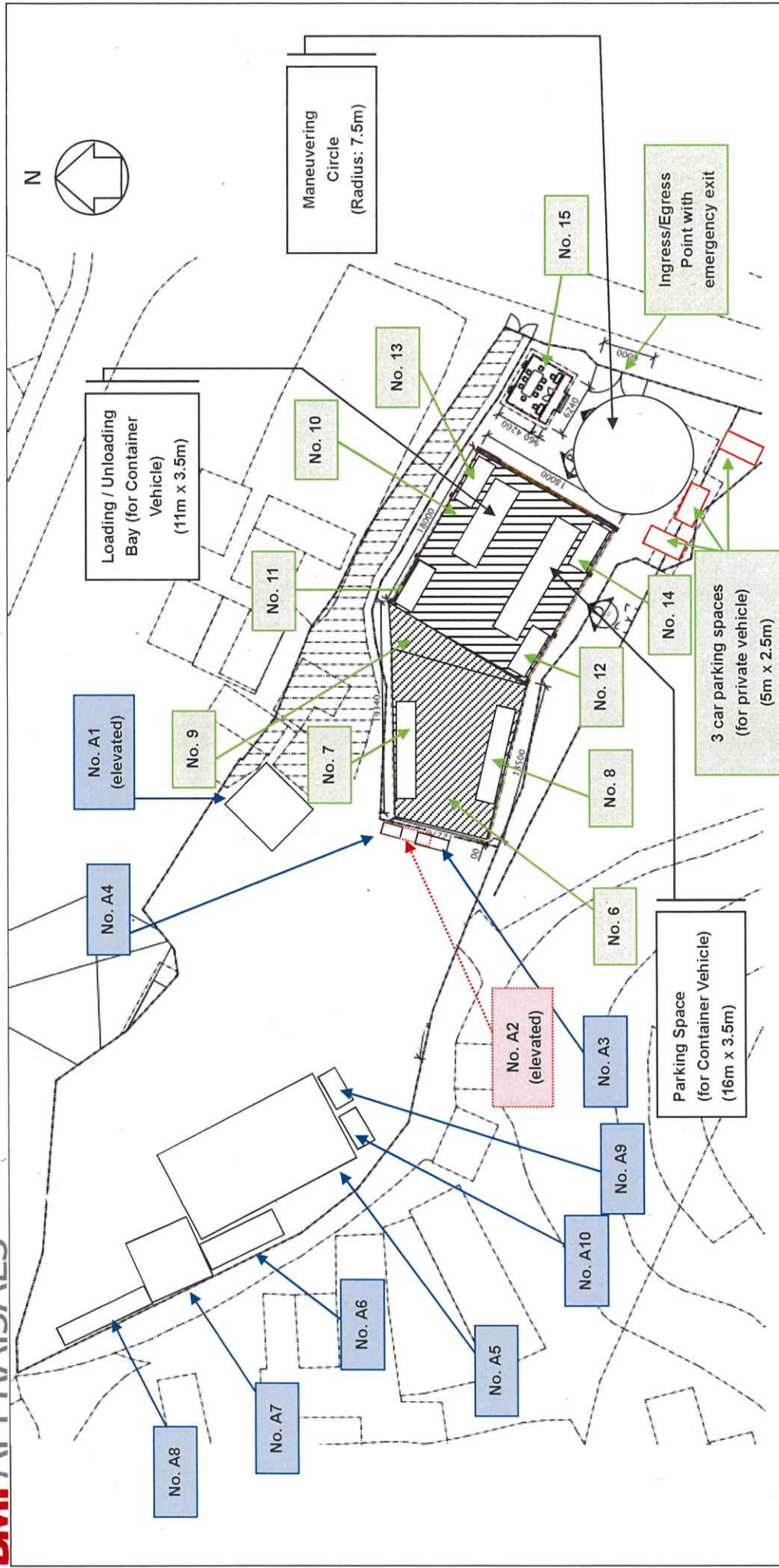
## **F.I. for comments from Planning Department**

As clarified by the Applicant, the height of the covering A5 in Appendix A is 6m.



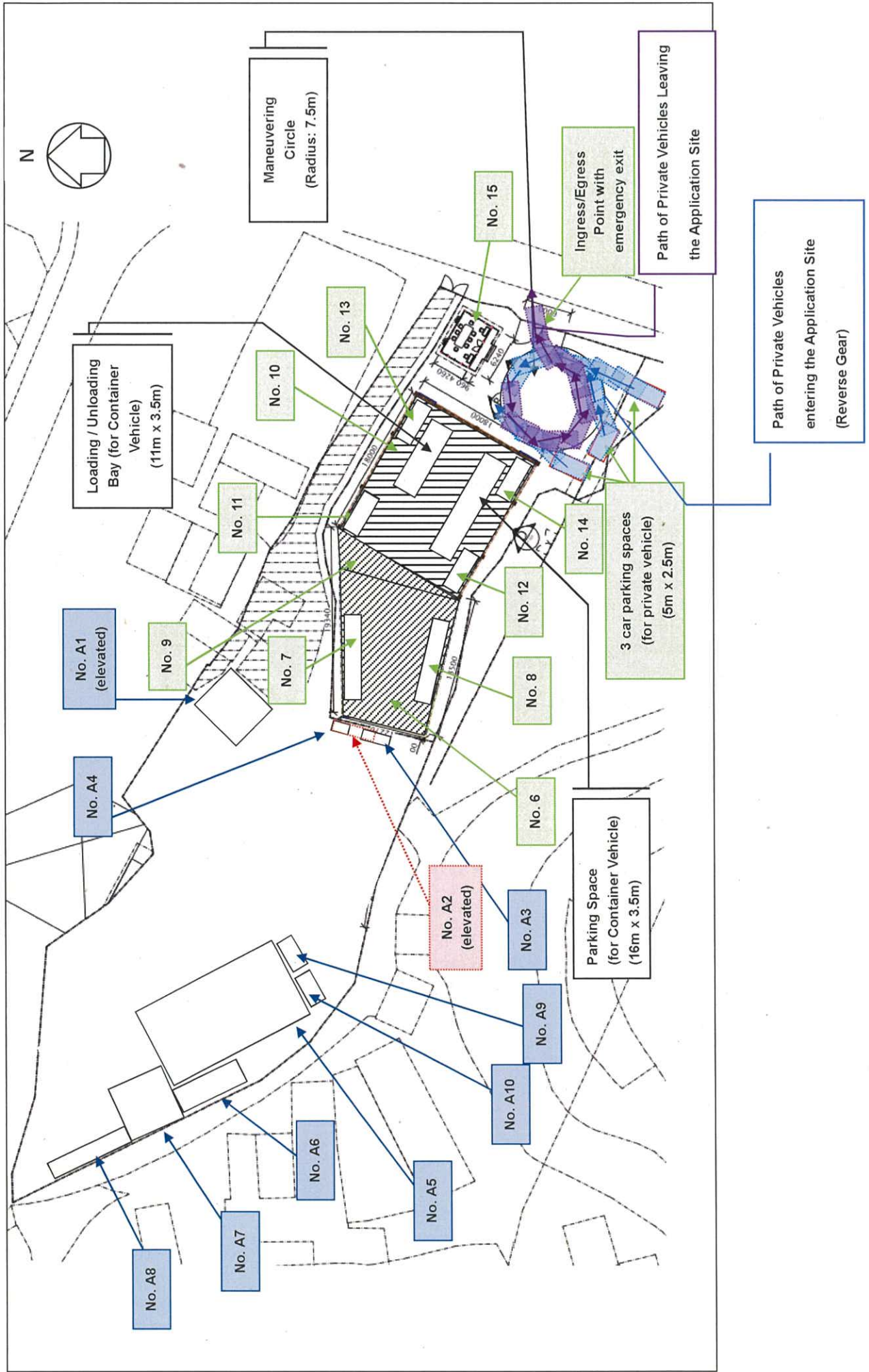
## **List of Appendix**

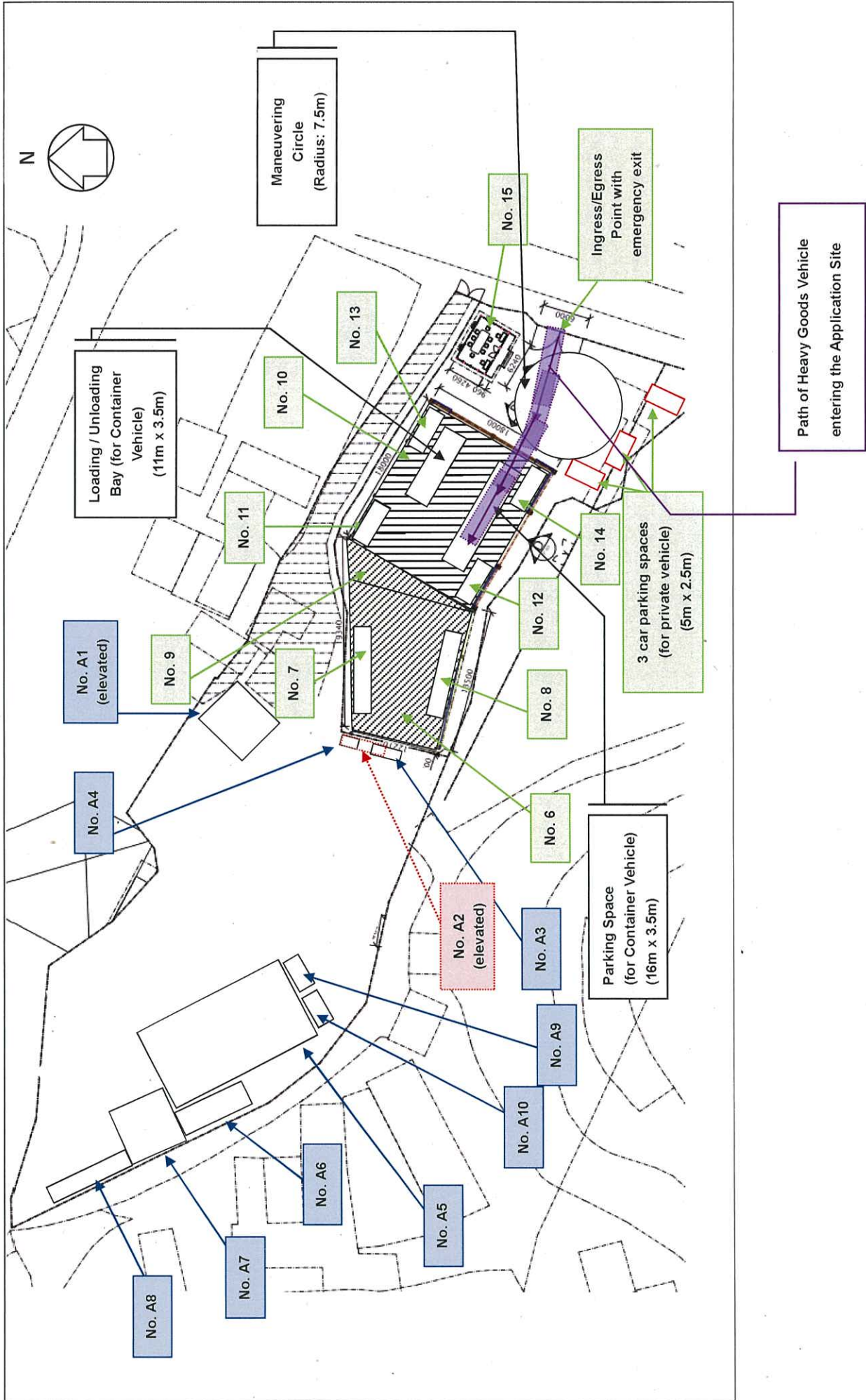
- Appendix A : Layout Plan
- Appendix B1 : Plan showing Path of Private Motor Vehicles entering the Application Site
- Appendix B2 : Plan showing Path of Private Motor Vehicles entering the Application Site (Reverse Gear) and Path of Private Motor Vehicles leaving the Application Site
- Appendix C1 : Plan showing Path of Heavy Goods Vehicles entering the Application Site
- Appendix C2 : Plan showing Path of Heavy Goods Vehicles (Reverse Gear) and Path of Heavy Goods Vehicles leaving the Application Site
- Appendix D : Photos showing the smooth manoeuvring of Heavy Goods Vehicles to / from Shek Kong Road and within the Application Site
- Appendix E1 : Map showing the nearest public transport services for staff/visitors with car(s)
- Appendix E2 : Map showing the nearest public transport services for staff/visitors without car(s)
- Appendix F : Part Extract of Plan of Shek Kong Airfield Height Restriction



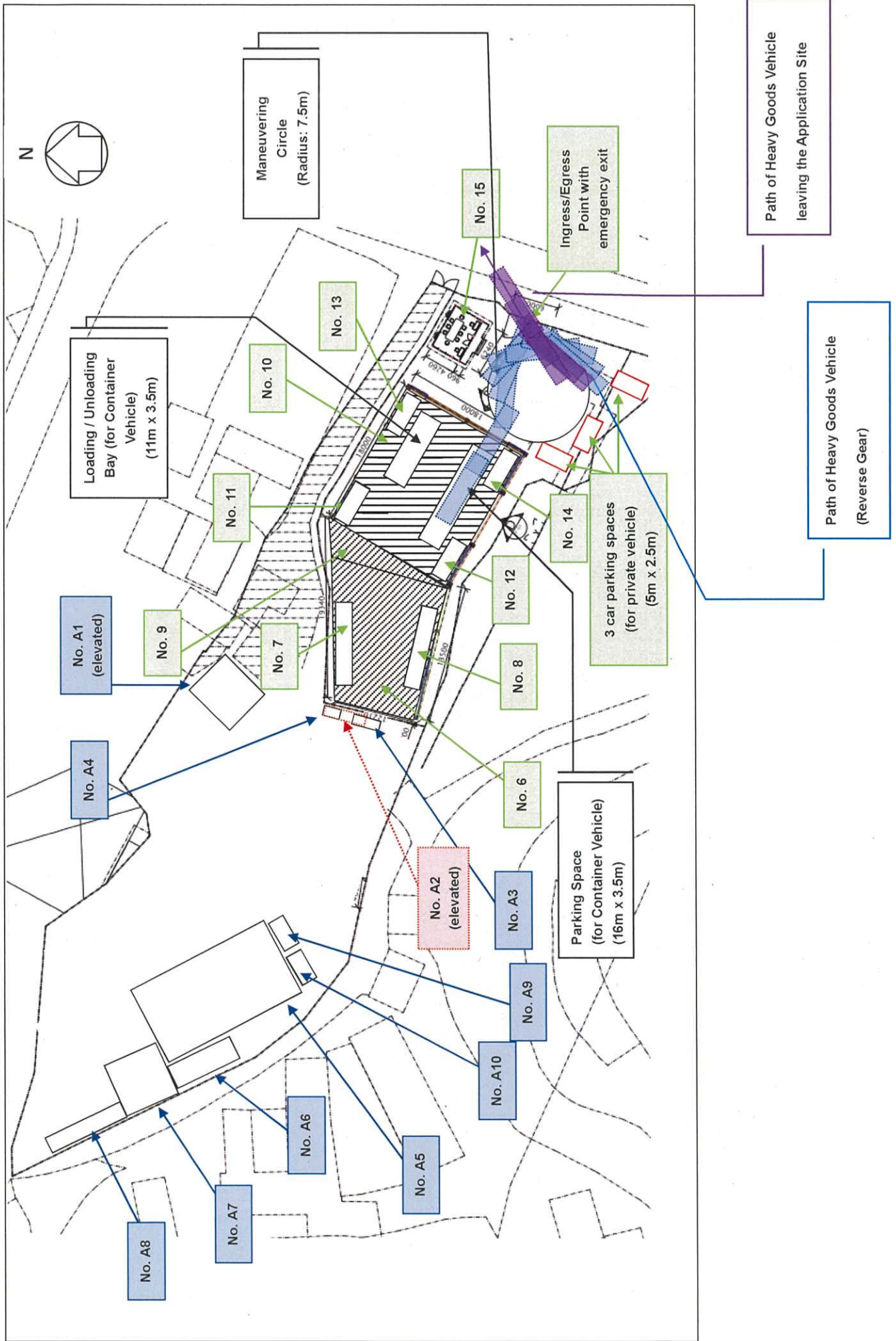




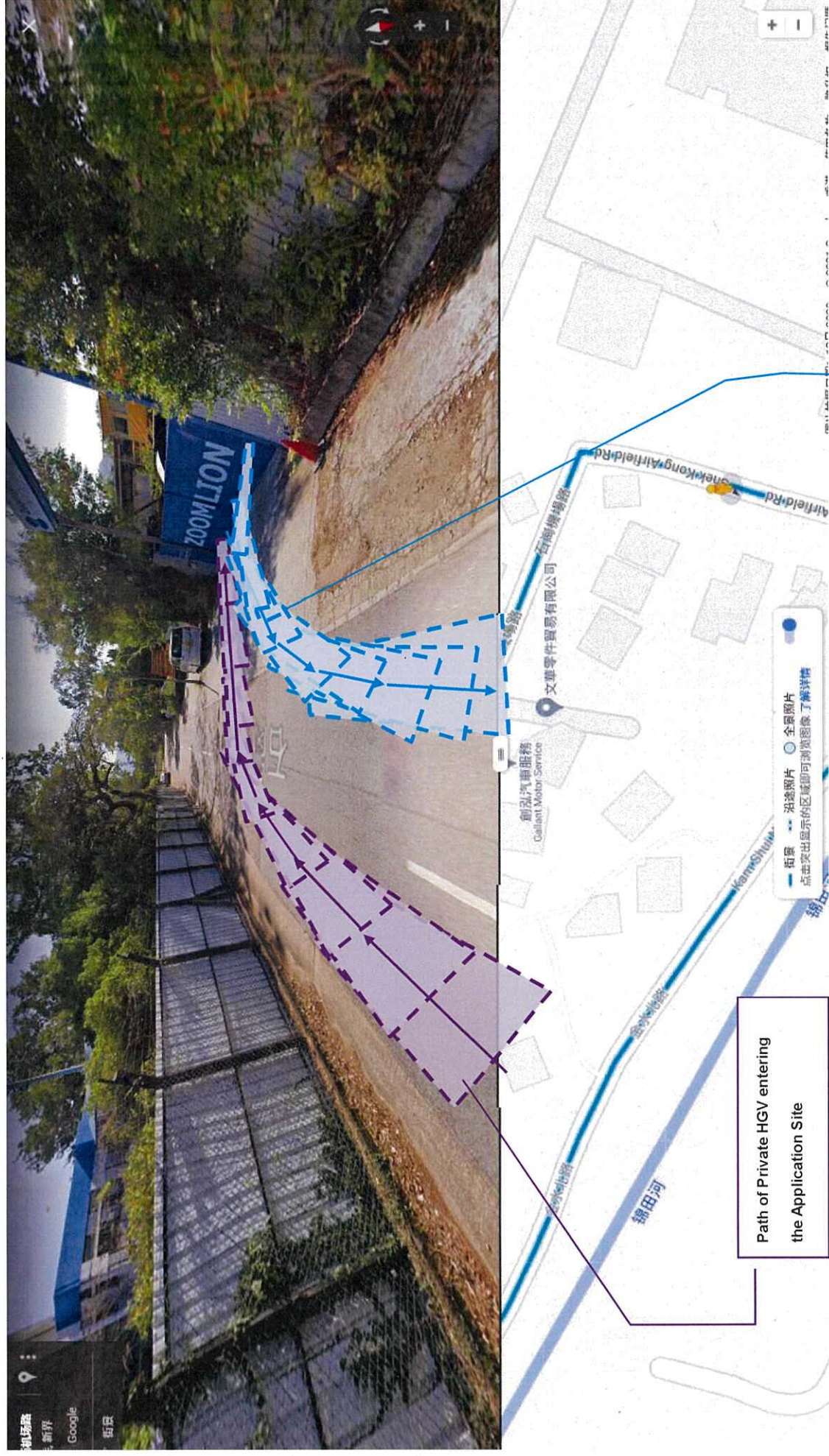










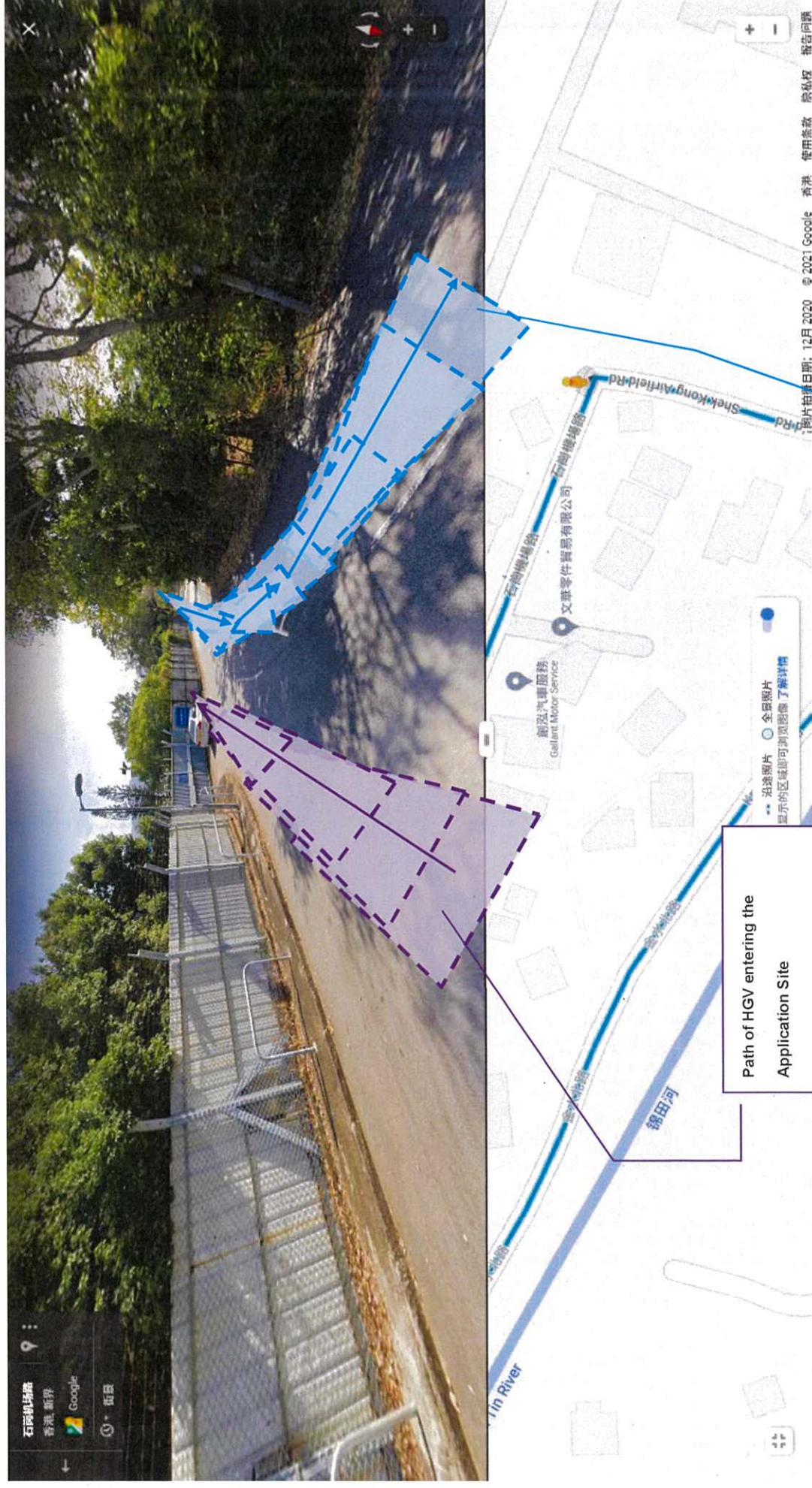


Path of Private HGV entering the Application Site

(Source: <https://www.google.com/maps>)

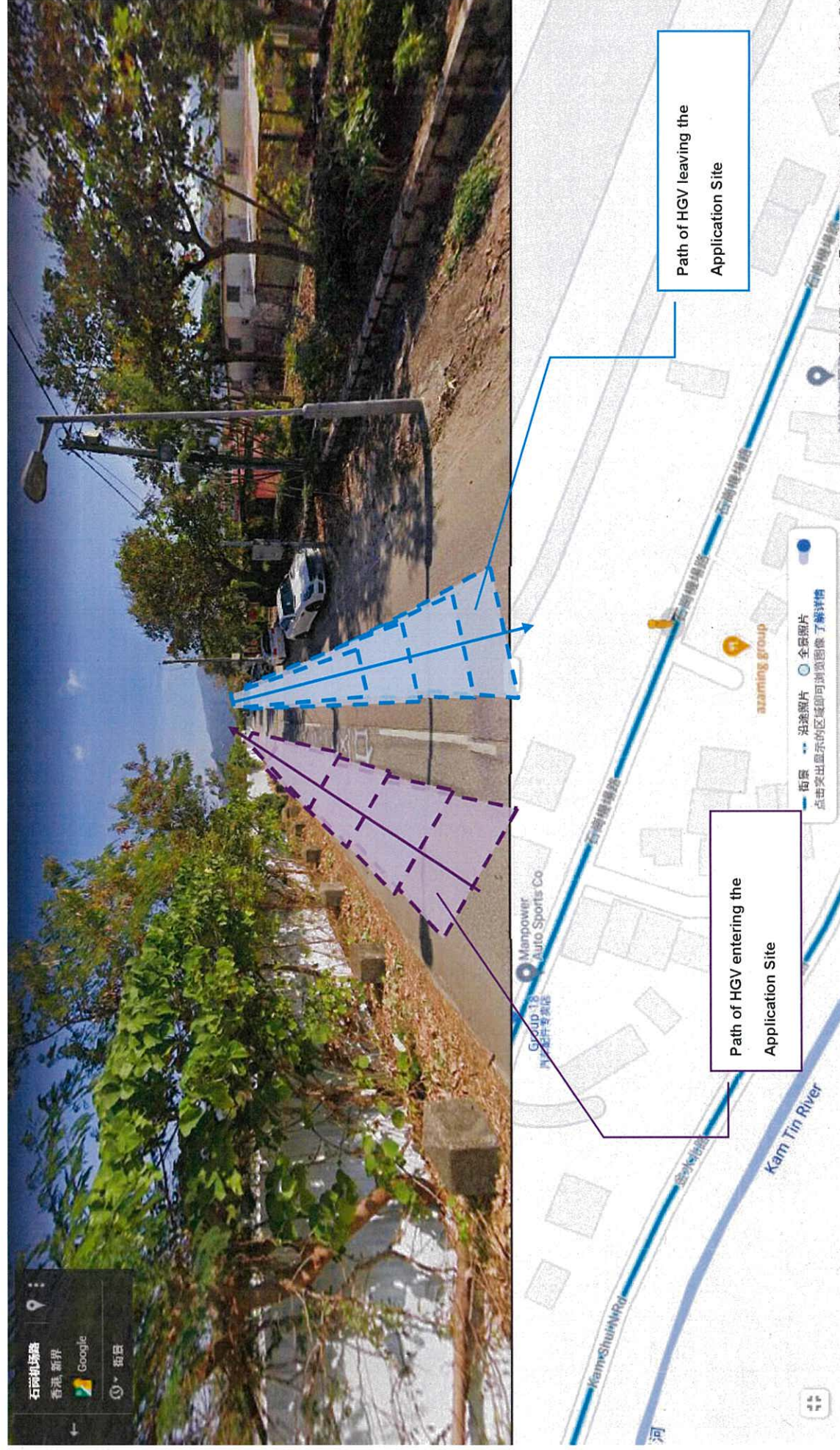
Path of Private HGV leaving the Application Site





(Source: <https://www.google.com/maps>)





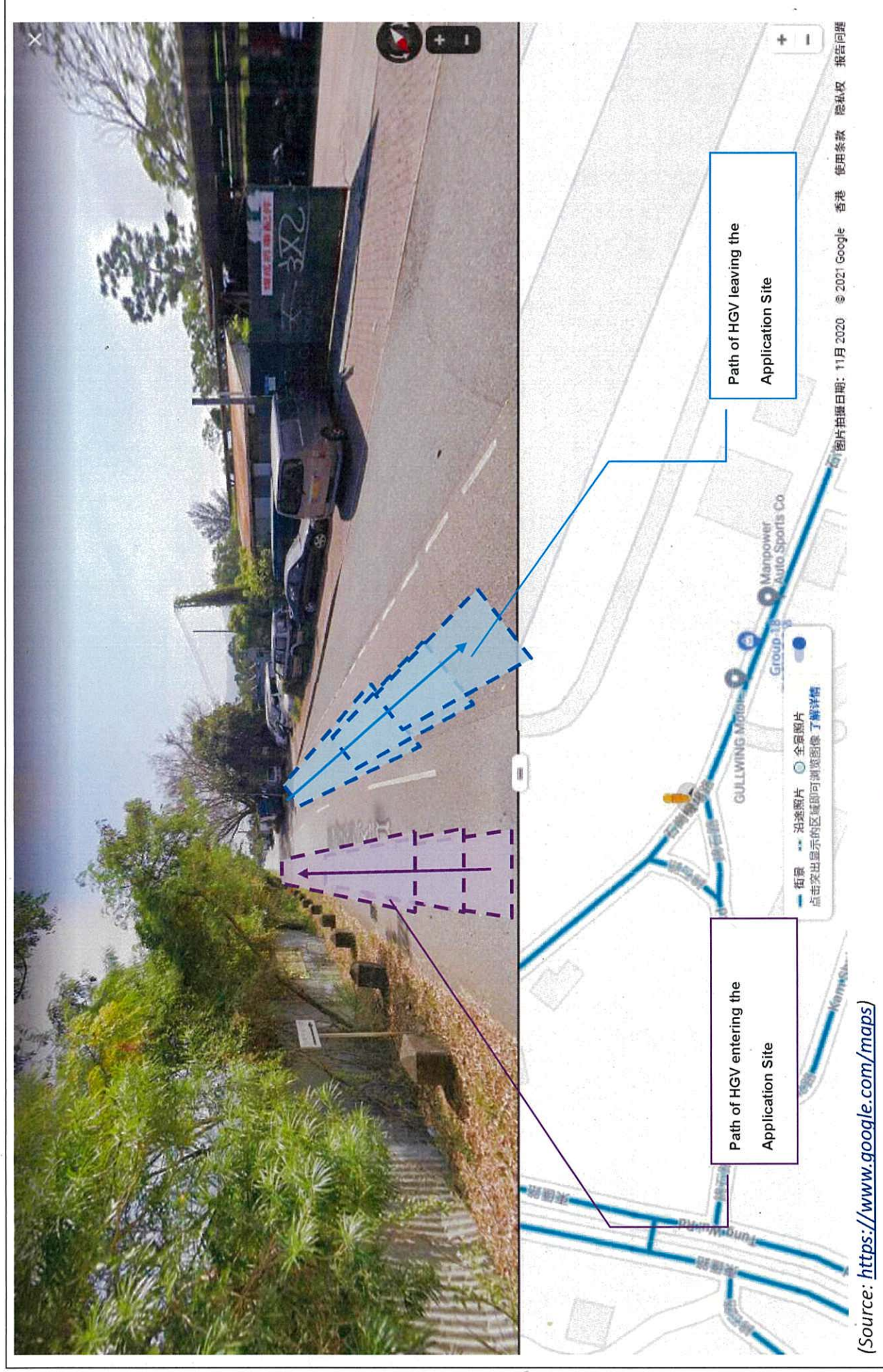
(Source: <https://www.google.com/maps>)



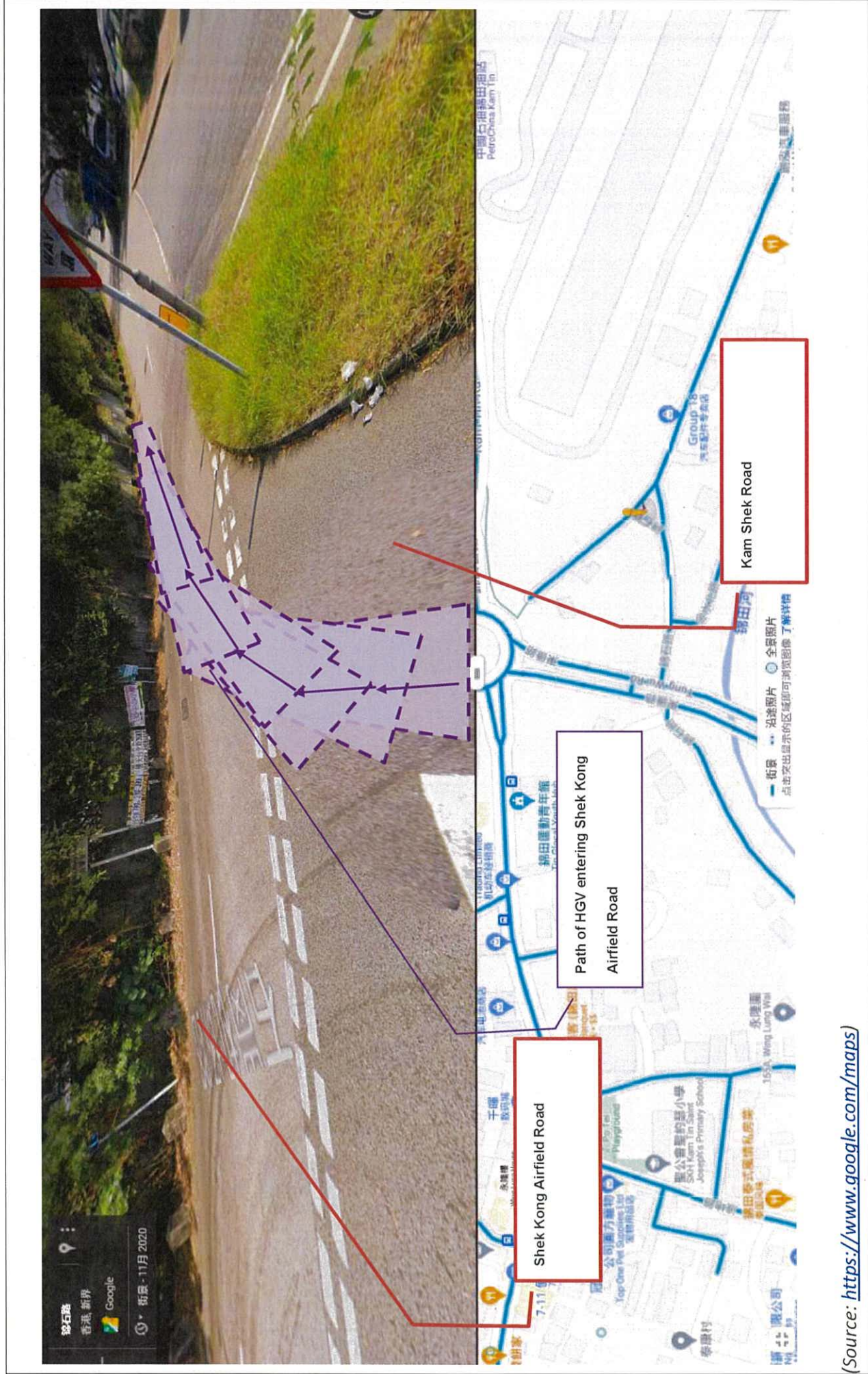


(Source: <https://www.google.com/maps>)







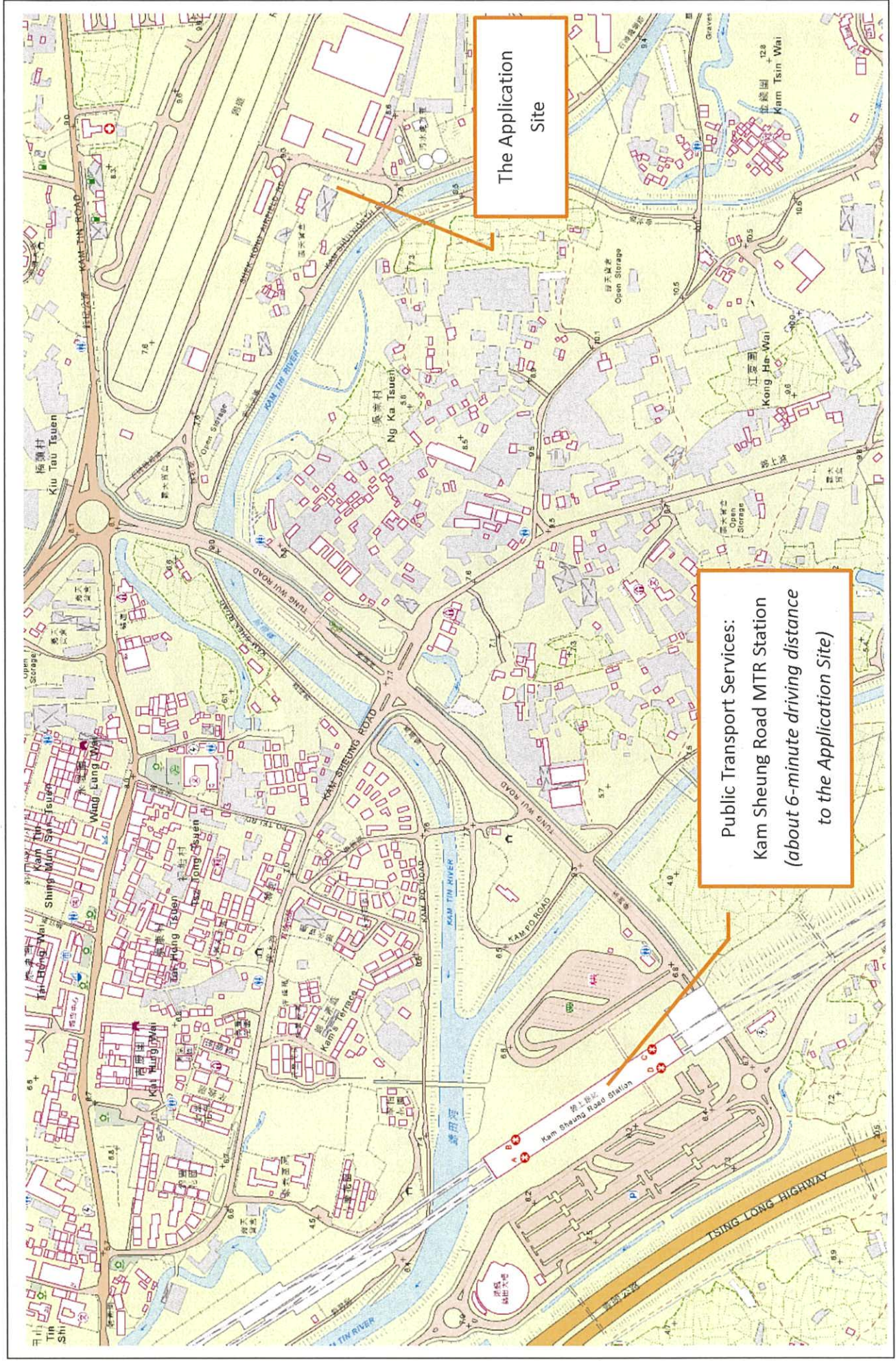


(Source: <https://www.google.com/maps>)













KMB Nos. 54 &amp; 77K

(about 8 to 10-minute walking distance to the Application Site)

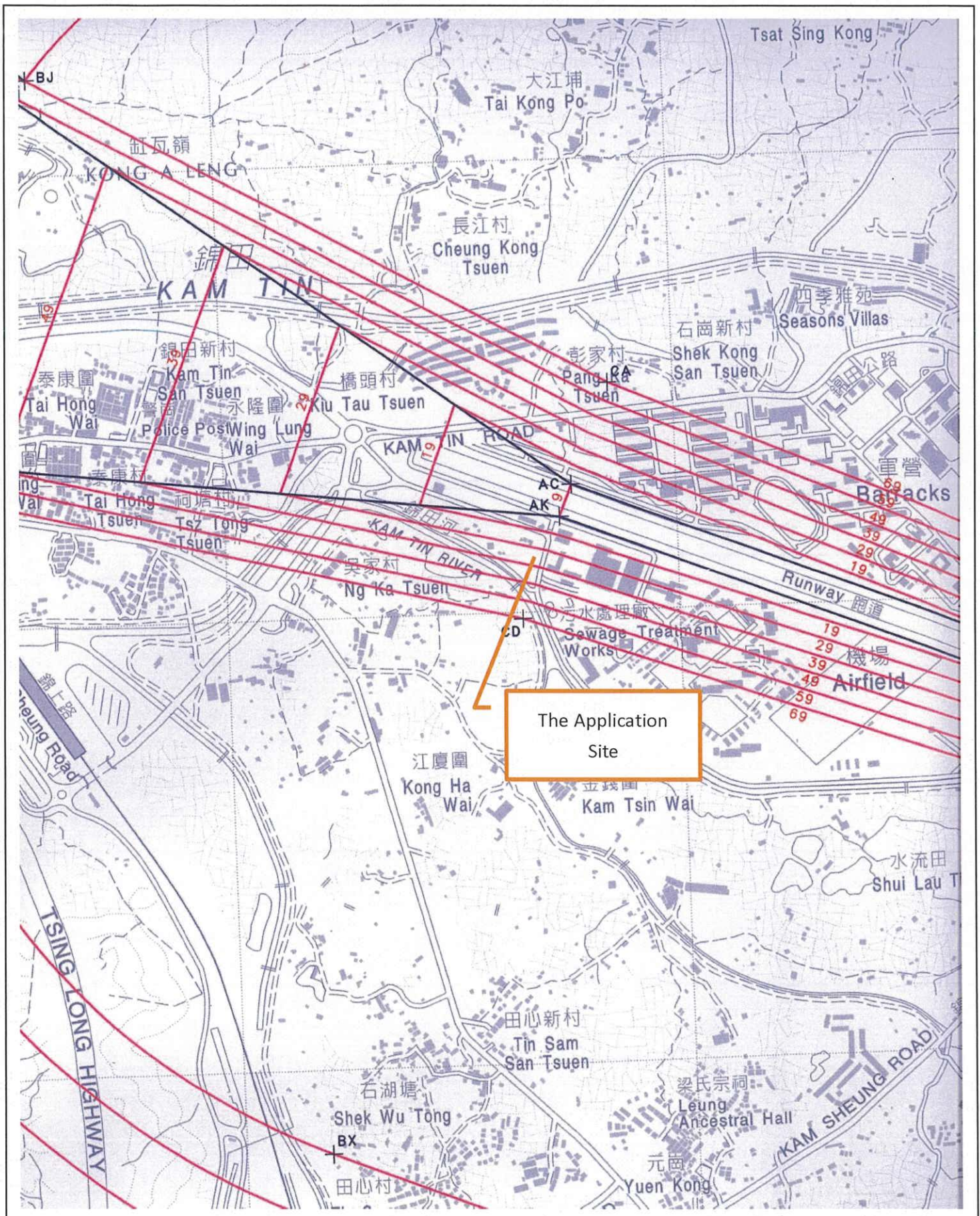
KMB Nos. 251A, 54 & 64

Public Light Bus (Scheduled Service)

No. 78

(about 12 to 15-minute walking distance to the Application Site)









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

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

No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

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



**Appendix III of RNTPC**  
**Paper No. A/YL-KTS/894A**

**Previous Applications covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration By RNTPC/TPB</u></b>	<b><u>Approval Conditions</u></b>
1	A/YL-KTS/159	Temporary Open Storage of Auto Parts for a Period of 12 Months	12.3.1999	(1), (2) & (4)
2	A/YL-KTS/160	Temporary Open Storage of Motor Vehicles and Vehicle Parts with Vehicle Workshop for a Period of 12 Months	12.3.1999	(1), (2) & (4)
3	A/YL-KTS/164	Temporary Open Storage of Vehicle and Vehicle Parts for 12 Months	16.4.1999	(1), (2) & (4)
4	A/YL-KTS/205	Temporary Open Storage of Vehicles and Vehicle Parts with Vehicle Workshop for a Period for 3 Years	(17.3.2000) (revoked on 17.9.2001)	(1), (2), (3), (4) & (5)
5	A/YL-KTS/267	Temporary Open Storage of Vehicles Parts for a Period of 3 Years	1.3.2002 (revoked on 1.6.2002)	(1), (2), (4), (5) & (6)
6	A/YL-KTS/272	Temporary Open Storage of Vehicles and Scrap Vehicle Parts for a Period of 3 Years	31.5.2002 (revoked on 31.5.2003)	(1), (2), (4), (5) & (6)
7.	A/YL-KTS/273	Temporary Open Storage of Vehicles and Vehicle Parts with Workshop for a Period of 3 Years	31.5.2002 (revoked on 31.5.2003)	(1), (2), (4), (5) & (6)
8	A/YL-KTS/283	Temporary Open Storage of Vehicle Parts for a Period of 3 Years	8.11.2002 (revoked on 8.11.2003)	(1), (2), (4) & (5)
9	A/YL-KTS/311	Temporary Open Storage of Vehicle Parts for a Period of 3 Years	27.2.2004	(4), (5), (7), (8) & (9)
10	A/YL-KTS/316	Temporary Open Storage of Vehicles and Vehicle Parts with Vehicle Workshop for a Period of 3 Years	3.9.2004 (approved on review)	(1), (2), (3), (4), (5), (6) & (7)

11	A/YL-KTS/369	Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	28.4.2006	(4), (5), (7), (8), (9), (10), (12) & (13)
12	A/YL-KTS/392	Renewal of Planning Approval for Temporary Open Storage of Vehicle Parts Use for a Period of 3 Years	19.1.2007	(5), (8), (9) & (10)
13	A/YL-KTS/463	Renewal of Planning Approval for Temporary Open Storage of Vehicles and Vehicle Parts Use for a Period of 3 Years	8.5.2009	(4), (5), (7), (8), (9), (10), (12) & (13)
14	A/YL-KTS/482	Renewal of Planning Approval for Temporary Open Storage of Vehicle Parts for a Period of 3 Years	18.12.2009	(1), (2), (4), (5), (7), (11), (12) & (13)
15	A/ YL-KTS/563	Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	18.5.2012	(4), (5), (7), (9), (10), (11), (12), (13), (14), (15) & (16)
16	A/ YL-KTS/584	Renewal of Planning Approval for Temporary "Open Storage of Vehicle Parts" for a Period of 3 Years	7.12.2012 (revoked on 18.6.2013)	(4), (5), (7), (9), (10), (11), (12), (13), (14), (15) & (16)
17	A/ YL-KTS/611	Temporary Open Storage of Vehicle Parts for a Period of 3 Years	25.10.2013 (revoked on 25.1.2014)	(4), (5), (7), (8), (10), (11), (11), (12), (13), (14) & (15)
18	A/YL-KTS/655	Proposed Temporary Open Storage of Metal and Construction Materials with Ancillary Office for a Period of 3 Years	2.1.2015	(2), (4), (5), (7), (8), (10), (11), (12), (13), (16) & (17)
19	A/YL-KTS/763	Renewal of Planning Approval for Temporary Open Storage of Metal and Construction Materials with Ancillary Office for a Period of 3 Years	22.12.2017	(2), (4), (5), (7), (8), (10), (11), (12), (13), (16) & (17)

#### Approval Conditions

- (1) The submission and implementation of landscaping proposals
- (2) The submission and provision of drainage facilities
- (3) The setting back of the boundary of the site
- (4) Upon expiry of the planning permission, the reinstatement of the site to an amenity area
- (5) If any planning condition is not complied with at all time during the approval

period/by a specified date, the approval shall cease to have effect and be revoked without further notice

- (6) The submission and provision of environmental mitigation measures
- (7) No vehicle dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out
- (8) The trees and/or landscape plantings on the site should be maintained
- (9) The drainage facilities on the site should be maintained
- (10) Provision of fire extinguisher in the site office/fire service installations
- (11) The submission and implementation of fire service installations
- (12) Restriction on operation hours
- (13) No medium or heavy goods vehicles exceeding 5.5 tonnes as defined in the Road as defined in the Road Traffic Ordinance, are allowed
- (14) The submission of the record of the existing drainage facilities
- (15) The submission and implementation of tree preservation proposal
- (16) No reversing of vehicles into or out of the site
- (17) The existing boundary fencing on site shall be maintained at all times

### **Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration By TPB</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-KTS/244	Temporary Open Storage of Vehicle Parts with Ancillary Facilities for a Period of 3 Years or up to 17.3.2003	26.10.2001 (Rejected on review)	(1), (2) &(3)

### **Rejection Reasons**

- (1) The development does not comply with the TPB Guidelines for "Application for Open Storage and Port Back-up Uses" in that residential dwellings which are located to its close proximity would be susceptible to adverse environmental nuisances generated by the development
- (2) There is no information in the submission to demonstrate why suitable sites within areas zoned "Industrial (Group D)" and "Open Storage" in the Kam Tin, Pat Heung and Shek Kong areas cannot be made available for the development
- (3) There is insufficient information in the submission to demonstrate that the development would not cause adverse drainage and environmental impacts on the surrounding areas.



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

210621-163017-50099

**提交限期****Deadline for submission:**

09/07/2021

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

21/06/2021 16:30:17

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

A/YL-KTS/894

**「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，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

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

210705-155025-81509

**提交限期****Deadline for submission:**

09/07/2021

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

05/07/2021 15:50:25

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

A/YL-KTS/894

**「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，鄉郊設臨時貨櫃車輛修理場連附屬辦公室必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

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

## 參考編號

Reference Number:

210629-141427-04292

## 提交限期

Deadline for submission:

09/07/2021

## 提交日期及時間

Date and time of submission:

29/06/2021 14:14:27

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/894

## 「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Carrie Lau

## 意見詳情

Details of the Comment :

To: Town Planning Board (Email Address: tpbpd@pland.gov.hk)

Re: Application Y/YL-KTS/894, Kam Tin South, Yuen Long

Town Planning Board

The Hong Kong Aviation Club (the "Club") objects to the above-referenced application to build a Temporary Container Vehicle Repair Yard in Kam Tin South. This site is very close to the Shek Kong Airfield runway, which is used by the Club for flight training operations. The applicant's proposed use of the site for repair and storage of vehicles and other equipment could adversely affect the safety of the Club's flight operations, particularly depending on the nature of any equipment used by the applicant at the site. Accordingly, the Town Planning Board should reject the application.

Thank you for your attention.

Regards,

Carrie Lau

General Manager

HONG KONG AVIATION CLUB LTD

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

210629-153420-75107

**Reference Number:****提交限期**

09/07/2021

**Deadline for submission:****提交日期及時間**

29/06/2021 15:34:20

**Date and time of submission:****有關的規劃申請編號**

A/YL-KTS/894

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

女士 Ms. Melanie Moore

**Name of person making this comment:****意見詳情****Details of the Comment :**

I object to this application to build a Temporary Container Vehicle Repair Yard in Kam Tin South. This site is very close to the Shek Kong Airfield runway, which is used by the Hong Kong Aviation Club (the "Club") for flight training operations. The applicant's proposed use of the site for repair and storage of vehicles and other equipment could adversely affect the safety of the Club's flight operations, particularly depending on the nature of any equipment used by the applicant at the site. Accordingly, the Town Planning Board should reject the application.



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

210629-153809-01666

**提交限期****Deadline for submission:**

09/07/2021

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

29/06/2021 15:38:09

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

A/YL-KTS/894

**「提意見人」姓名/名稱****Name of person making this comment:**小姐 Miss. Genevieve James  
Moore**意見詳情****Details of the Comment :**

I object to this application to build a Temporary Container Vehicle Repair Yard in Kam Tin South. This site is very close to the Shek Kong Airfield runway, which is used by the Hong Kong Aviation Club (the "Club") for flight training operations. The applicant's proposed use of the site for repair and storage of vehicles and other equipment could adversely affect the safety of the Club's flight operations, particularly depending on the nature of any equipment used by the applicant at the site. Accordingly, the Town Planning Board should reject the application.

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

210629-153702-66841

**提交限期****Deadline for submission:**

09/07/2021

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

29/06/2021 15:37:02

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

A/YL-KTS/894

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

小姐 Miss Wilhelmina Evelyn Moore

**意見詳情****Details of the Comment :**

I object to this application to build a Temporary Container Vehicle Repair Yard in Kam Tin South. This site is very close to the Shek Kong Airfield runway, which is used by the Hong Kong Aviation Club (the "Club") for flight training operations. The applicant's proposed use of the site for repair and storage of vehicles and other equipment could adversely affect the safety of the Club's flight operations, particularly depending on the nature of any equipment used by the applicant at the site. Accordingly, the Town Planning Board should reject the application.

tpbpd@pland.gov.hk

---

寄件者:  
寄件日期: 2021年07月09日星期五 2:48  
收件者: tpbpd  
主旨: A/YL-KTS/894 DD 106 Kam Tin near airfield

A/YL-KTS/894  
Lot 702 S.C (Part) in D.D. 106, Kam Tin  
Site area : About 3,477sq.m  
Zoning : "Res (Group D)"  
Applied use : Container Vehicle Repair Yard / 5 Vehicle Parking

Dear TPB Members,

It would appear that the zoning with its limited permitted options is not appropriate for this area.

Agricultural Use

Government Use (Police Reporting Centre

Post Office only)

House (Redevelopment; Addition, Alteration and/or Modification to existing house only)

On-Farm Domestic Structure

Rural Committee/Village Office

Next to an airfield and a military installation, many uses are precluded.

It would be more suited to a low rise logistics park. Rezoning to such might provide impetus for a developer to amalgamate the sites and construct a state of the art facility.

Mary Mulvihill



**Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) the permission is given to the development/uses and structures under application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/uses and remove such structures not covered by the permission;
- (c) note DLO/YL, LandsD's comments that the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the applied use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD;
- (d) 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 to minimize any potential environmental nuisances;
- (e) 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;
- (f) 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.
- (g) note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any access connecting the Site and Shek Kong Airfield Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (h) note CTP/UD&L, PlanD's comments that the applicant is that approval of the planning application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works, where appropriate;
- (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 UBW under the BO and should not be designated for any proposed use under the captioned application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application 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 Regulations 5 and 41D of the Building (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 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)Rs. Detailed checking under the BO will be carried out at building plan submission stage.