

2023年 2月 13日 收到，城市規劃委員會
 此表格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。

This document is received on 13 FEB 2023
 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

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/te/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

2300152 13/1 by DCJ

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/16-KS/954
	Date Received 收到日期	13 FEB 2023

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

1. Name of Applicant 申請人姓名/名稱	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 Machone Motors Limited (皓喬汽車有限公司)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,430 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 674 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group D)' ('R(D)')
(f) Current use(s) 現時用途	Parking of vehicle (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"¹⁶ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹⁶ (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"¹⁶ (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」¹⁶ (請夾附業權證明文件)。
- ☒ is not a "current land owner"¹⁶.
並不是「現行土地擁有人」¹⁶。

- ☐ 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)"¹⁶.
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」¹⁶。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"¹⁶.
已取得 名「現行土地擁有人」¹⁶的同意。

Details of consent of "current land owner(s)" ¹⁶ obtained 取得「現行土地擁有人」 ¹⁶ 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. 如上述任何方格的空間不足，請另頁說明)

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)[#]
於 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
4/1/2023 (DD/MM/YYYY)[#]
於 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 12/1/2023 (DD/MM/YYYY)[#]
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services and Vehicles Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	866sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	564sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 674sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 674sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)	
Structure 1: Site office and parking space and loading/unloading bay (Not exceeding 8m, 2 storeys), Structure 2: Site office and toilet (Not exceeding 8m, 2 storeys), Structure 3: Store room (Not exceeding 8m, 1 storey), Structure 4: Vehicle repair workshop (Not exceeding 8m, 1 storey), Structure 5: Shop & services (Not exceeding 8m, 1 storey), Structure 6: Electricity meter room (Not exceeding 3m, 1 storey)	
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	1 space of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 7m x 3.5m
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Vehicular access leading from Kam Sheung Road</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m. 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m. 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m. 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

1. The proposed development is a shop. It would sell car accessories like audio systems for car, carpets, car aroma and alike. No workshop activity and car spraying would occur at the application site.
2. Part of the application site is occupied for parking of vehicle and the remaining part is vacant.
3. The proposed development would benefit the residents in the vicinity by catering their demand for car accessories.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including residential developments.
6. Similar shop and services in "R(D)" zone such as A/YL-TYST/820 & 890 were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The applicant will comply with planning conditions if the Town Planning Board see fits.
8. Minimal traffic impact.
9. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours.
10. Insignificant drainage impact because surface U-channel will be provided at the application site.
11. Insignificant landscape impact because the *Leucaena leucocephala* at the application site have been removed. The existing tree will be preserved and new trees are proposed.

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

.....
Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

代表

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

Date 日期

12/1/2023

(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號北角政府台署15樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 455 S.B (Part) & 475 (Part), in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.
Site area 地盤面積	1,430 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
Zoning 地帶	'Residential (Group D)' ('R(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 <u>3</u> <input type="checkbox"/> Month(s) 月 <u> </u> <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 <u> </u> <input type="checkbox"/> Month(s) 月 <u> </u>
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services and Vehicles Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	674 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.471 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA <input type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	3-8 <input type="checkbox"/> (Not more than 不多於) m 米	
		2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	39.44 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 1 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA		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 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
As-built drainage plan, site plan, location plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Estimated traffic generation		
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。

**Proposed Temporary Shop and Services and Vehicles Repair Workshop
(Excluding Repair of Container Vehicle) for a Period of 3 Years**

at

Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by Machone Motors Limited (皓喬汽車有限公司) who is the occupier of the Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.
- 1.1.1 The applicant seeks planning permission for proposed temporary shop and services and vehicles repair workshop (excluding repair of container vehicle) for a period of 3 years at Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T. (Figure 1) The covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently occupied for parking of private cars.
- 1.1.2 The current application is to facilitate relocation of their heavy goods vehicle repair business from Yuen Long South at Kung Um Road. The previous occupation falls within the Yuen Long South Development Area and the concerned lot (i.e. Lot 1466 in D.D.119) (Figure 6) had already been resumed by the Government. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.3 The application site is abutting a vehicular track leading from Kam Sheung Road.

Section 2 Planning Justifications

2.1 Thorough Site Selection Process

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses" (TPB PG-No. 13F) were either unaffordable or have been occupied by other operators.
- 2.1.2 Four prospective sites in Yuen Long districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, high acquisition costs, traffic concerns and etc. The details of alternative sites for

relocation of applicant's business and why they are not feasible is shown in the following:

- 2.1.3 Alternative Site 1 – Lot 2507 S.A RP & 2507 S.B in D.D.130 (Figure 7) – The site is zoned 'Green Belt' ("GB") so that the applicant's business is not suitable at this site. Also, the site is inaccessible by heavy goods vehicle.
- 2.1.4 Alternative Site 2 – Lot 1282 in D.D.124 (Figure 8) – The site will be resumed by Government shortly.
- 2.1.5 Alternative Site 3 – Lot 1618RP in D.D.125 (Figure 9) – The site will be resumed by Government shortly. Also, the site is adjacent to 'Village Type Development' ("V") zone which is incompatible to the adjacent uses.
- 2.1.6 Alternative Site 4 – Lots 417 RP & 418 S.ARP in D.D.110 (Figure 10) – The acquisition cost is unaffordable by the applicant.
- 2.1.7 The Site at the application site is deemed suitable for relocation as it is highly accessible and abutting Kam Sheung Road. The site area of the site at the application site (i.e. 1,430m²) is the most closely to the area of the original site at Kung Um Road (i.e. 700m²).

2.2 The Site is Suitable for Vehicle Repair Workshop (Excluding Container Vehicle)

- 2.2.1 The application site is abutting Kam Sheung Road and it is connected to the Kam Sheung Road via a short section of local vehicular track. The proposal, which is not incompatible with the surrounding uses would put scarce land resources into a better use.

2.3 Importance to Local Construction Industry

- 2.3.1 The applicant is operating a vehicle repair workshop for heavy goods vehicle. Successful relocation of the Site would help sustain the operation and help support the upcoming development projects, such as those in Northern Metropolis Development Strategy and Lantau Tomorrow Vision.

2.4 No Adverse Traffic Impacts

- 2.4.1 Only heavy goods vehicle will access the site and no container vehicle and container trailer will access the site. Also, the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. The operation will only bring negligible amount of traffic to the area. The application site has also been approved for shop & services on 26.3.2021 for a period of 3 years. The approval of the current application would bring about a little bit more traffic when compare

to the approved shop & services.

- 2.4.2 The proposed development is a shop and services and vehicles repair workshop (excluding repair of container vehicle). No more than 6 staff will station at the application site and no visitors will be allowed to visit the site. The proposed vehicle repair workshop (excluding container vehicle) is not significant in size and it is only 230m². As such, the approval of the current application would not bring significant amount of traffic to the area.

2.5 No Adverse Environmental and Visual Impacts

- 2.5.1 The applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. That is to say no operation will be held during the sensitive hours. Secondly, the proposed development is a shop & services and vehicle repair workshop (excluding container vehicle). The above-mentioned use will be entirely enclosed within structures. Lastly, the applicant agreed to undertake the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use" and the Professional Persons Environmental Consultative Committee Practice Notes No. 5/93 to upkeep the environment of the application site. The applicant is full of confidence that the proposed development would not generate environmental nuisance to the nearby residents.
- 2.5.2 The applicant noted that residential settlements were found to the east. The applicant will make the shop and services and vehicles repair workshop (excluding repair of container vehicle) by the material with a density higher than 7kg/m². All the windows will be closed during the operation hours.

2.6 No Adverse Drainage Impacts

- 2.6.1 The application site is subject to a previous planning permission No. A/YL-KTS/864 approved for shop & services for a period of 3 years on 26.3.2021. The approval of the said planning permission shows that the drainage impacts of the said development is insignificant. The applicant has submitted and implemented a drainage proposal in support of the current application and the result of the proposal demonstrated that the drainage impact of the proposed development would be minimal.

2.7 The Proposed Development is Compatible with the Surrounding Environment

- 2.7.1 The application site is abutting a vehicular track leading from Kam Sheung Road. Some warehouse were found to the north so that the proposed development is not the first of its kind in the area.
- 2.7.2 The shop and services and vehicles repair workshop (excluding repair of container

vehicle) would be fully covered and no vehicle repair activities will be carried out at uncovered area. Thus, the impact to the nearby residents is minimal.

2.8 No Undesirable Precedent

- 2.8.1 The proposed relocation of the applicant's operation to the application site is a direct result of the Government's land resumption of land for the Yuen Long South New Development Area. Successful relocation of the operation would help to maintain a stable supply of housing in Hong Kong and should be considered unique from any other temporary development proposals in the subject "R(D)" zone. Approval of the application would not create an undesirable precedent.

**Proposed Temporary Shop and Services and Vehicles Repair Workshop
(Excluding Repair of Container Vehicle) for a Period of 3 Years
at
Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam
Tin, Yuen Long, N.T.**

Annex 1 Estimated Traffic Generation

- 1.1 The application site is served by a vehicular track leading from Kam Sheung Road.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

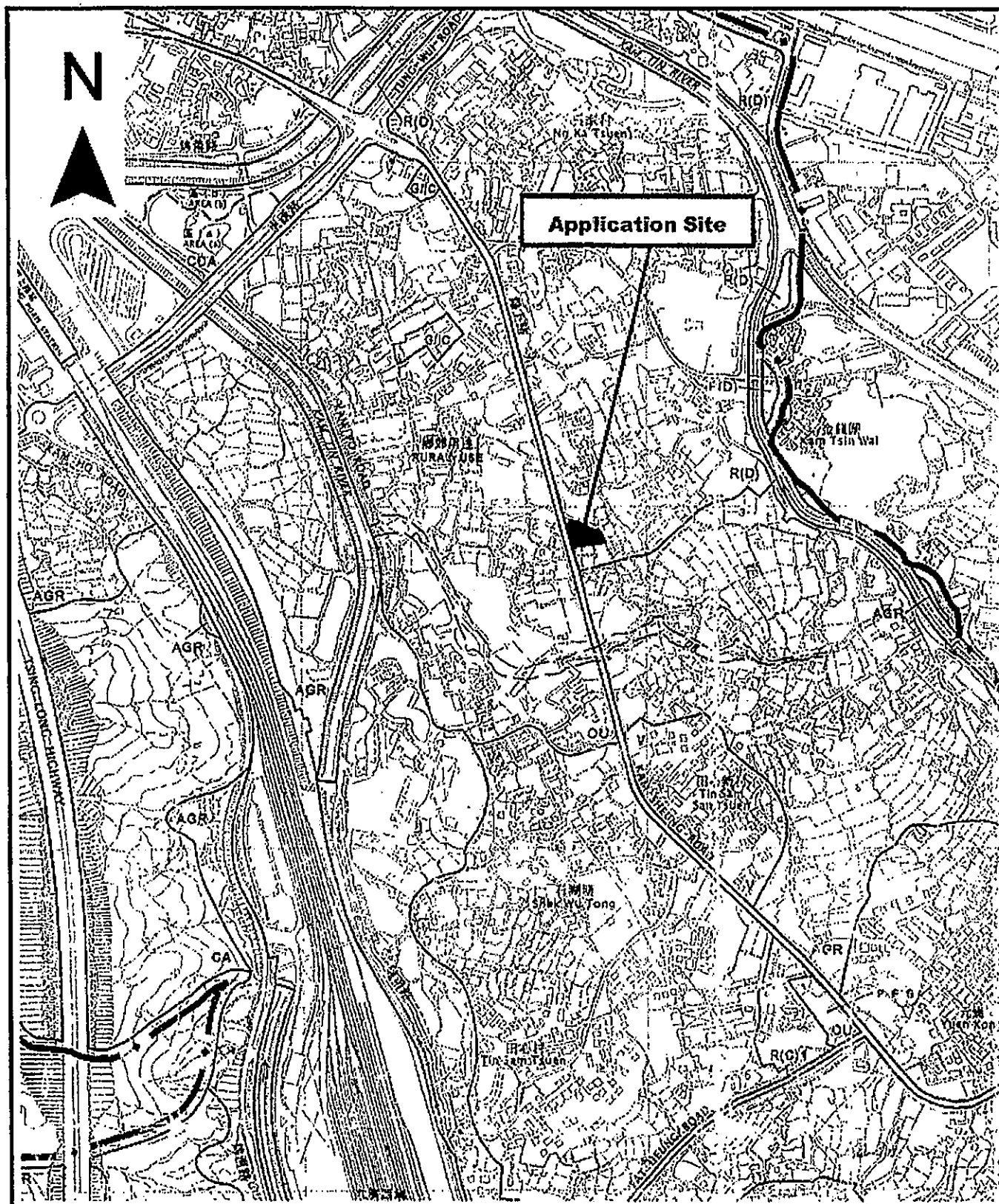
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	0.1	0.1	1	0
Light goods vehicle	0.15	0.15	1.5	0
Heavy goods vehicle	0.4	0.4	2	2
Total	0.5	0.5	4.5	2

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays;

Note 2: The pcu of private car, light goods vehicle and heavy goods vehicle is taken as 1, 1.5 and 2 respectively; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Kam Sheung Road especially that the traffic generated and attracted by the proposed development is not within peak hours and the application site is actually limited in size. The negligible increase in traffic would not aggravate the traffic condition of Kam Sheung Road and nearby road networks.



Project 項目名稱:

Proposed Temporary Shop and Services and Vehicles Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years at Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

Scale 比例:

1:7500

N



Structure 1

Site office at 1/F and 1 parking space of 5m x 2.5m for private car and 1 loading/unloading bay of 7m x 3.5m for light goods vehicle
GFA: Not exceeding 110m²
Height: Not exceeding 8m
No. of storey: 2

Structure 2

Site office at 1/F and toilet at G/F
GFA: Not exceeding 110m²
Height: Not exceeding 8m
No. of storey: 2

Structure 3

Store room
GFA: Not exceeding 70m²
Height: Not exceeding 8m
No. of storey: 1

Structure 4

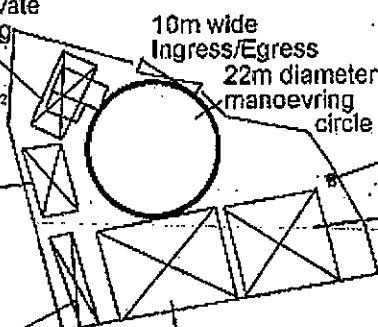
Vehicle repair workshop for Heavy Goods Vehicle
GFA: Not exceeding 230m²
Height: Not exceeding 8m
No. of storey: 1

Structure 6

Electricity meter room
GFA: Not exceeding 4m²
Height: Not exceeding 3m
No. of storey: 1

Structure 5

Shop & service
GFA: Not exceeding 150m²
Height: Not exceeding 8m
No. of storey: 1



Project 項目名稱:

Proposed Temporary Shop and Services and Vehicles Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years at Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

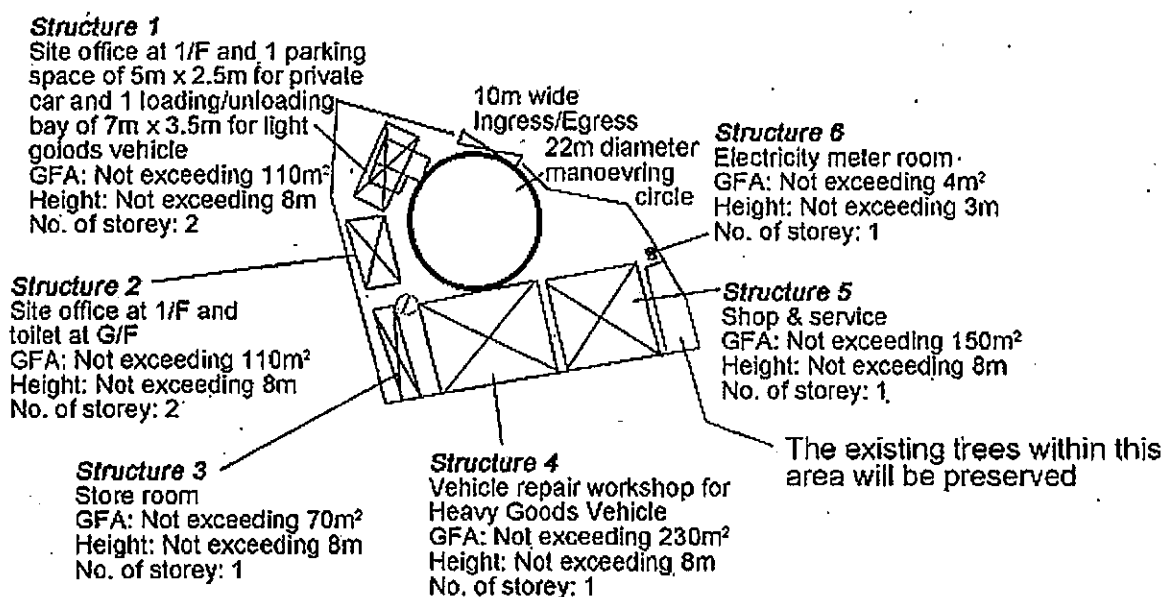
Figure 3

Remarks 備註:

Scale 比例:

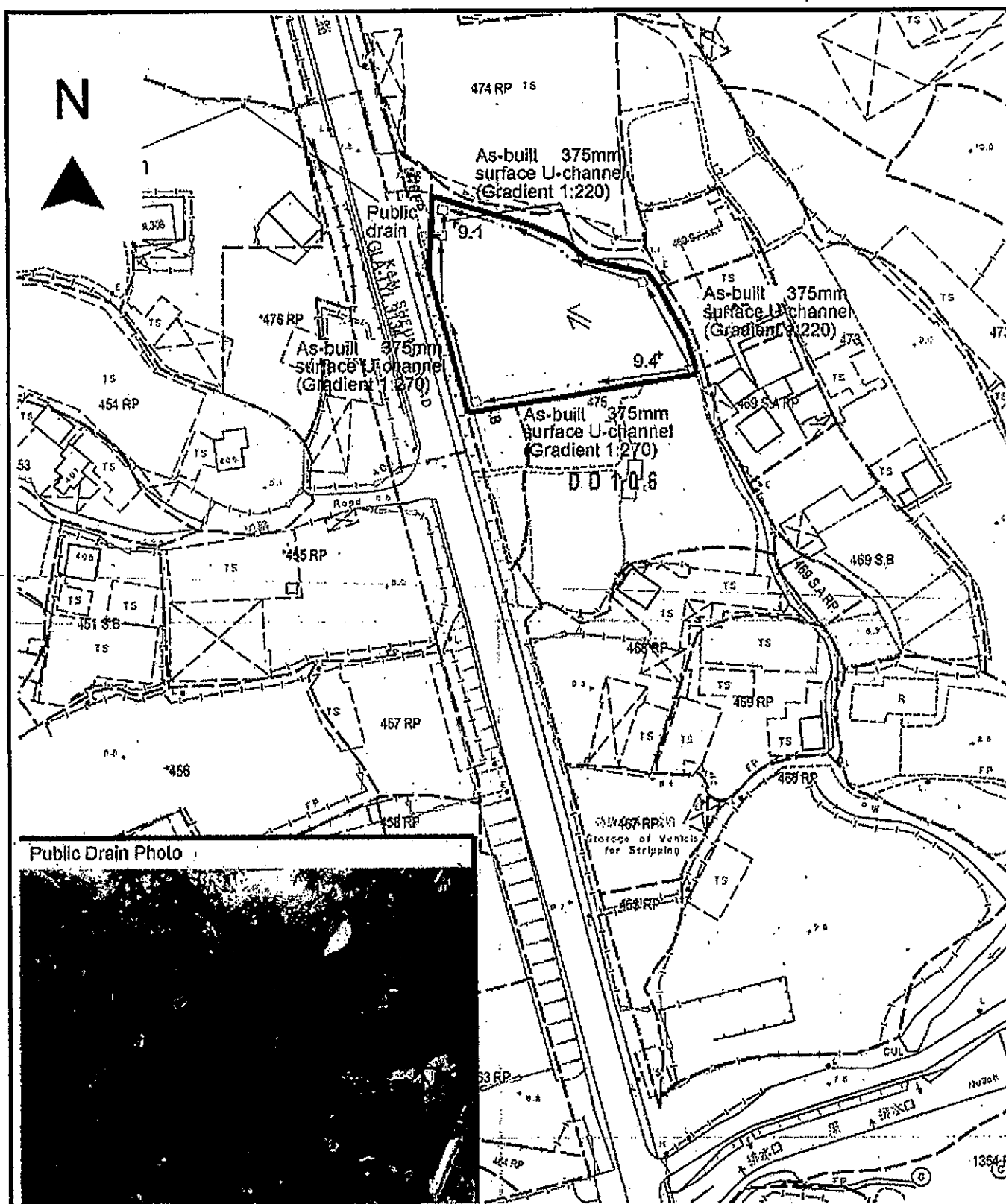
1:1000

N



Tree	Approximate Height	Spacing
⊙ Existing tree to be preserved	About 8m	NA

Project 项目名称: Proposed Temporary Shop and Services and Vehicles Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years at Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.	Drawing Title 图名: Proposed Tree Preservation Plan	Remarks 备注:
	Drawing No. 图号: Figure 4	Scale 比例: 1:1000



Project 項目名稱:

Proposed Temporary Shop and Services and Vehicles Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years at Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

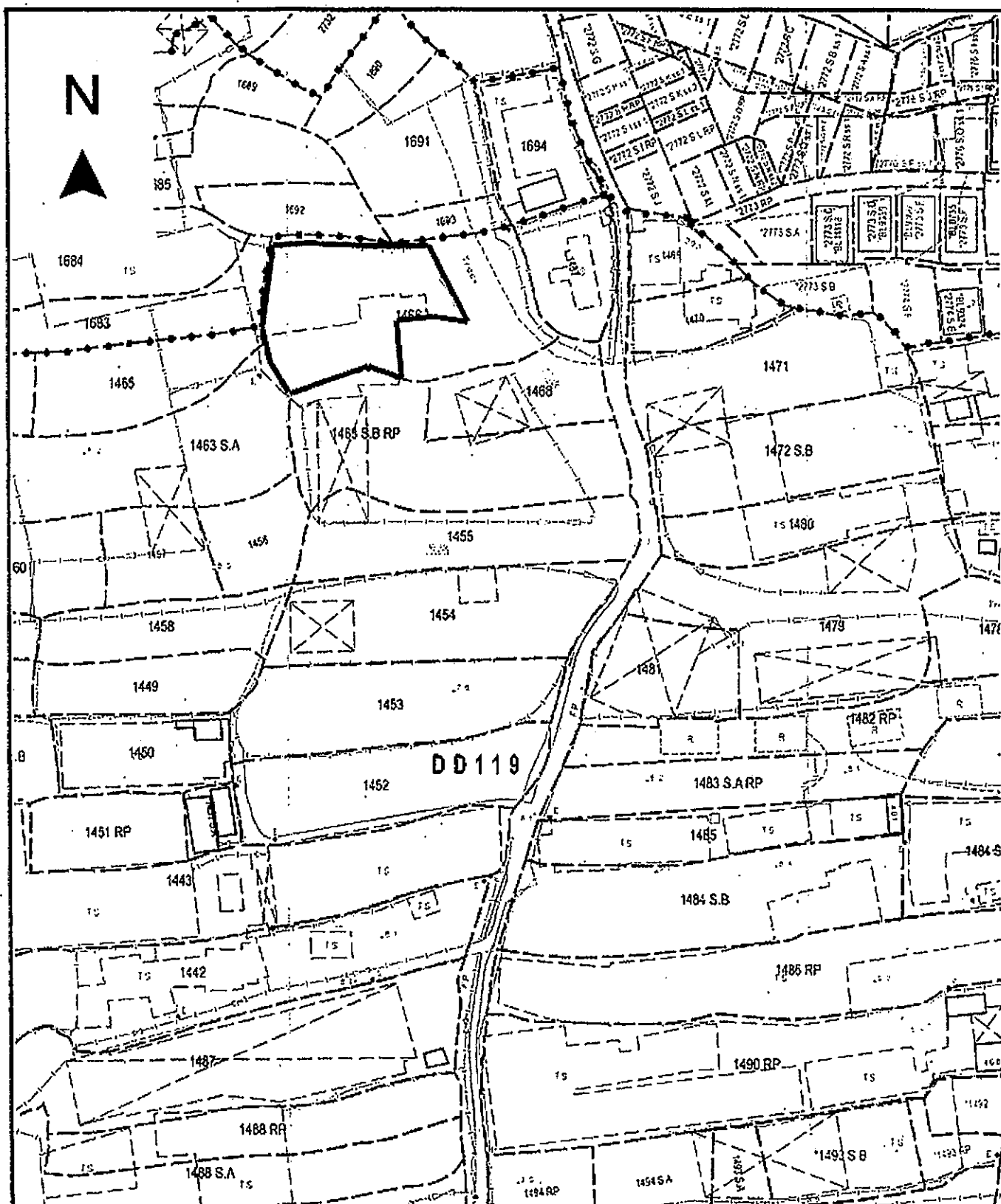
□ Proposed catchpit

+9.4 Level (in mPD)

← Flow of surface runoff

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop and Services and Vehicles Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years at Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖名:

Lot 1466 in D.D. 119
at Kung Um Road

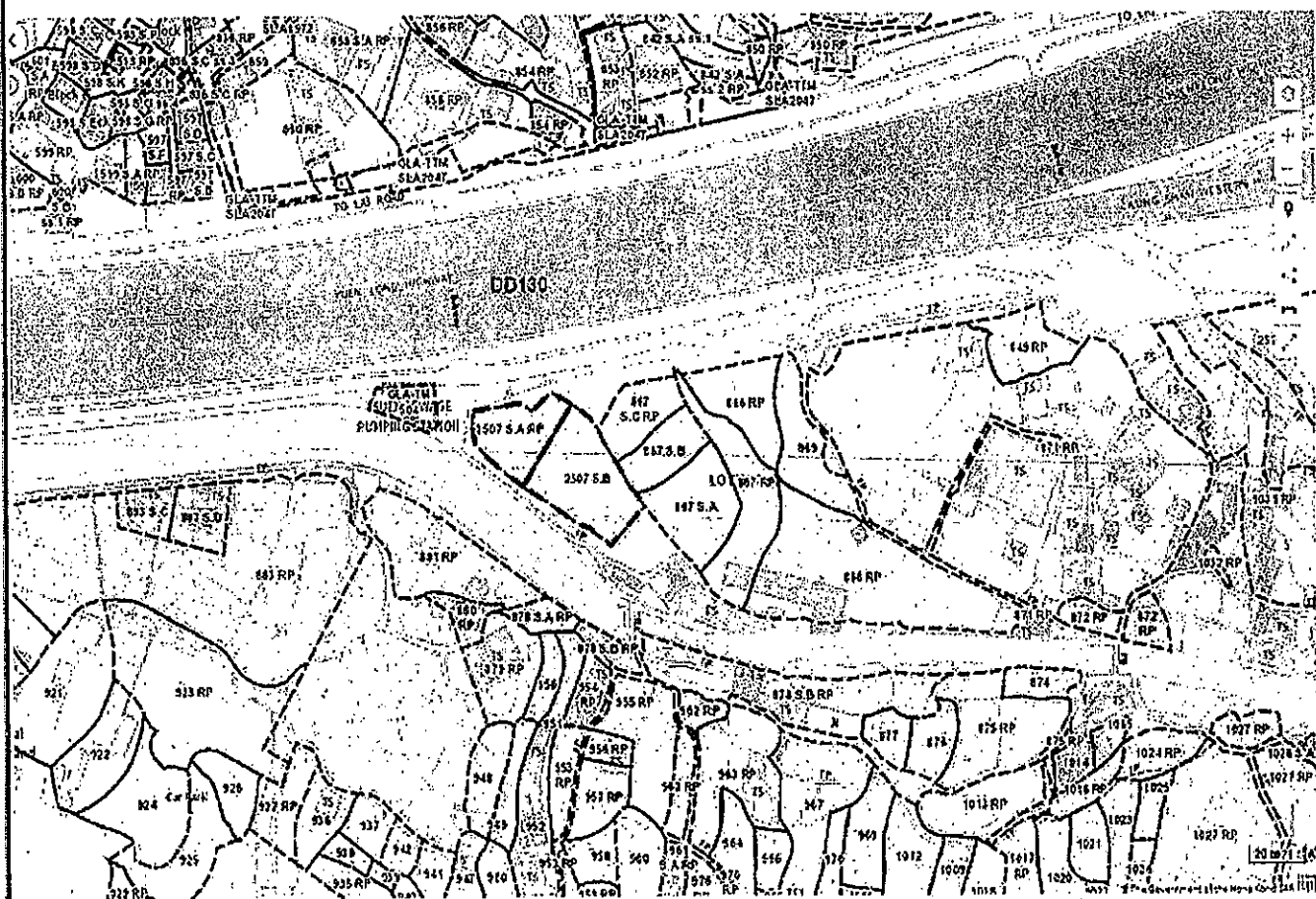
Drawing No. 圖號:

Figure 6

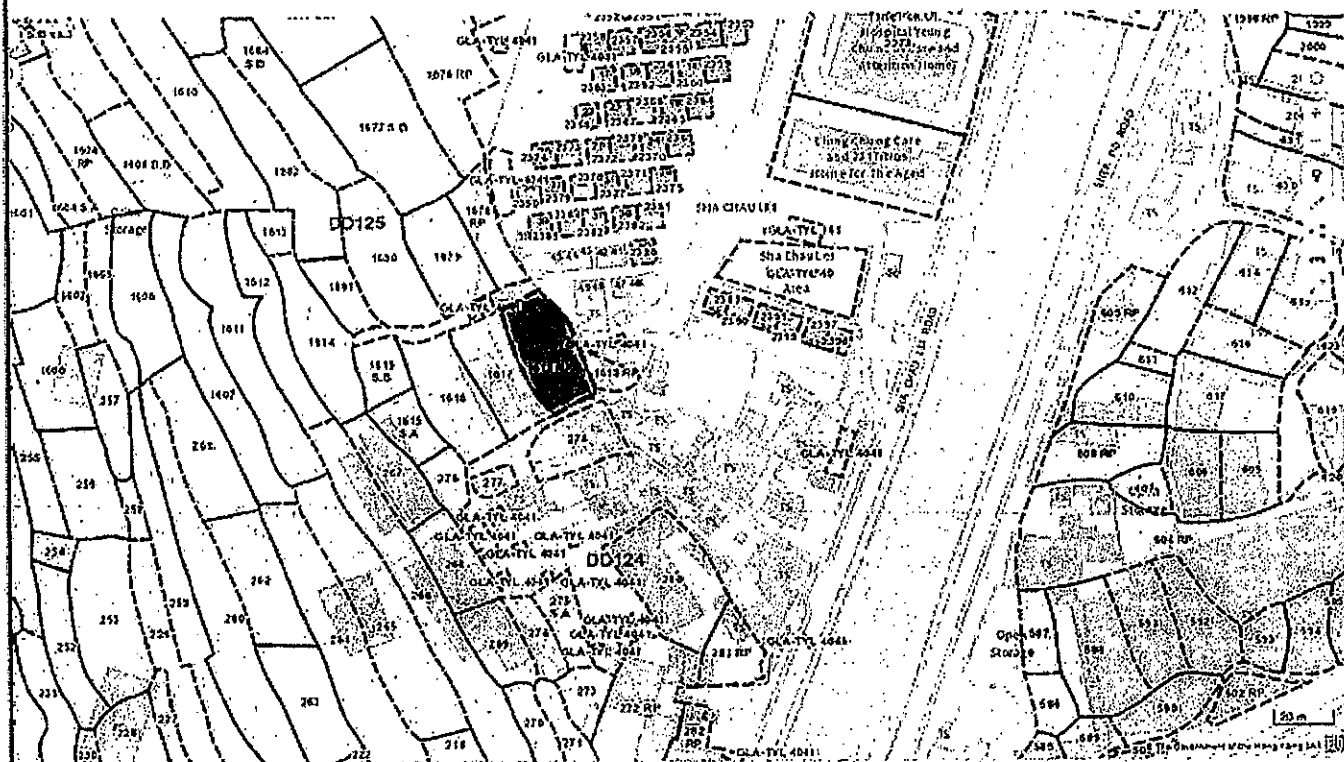
Remarks 備註:

Scale 比例:

1:1000



<p>Project 项目名称:</p> <p>Proposed Temporary Shop and Services and Vehicles Repair Workshop. (Excluding Repair of Container Vehicle) for a Period of 3 Years at Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Alternative site 1: Lot 2507 S.A RP & 2507 S.B in D.D.130</p>	<p>Remarks 備註:</p>
	<p>Drawing No. 圖號:</p> <p>Figure 7</p>	<p>Scale 比例:</p> <p>As shown</p>



Project 項目名稱:

Proposed Temporary Shop and Services and Vehicles Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years at Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Alternative Site 3 at Lot 1618RP in D.D. 125

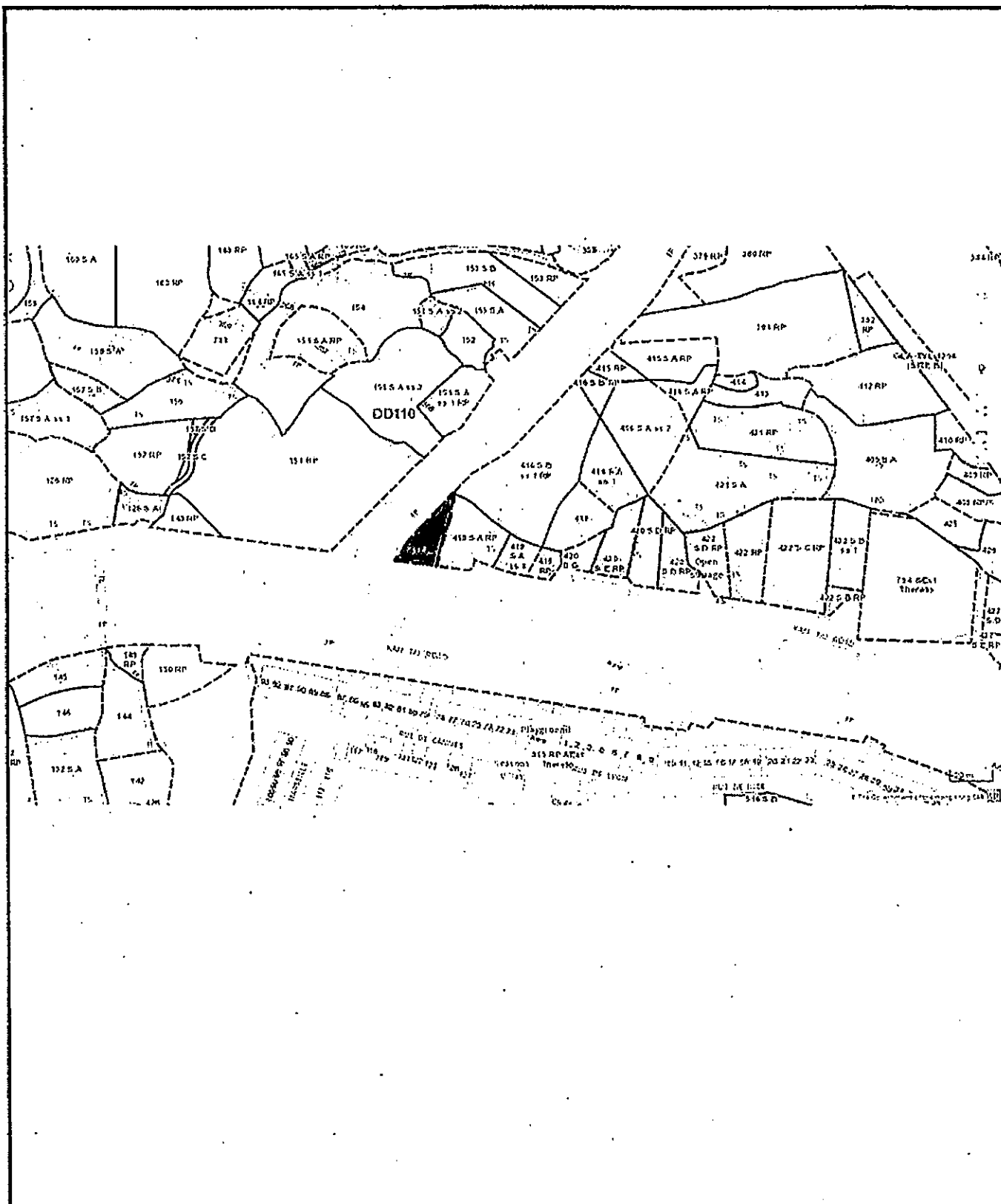
Drawing No. 圖號:

Figure 9

Remarks 備註:

Scale 比例:

As shown



<p>Project 項目名稱:</p> <p>Proposed Temporary Shop and Services and Vehicles Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years at Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.</p>	<p>Drawing Title 圖則:</p> <p>Alternative Site 4 at Lots 417 RP & 418 S.ARP in D.D.110</p>	<p>Remarks 備註:</p>
	<p>Drawing No. 圖號:</p> <p>Figure 10</p>	<p>Scale 比例:</p> <p>As shown</p>

Total: 6 pages

Date: 13 February 2023

TPB Ref.: A/YL-KTS/954

By Email

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

Dear Sir,

Proposed Temporary Shop and Services and Vehicles Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years at Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

We are glad to submit the drainage proposal with as-built drainage plan and FSI proposal for your further processing of the captioned application.

Should you have any enquiries, please feel free to contact the undersigned at
} at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Peter NGAN) - By Email

Annex 2 Drainage Assessment

2. Existing Situation

A. Site particulars

- 2.1.1 The subject site possesses an area of about 1,430m².
- 2.1.2 The site is situated at a vacant land. Some temporary structures were found to the east of the application site and Kam Sheung Road is found to the west of the application site.
- 2.1.3 The application site has been hard paved and so no infiltration is assumed.

B. Level and gradient of the subject site & proposed surface channel

- 2.1.4 The application site is gentle in gradient and sloping from southeast to northwest from about +9.4mPD to +9.1mPD.
- 2.1.5 In order to follow the topography of the subject site, the proposed surface U-channel will be constructed following the gradient of the site. As demonstrated in the calculation in succeeding paragraphs, 375mm surface U-channel is capable to drain surface runoff accrued at the subject site and the said passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 2.1.6 Although the land to the east of the application site is progressively higher than the application site, it is noted that the land to the near east of the site commands a lower level than the application site. The level of the land to the north of the site is about the same as the application site. The land to the south of the site is slightly higher than the application site but a stream is found to divert the stormwater to the public drain to the south. As such, no external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 2.1.7 According to recent site inspection, there is a public drain to the immediate west of the application site (**Figure 5**).

2.2 Runoff Estimation for the Catchment

2.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 1,430m²; (Figure 5)
- ii. The catchment is hard paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 9.4\text{m} - 9.1\text{m} = 0.3\text{m}$$

$$L = 60\text{m}$$

$$\therefore \text{Average fall} = 0.3\text{m in } 60\text{m} \text{ or } 1\text{m in } 200\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [60 / (0.3^{0.2} \times 1,430^{0.1})]$$

$$t_c = 4.82 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 275 mm/hr

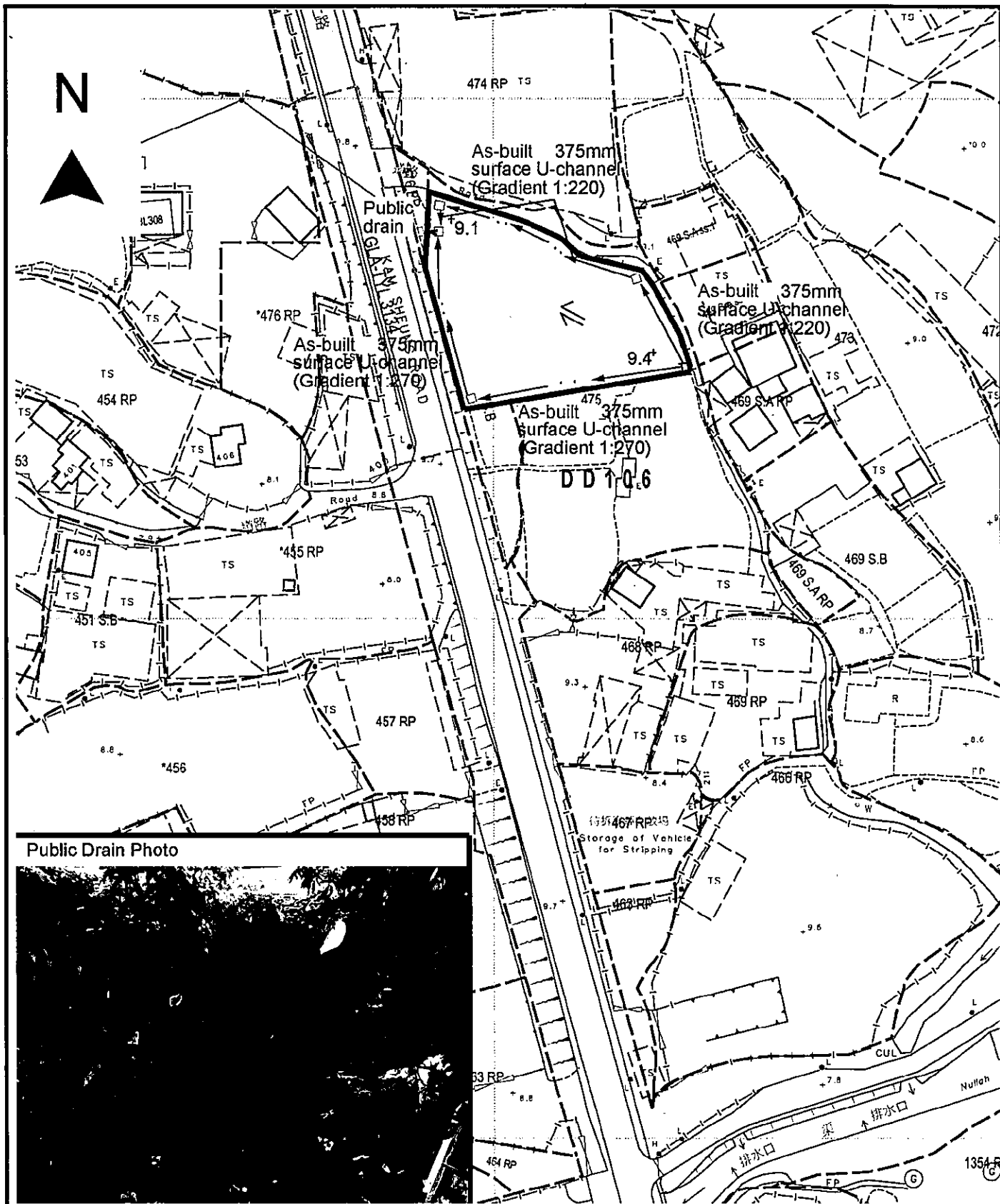
$$\text{By Rational Method, } Q_1 = 1 \times 275 \times 1,430 / 3,600$$

$$\therefore Q_1 = 109.24 \text{ l/s} = 6,554.17 \text{ l/min}$$

2.2.2 In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of 1:220 and 1:270, the as-built 375mm surface channel is considered adequate to dissipate all the stormwater accrued by the application site.

2.3 Proposed Drainage Facilities

- 2.3.1 Subject to the above calculations, it is determined that 375mm surface U-channel along the inner site periphery is adequate to intercept storm water passing through and generate at the subject site (**Figure 5**).
- 2.3.2 The intercepted stormwater is discharged to the existing public drain to the west of the subject site. (**Figure 5**)
- 2.3.3 All the drainage facilities have been provided and maintained at the applicant's own expense.
- 2.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be maintained at the expense of the applicant.
- 2.3.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Adequate reserve, say, 10cm, will be provided at the toe of the site hoarding to be provided at the application site.



Public Drain Photo



Project 項目名稱:

Proposed Temporary Shop and Services and Vehicles Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years at Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

- ☐ Proposed catchpit
- + 9.4 Level (in mPD)
- ⇐ Flow of surface runoff

Scale 比例:

1:1000

N



Structure 1

Site office at 1/F and 1 parking space of 5m x 2.5m for private car and 1 loading/unloading bay of 7m x 3.5m for light goods vehicle
GFA: Not exceeding 110m²
Height: Not exceeding 8m
No. of storey: 2

Structure 2

Site office at 1/F and toilet at G/F
GFA: Not exceeding 110m²
Height: Not exceeding 8m
No. of storey: 2

Structure 3

Store room
GFA: Not exceeding 70m²
Height: Not exceeding 8m
No. of storey: 1

Structure 4

Vehicle repair workshop for Heavy Goods Vehicle
GFA: Not exceeding 230m²
Height: Not exceeding 8m
No. of storey: 1

Structure 6

Electricity meter room
GFA: Not exceeding 4m²
Height: Not exceeding 3m
No. of storey: 1

Structure 5

Shop & service
GFA: Not exceeding 150m²
Height: Not exceeding 8m
No. of storey: 1



Structure 1
G/F



Structure 1
1/F

Project 項目名稱:

Proposed Temporary Shop and Services and Vehicles Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years at Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Fire Service Installations Plan

Drawing No. 圖號:

Figure 11

Remarks 備註:

 5kg carbon dioxide fire extinguisher

Scale 比例:

1:1000

Total: 12 pages

Date: 13 March 2023

TPB Ref.: A/YL-KTS/954

By Email

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

Dear Sir,

Proposed Temporary Shop and Services and Vehicles Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years at Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

In response to the comments of the Director of Fire Services (D of FS), we write to confirm that fire extinguisher will be provided on each floor of Structure 2. The layout of G/F and 1/F of Structure 2 is shown in the updated FSI plan.

In response to the comments of the AFCD, we write to confirm that no roadside trees located within/adjacent to the western boundary of the subject site will be felled.

The updated justifications in support of the captioned application is attached.

Should you have any enquiries, please feel free to contact the undersigned at
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Peter NGAN) - By Email

**Proposed Temporary Shop and Services and Vehicles Repair Workshop
(Excluding Repair of Container Vehicle) for a Period of 3 Years
at
Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam
Tin, Yuen Long, N.T.**

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by Machone Motors Limited (皓喬汽車有限公司) who is the occupier of the Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.
- 1.1.2 The applicant seeks planning permission for proposed temporary shop and services and vehicles repair workshop (excluding repair of container vehicle) for a period of 3 years at Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T. (**Figure 1**) The covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently occupied for parking of private cars.
- 1.1.3 The current application is to facilitate relocation of their heavy goods vehicle repair business from Yuen Long South at Kung Um Road. The previous occupation falls within the Yuen Long South Development Area and the concerned lot (i.e. Lot 1466 in D.D.119) (**Figure 6**) had already been resumed by the Government. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.4 The land resumption document from DLO/YL is attached herewith to show that the site at Kung Um Road affected by Yuen Long South Development Area has been resumed.
- 1.1.5 The application site is abutting a vehicular track leading from Kam Sheung Road.

Section 2 Planning Justifications

2.1 Thorough Site Selection Process

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13F) were either unaffordable or have been occupied by other operators.

- 2.1.2 Four prospective sites in Yuen Long districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, high acquisition costs, traffic concerns and etc. The details of alternative sites for relocation of applicant's business and why they are not feasible is shown in the following:
- 2.1.3 Alternative Site 1 – Lot 2507 S.A RP & 2507 S.B in D.D.130 (**Figure 7**) – The size of this site is suitable for the relocation of the proposed use and it is about the same size as the application site. However, the site is zoned 'Green Belt' ("GB") according to Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/12 of which the planning intention of the "GB" is to avoid further urban sprawl so that the applicant's business is not suitable at this site. No similar planning application has been approved within "GB" zone for the proposed use. Also, the site is inaccessible by heavy goods vehicle.
- 2.1.4 Alternative Site 2 – Lot 1282 in D.D.124 (**Figure 8**) – The size of the site is about 370m² only so that it would be too small for the relocation of applicant's business when comparing to the size of the application site which is about 1,430m². The said site would not be adequate for the smooth manoeuvring of heavy goods vehicle within the site which may generate adverse traffic impact to the nearby pedestrian and vehicle. The site will be resumed by Government shortly too so that it cannot guarantee the continuous operation of the applicant's business in the future. Another relocation may be necessary in the near future so that it would frustrate the potential of this site and extra money is required for the relocation of which the applicant cannot afford.
- 2.1.5 Alternative Site 3 – Lot 1618RP in D.D.125 (**Figure 9**) – This site is an ideal site for the relocation of applicant's business because the site area is about the same as the resumed site at Kung Um Road and it has been approved for vehicle repair workshop on 9.12.2022 by Town Planning Board (TPB Ref.: A/HSK/418). However, this site will be resumed by Government shortly too so that it cannot guarantee the continuous operation of the applicant's business in the future. Another relocation may be necessary in the near future so that it would frustrate the potential of this site and extra money is required for the relocation of which the applicant cannot afford. Further, the acquisition cost of this site is not affordable by the applicant. Also, the site is adjacent to 'Village Type Development' ("V") zone and the vehicular access falls within the 'Village Type Development' zone which is incompatible to the adjacent uses.
- 2.1.6 Alternative Site 4 – Lots 417 RP & 418 S.ARP in D.D.110 (**Figure 10**) – This site is zoned for 'Agriculture' according to the Draft Kam Tin North Outline Zoning Plan No. A/YL-KTN/10. The site is covered by existing structure so that the site may be suitable for the relocation of the applicant's business. The size of the site is also suitable for the relocation of the applicant's business. However, the applicant cannot meet the expectation cost of the land owner so that the negotiation with the land owner for the relocation of the applicant's business to this site has been terminated. The site has been rented to the existing tenant for another three

years so that the applicant cannot obtain the site for the relocation purpose. Kam Tai Road is also a road not suitable for the passage of heavy goods vehicle because it is an one lane road with a few passing bays.

- 2.1.7 The Site at the application site is deemed suitable for relocation as it is highly accessible and abutting Kam Sheung Road. The site area of the site at the application site (i.e. 1,430m²) is the most closely to the area of the original site at Kung Um Road (i.e. 700m²).

2.2 The Site is Suitable for Vehicle Repair Workshop (Excluding Container Vehicle)

- 2.2.1 The application site is abutting Kam Sheung Road and it is connected to the Kam Sheung Road via a short section of local vehicular track. The proposal, which is not incompatible with the surrounding uses would put scarce land resources into a better use.

2.3 Importance to Local Construction Industry

- 2.3.1 The applicant is operating a vehicle repair workshop for heavy goods vehicle. Successful relocation of the Site would help sustain the operation and help support the upcoming development projects, such as those in Northern Metropolis Development Strategy and Lantau Tomorrow Vision.

2.4 No Adverse Traffic Impacts

- 2.4.1 Only heavy goods vehicle will access the site and no container vehicle and container trailer will access the site. Also, the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. The operation will only bring negligible amount of traffic to the area. The application site has also been approved for shop & services on 26.3.2021 for a period of 3 years. The approval of the current application would bring about a little bit more traffic when compare to the approved shop & services.
- 2.4.2 The proposed development is a shop and services and vehicles repair workshop (excluding repair of container vehicle). No more than 6 staff will station at the application site and no visitors will be allowed to visit the site. The proposed vehicle repair workshop (excluding container vehicle) is not significant in size and it is only 230m². As such, the approval of the current application would not bring significant amount of traffic to the area.

2.5 No Adverse Environmental and Visual Impacts

- 2.5.1 The applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. That is to say no operation will be held during the sensitive hours. Secondly, the proposed development is a shop & services and vehicle repair workshop (excluding container vehicle). The above-mentioned use will be entirely enclosed within structures. Lastly, the applicant agreed to undertake the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use" and the Professional Persons Environmental Consultative Committee Practice Notes No. 5/93 to upkeep the environment of the application site. The applicant is full of confidence that the proposed development would not generate environmental nuisance to the nearby residents.
- 2.5.2 The applicant noted that residential settlements were found to the east. The applicant will make the shop and services and vehicles repair workshop (excluding repair of container vehicle) by the material with a density higher than 7kg/m². All the windows will be closed during the operation hours.

2.6 No Adverse Drainage Impacts

- 2.6.1 The application site is subject to a previous planning permission No. A/YL-KTS/864 approved for shop & services for a period of 3 years on 26.3.2021. The approval of the said planning permission shows that the drainage impacts of the said development is insignificant. The applicant has submitted and implemented a drainage proposal in support of the current application and the result of the proposal demonstrated that the drainage impact of the proposed development would be minimal.

2.7 The Proposed Development is Compatible with the Surrounding Environment

- 2.7.1 The application site is abutting a vehicular track leading from Kam Sheung Road. Some warehouse were found to the north so that the proposed development is not the first of its kind in the area.
- 2.7.2 The shop and services and vehicles repair workshop (excluding repair of container vehicle) would be fully covered and no vehicle repair activities will be carried out at uncovered area. Thus, the impact to the nearby residents is minimal.

2.8 No Undesirable Precedent

- 2.8.1 The proposed relocation of the applicant's operation to the application site is a direct result of the Government's land resumption of land for the Yuen Long South New Development Area. Successful relocation of the operation would help to maintain a stable supply of housing in Hong Kong and should be considered unique from any other temporary development proposals in the subject "R(D)" zone. Approval of the application would not create an undesirable precedent.

2.9 The Applicant is the Economic Pillar of his Family

- 2.9.1 The applicant is the bread-winner of his family and the applied use is the economic pillar of the applicant. The applicant possesses the know-how of repairing heavy goods vehicle since his young age. He is not ready for the change of occupation and he believes that he can continue to contribute to the society by his experience and know-how of repairing heavy goods vehicle. Town Planning Board is therefore urged to grant planning permission to the applicant because he wishes to return the land to the HKSAR Government at the soonest possible for the development of Yuen Long South Development Programme and he really need a relocation site for the continuous of his business to earn money for his family.

電話 Tel: 3582 3820
圖文傳真 Fax: 3565 4270
電郵地址 Email: slep6@landsd.gov.hk
本署檔號 Our Ref: (38) in LD NDA/YLS/BUT/FPD/115
來函檔號 Your Ref:

來函請註明本署檔號
Please quote our reference in your reply



地政總署
新發展區組彩園分處
CHOI YUEN SUB-OFFICE
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水彩園邨彩屏樓地下 129 至 136 室
Units 129-136, Ground Floor, Choi Ping House,
Choi Yuen Estate, Sheung Shui, New Territories

網址 Website : www.landsd.gov.hk

掛號郵遞及現場派遞

皓喬汽車有限公司
(經辦人：范國祖先生)

范先生：

元朗南發展第一期發展計劃

貴公司的業務所在的地方，因上述工務計劃影響而須清拆，
清拆行動暫定於 2022 年第 4 季 執行，確實日期容後公布。

經審核後，貴公司符合領取露天／戶外業經營者的特惠津貼資格，本署將會向貴公司發放港幣 元 的特惠津貼。惟貴公司須將該等在用地上的不合資格構築物拆卸。

本署將於稍後通知貴公司前來領取特惠津貼。在領取特惠津貼前，貴公司需已經自願搬離有關土地及向政府交出所有清理後的土地及騰空的構築物（但不得遲於工程清拆日），並且需簽署一份彌償書。

本署在此提醒貴公司不能將上述經營範圍改作其他用途，並須於上述清拆行動當日或之前無條件自願搬離有關土地，並向政府交出所有清理後的土地及騰空的構築物。否則，地政總署可根據香港法例第 28 章於任何時間採取適當的土地管制行動清理該土地及有關構築物。

日後，如貴公司能在上述清拆行動之前提早向政府交出所有清理後的土地及騰空的構築物，請盡快聯絡本署安排，而交回的

土地及構築物內有任何留下的物件，地政總署會當棄置之廢物處理。

請注意，如貴公司同意領取露天／戶外業務經營者的特惠津貼，即表示同意以此作為完全及最終解決貴公司就政府收回該土地的業務經營所提出的騷擾補償申索及同意放棄提出其他任何補償申索。

倘政府日後發現貴公司的特惠津貼申請有不誠實成分或提供失實資料，貴公司須在政府要求下立即全數償還有關特惠津貼連利息，否則政府會向貴公司提出有關法律行動。

如貴公司對此事有任何查詢，請於辦公時間內致電 3615 1433 與地政主任莊潔兒女士聯絡。

地政總署
總產業測量師／新發展區

(梁庭芳



代行)

副本送：

地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2022年8月26日

電話 Tel: 3529 2415
圖文傳真 Fax: 3793 4547
電郵地址 Email: grc3@landsd.gov.hk
本署檔號 Our Ref.: LD/C(NDA)/DN/YLS
來函檔號 Your Ref.:
來函請註明本署檔號。

Please quote our reference in your reply

Serial No.: 22/C(NDA)/YLS/001



地政總署
新發展區組清拆小組
CLEARANCE TEAM
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.
新界荃灣青山公路 382 至 392 號中染大廈 27 樓
27/F, CDW Building, 382-392 Castle Peak Road, Tsuen Wan, N.T.
網址 Website: www.landsd.gov.hk

LAND (MISCELLANEOUS PROVISIONS) ORDINANCE
(Chapter 28 of The Laws of Hong Kong Special Administrative Region)
NOTICE UNDER SECTION 6(1)

LOCATION: Unleased land as shown coloured pink on Plan 1 and Plan 2 in the First Phase Development of Yuen Long South Development, New Territories.

TAKE NOTICE that the Authority designated pursuant to section 3 of the captioned Ordinance hereby requires unlawful occupation of the unleased land at the above location to cease **before the 30th day of November 2022**.

Date 29 August 2022

(CHU Yiu-ming)

for Director of Lands

NOTE:

Pursuant to section 6(2) of the Land (Miscellaneous Provisions) Ordinance (the Ordinance), if the occupation of unleased land does not cease as required by this Notice, any public officer, or other person, acting on the direction of the Authority may, with the assistance of such other public officers or other persons as may be necessary (a) remove from the unleased land the persons (if any) thereon; and (b) take possession of any property or structure on the unleased land in question. By virtue of section 6(3) of the Ordinance, any property or structure of which possession is taken under section 6(2)(b) of the Ordinance shall become the property of the Government free from the rights of any person and may be demolished or otherwise dealt with as the Authority thinks fit. Any person who, without reasonable excuse, does not cease the occupation as required by this Notice, may be convicted under section 6(4) of the Ordinance. According to section 6(5) of the Ordinance, the Authority may recover from the person convicted of an offence under section 6(4) of the Ordinance any cost incurred in or arising out of the demolition of any property or structure in the unleased land under section 6(3) of the Ordinance and the exercise of the powers conferred by section 6 of the Ordinance.

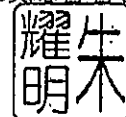
編號: 22/C(NDA)/YLS/001

土地(雜項條文)條例
(香港特別行政區法例第 28 章)
根據第 6(1)條所發的通知

現公布，依據上述條例第 3 條指定的當局現飭令不合法佔用位於新界元朗南第一期發展在圖則一及圖則二中粉紅色所示範圍內的未批租土地的情況於二零二二年十一月三十日之前停止。

地政總署署長

(朱耀明

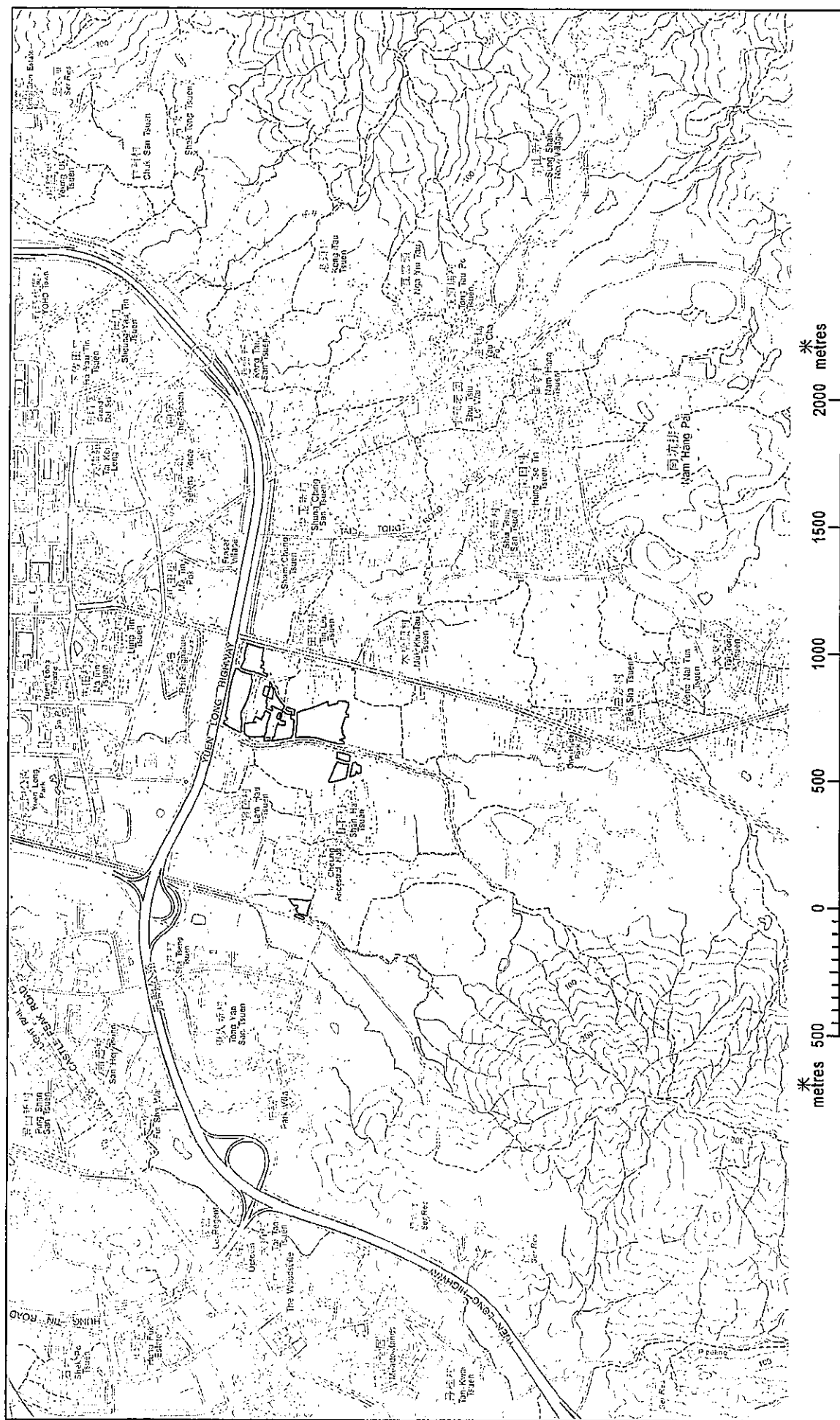


代行)

二零二二年八月二十九日

附註：

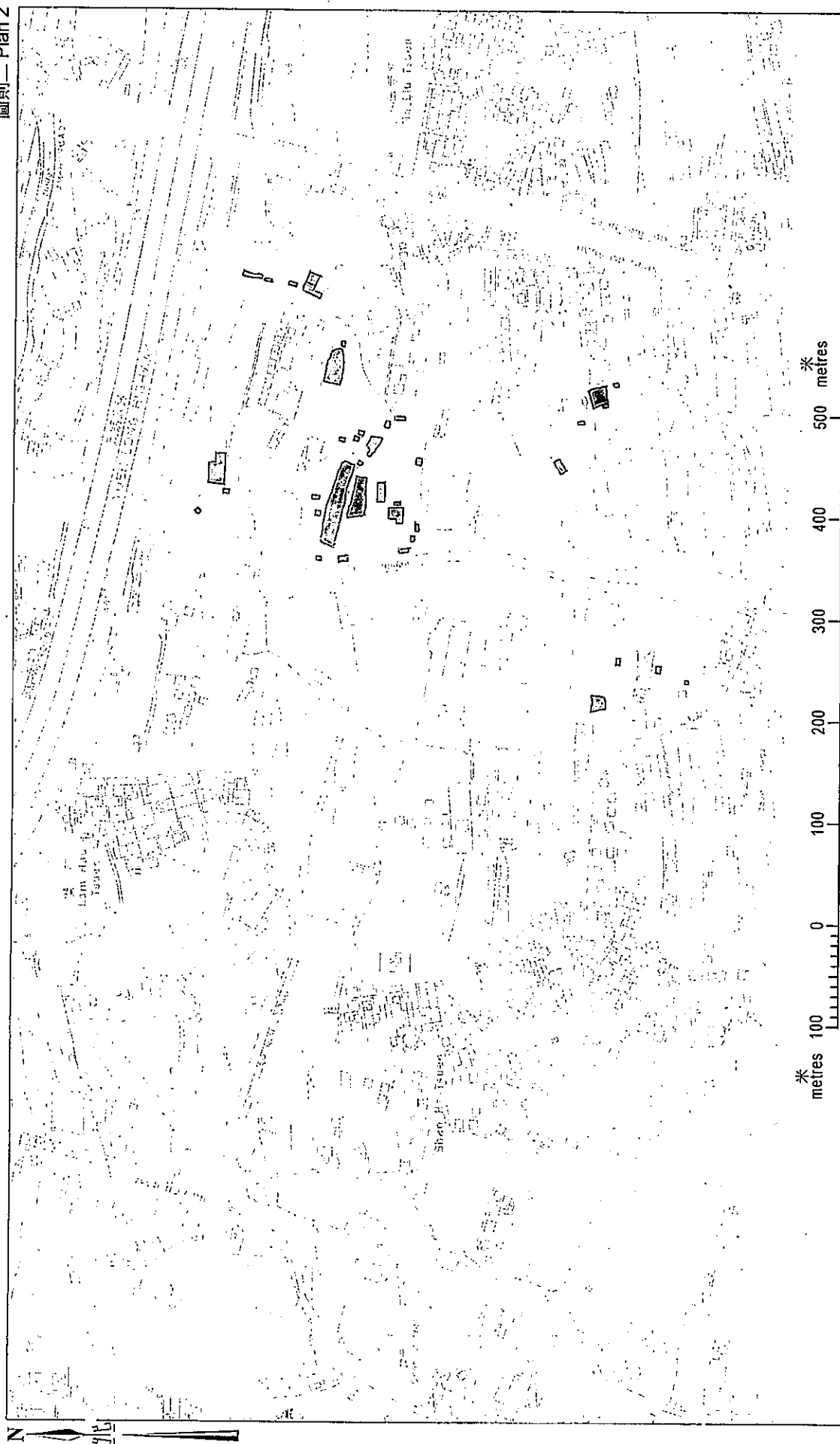
依據《土地(雜項條文)條例》(該條例)第 6(2)條，如佔用未批租土地的情況未有遵照本通知所飭令者而停止，則按當局指示行事的任何公職人員或其他人(有需要時由其他公職人員或其他人協助)，可(a)將該未批租土地上的任何人(如有的話)驅逐；及(b)接管該未批租土地上的任何財產或構築物。憑藉該條例第 6(3)條，根據該條例第 6(2)(b)條接管的任何財產或構築物即成為政府的財產而不再受任何人在該財產或構築物中的任何權益所規限，並可按當局認為適合的任何方式，將該財產或構築物拆掉或作其他處理。任何人在無合理辯解下未有遵照本通知所飭令者而停止佔用情況，可因觸犯該條例第 6(4)條而被定罪。此外，根據該條例第 6(5)條，當局可向根據該條例第 6(4)條被定罪的人收回因根據該條例第 6(3)條拆掉該未批租土地上的財產或構築物以及行使該條例第 6 條所賦權力而招致或引起的任何費用。



任何財產或構築物不合法佔用粉紅色所示範圍的未批租土地的情況應在二零二零年十一月三十日之前停止。

Unlawful occupation by any property or structure on the unleased land as shown coloured pink should cease before the 30th day of November 2022.

圖則二 Plan 2



構架物編號 Y9/440, Y9/457, Y9/460, Y9/542, Y9/547, Y9/592, Y9/644-646, Y9/647-654, Y9/724, Y9/730-731, Y9/755-761, Y9/763-765, Y9/766-768, Y9/769-771, Y9/772, Y9/773-775, Y9/776-777, Y9/778, Y9/779-783, Y9/784-786, Y9/787-792, Y9/793, Y9/795, Y9/796-802, Y9/803, Y9/815, Y9/816, Y9/821, Y9/867-869, Y9/899, Y9/900-901C, Y9/902, Y9/903, Y9/910, Y9/914-916, Y9/917-919, Y9/920-930, Y9/931-933, Y10/282-284A, Y10/285, Y10/287, Y10/308, Y11/149, Y11/150-155A, Y11/156, Y11/169, Y11/211-213 (及在其中的任何財產) 不合法佔用粉紅色所示範圍的未批租土地的情況應在二零二二年十一月三十日之前停止。

Unlawful occupation on the unleased land as shown coloured pink by the structures of Structure Numbers Y9/440, Y9/457, Y9/460, Y9/542, Y9/547, Y9/592, Y9/644-646, Y9/647-654, Y9/724, Y9/730-731, Y9/755-761, Y9/763-765, Y9/766-768, Y9/769-771, Y9/772, Y9/773-775, Y9/776-777, Y9/778, Y9/779-783, Y9/784-786, Y9/787-792, Y9/793, Y9/795, Y9/796-802, Y9/803, Y9/815, Y9/816, Y9/821, Y9/867-869, Y9/899, Y9/900-901C, Y9/902, Y9/903, Y9/910, Y9/914-916, Y9/917-919, Y9/920-930, Y9/931-933, Y10/282-284A, Y10/285, Y10/287, Y10/308, Y11/149, Y11/150-155A, Y11/156, Y11/169, Y11/211-213 (and any property therein) should cease before the 30th day of November 2022.

N



Structure 1

Site office at 1/F and 1 parking space of 5m x 2.5m for private car and 1 loading/unloading bay of 7m x 3.5m for light goods vehicle
GFA: Not exceeding 110m²
Height: Not exceeding 8m
No. of storey: 2

Structure 2

Site office at 1/F and toilet at G/F
GFA: Not exceeding 110m²
Height: Not exceeding 8m
No. of storey: 2

Structure 3

Store room
GFA: Not exceeding 70m²
Height: Not exceeding 8m
No. of storey: 1

Structure 4

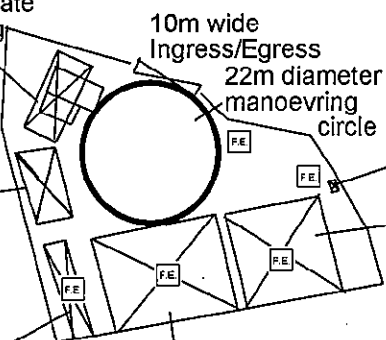
Vehicle repair workshop for Heavy Goods Vehicle
GFA: Not exceeding 230m²
Height: Not exceeding 8m
No. of storey: 1

Structure 6

Electricity meter room
GFA: Not exceeding 4m²
Height: Not exceeding 3m
No. of storey: 1

Structure 5

Shop & service
GFA: Not exceeding 150m²
Height: Not exceeding 8m
No. of storey: 1



Structure 1
G/F



Structure 1
1/F



Structure 2
G/F



Structure 2
1/F

Project 項目名稱:

Proposed Temporary Shop and Services and Vehicles Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years at Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Fire Service Installations Plan

Drawing No. 圖號:

Figure 11

Remarks 備註:

☐ F.E. 5kg carbon dioxide fire extinguisher

Scale 比例:

1:1000

Previous s.16 Applications covering the Application Site

Approved Application

Application No.	Use / Development	Date of Consideration
A/YL-KTS/864	Proposed Temporary Shop and Services for a Period of 3 Years	26.3.2021

Similar s.16 Applications within the “R(D)” Zones in the vicinity of the Site

Approved Applications

Application No.	Use / Development	Date of Consideration
A/YL-KTS/804	Renewal of Planning Approval for Temporary "Open Storage of vehicles and Modification Workshop for Vans and Lorries" for a Period of 3 Years	16.11.2018
A/YL-KTS/907	Renewal of Planning Approval for Temporary Open Storage of Vehicles and Modification Workshop for Vans and Lorries for a Period of 3 Years	26.11.2021

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application.

2. Traffic

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

- no comment on the application from traffic engineering perspective.

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

- no objection to the application.

3. Drainage

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

- noting that the applicant would maintain the same drainage facilities as those implemented under the previous application No. A/YL-KTS/864, he has no objection in-principle to the application; and
- should the application be approved, conditions should be stipulated requiring the applicant to (i) maintain the drainage facilities implemented under Application No. A/YL-KTS/864; and (ii) submit records of the existing drainage facilities on-site to the satisfaction of the Director of Drainage Services or of the Board.

4. Fire Safety

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

- he has no objection in-principle to the proposal subject to FSIs being provided to his satisfaction;
- the submitted FSIs proposal (**Appendix Ia**) is considered acceptable.

5. Building Matters

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

(CBS/NTW, BD):

- there is no record of approval by the Building Authority for the structures, if any, existing at the Site and his department is not in a position to offer comments on their suitability for the use related to the application.

6. District Officer's Comments

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

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

7. Other Departments

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); the Director of Agriculture, Fisheries and Conservation; the Director of Electrical and Mechanical Services (DEMS); and the Commissioner of Police (C of P) have no adverse comment on/ no objection to the application.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the Site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) the permission is given to the proposed development / use and structures under application. It does not condone any other development / use and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development / uses and remove such structures not covered by the permission;
- (d) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) 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; and
 - should the application be approved, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on Site, if any. Besides, given the proposed 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 landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) 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 LandsD;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - his department is not/shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road; and
 - adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains;

- (g) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to 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;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant should be reminded that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the Buildings Ordinance (BO);
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW under BO. An Authorized Person (AP) should be appointed as the coordinator 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)R) respectively;
 - the Site abuts on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R.