

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。

This document is received on 30 JUN 2013
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/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made.

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TKTS 1970
	Date Received 收到日期	30 JUN 2013

- 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)

TANG Tin Wai
鄧天為

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)

Goldrich Planners & Surveyors Limited
金潤規劃測量師行有限公司

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 565 (Part), 566 R. P. (Part), 613 (Part) and 616 R. P. (Part) in D. D.106 and adjoining Government Land, Kam Tin, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,985 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,622 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)	..... 53 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Rural Use" ("OU(RU)")
(f) Current use(s) 現時用途	Temporary Shop and Services (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
24/06/2023 (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 24/06/2023 (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	 (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 type="checkbox"/> year(s) 年 <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	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
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	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.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)	
.....	
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	.....
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)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

	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)
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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/ <u>YL-KTS</u> / <u>851</u>
(b) Date of approval 獲批給許可的日期	<u>15/09/2020</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>15/09/2023</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Proposed Temporary Shop and Services for a Period of 3 Years
(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 checked="" 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 checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

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）。

Refer to Appendix 1

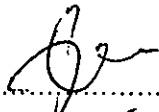
8. Declaration 聲明

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

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

Signature

簽署



FRANCIS LAU

Name in Block Letters
姓名（請以正楷填寫）

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

Planning Manager

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

MRTPI, FRICS, RPS(GP)

Others 其他



on behalf of
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

24 June 2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments, 方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 565 (Part), 566 R. P. (Part), 613 (Part) and 616 R. P. (Part) in D. D.106 and adjoining Government Land, Kam Tin, New Territories
Site area 地盤面積	3,985 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 53 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
Zoning 地帶	"Other Specified Uses" annotated "Rural Use" ("OU(RU)")
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services 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	<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	2,622 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.66 <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	15	
(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	2.6 - 7.0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	63 % <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		10
	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) _____ _____		7 3
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 (Plan 3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan (Plan 1); Lot Index Plan (Plan 2); Swept Path Analyses (Plans 4a & 4b); Nearest Public Transport (Plan 5); Accepted drainage proposal (Annex 1a); and Accepted FSI proposal (Annex 2a).		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據 (Appendix 1)	<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 checked="" type="checkbox"/>
Compliance letters of approval conditions (d) & (e) under previous application No. A/YL-KTS/851 (Annex 1b); and Compliance letters of approval conditions (g) & (h) under previous application No. A/YL-KTS/851 (Annex 2b).		
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。

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.:

Our Ref.: P19072/TL23271

24 June 2023

The Secretary

By Post

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

Dear Sir,

S.16 Application for

**Renewal of Planning Approval for Temporary Shop and Services
for a Period of 3 Years in "Other Specified Uses" annotated "Rural Use" Zone,
Lots 565 (Part), 566 R. P. (Part), 613 (Part) and 616 R. P. (Part) in D. D. 106
and Adjoining Government Land, Kam Tin, New Territories**

We act on behalf of Mr. TANG Tin Wai (鄧天為) in applying for the captioned use under Section 16 of Town Planning Ordinance (Cap. 131). Please refer to the Checklist of Documents for the documents submitted to support the application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

2023年 6月 3 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。

This document is received on 30 JUN 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.

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Executive Summary

1. The application site (the Site) is on Lots 565 (Part), 566 R. P. (Part), 613 (Part) and 616 R. P. (Part) in D. D. 106 and adjoining Government Land, Kam Tin, New Territories.
2. Site area is about 3,985 m², including about 53 m² of Government Land.
3. The Site falls within an area zoned "Other Specified Uses" annotated "Rural Use" ("OU(RU)") on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15.
4. The application is for renewal of planning approval for 'Temporary Shop and Services' for a period of 3 years, which is a Column 2 use within the "OU(RU)" zone on the OZP requiring planning permission from the Town Planning Board (the Board).
5. Operation hours are from 8 a.m. to 9 p.m. daily (including Sundays and public holidays).
6. A total of 15 structures are provided on site for showroom, storeroom, offices, open sheds, meter room and toilet uses. The gross floor area is about 2,622 m².
7. The Site is subject of an approved application No. A/YL-KTS/851 for the same applied use submitted by the same applicant, of which all approval conditions were satisfactorily complied with by the applicant.
8. Compared with the previous approved application, the layout and development parameters of the current renewal application remain unchanged.

行政摘要

1. 申請地點為位於新界錦田丈量約份第 106 約地段第 565 號（部分）、第 566 號餘段（部分）、第 613 號（部分）及第 616 號餘段（部分）和毗連政府土地。
2. 申請地點面積為大約 3,985 平方米，包括約 53 平方米的政府土地。
3. 申請地點在《錦田南分區計劃大綱核准圖編號 S/YL-KTS/15》上劃為「其他指定用途」註明「鄉郊用途」地帶。
4. 規劃許可續期的申請用途為「臨時商店及服務行業」（為期三年）。該用途在大綱圖上的「其他指定用途」註明「鄉郊用途」地帶內屬於第二欄用途，須向城市規劃委員會（城規會）申請。
5. 營業時間為每日上午八時至晚上九時（星期日及公眾假期照常營業）。
6. 申請地點提供十五個臨時構築物作陳列室、儲物室、辦公室、開放棚架、電錶房及洗手間用途，總樓面面積為大約 2,622 平方米。
7. 申請人曾獲城規會批給規劃許可，於申請地點作相同用途的規劃申請（申請編號：A/YL-KTS/851），申請人亦已完全履行所有規劃許可附帶條件。
8. 對比先前獲批的規劃申請，本次續期申請的發展規模及佈局並無改變。

Justifications

Applied Use

1. The application is for renewal of planning approval for 'Temporary Shop and Services' for a period of 3 years.

Location

2. The application site (the Site) is on Lots 565 (Part), 566 R. P. (Part), 613 (Part) and 616 R. P. (Part) in D. D. 106 and adjoining Government Land, Kam Tin, New Territories. It is accessible from Kam Sheung Road (Plans 1 and 2).

Site Area

3. The site area is about 3,985 m², including about 53 m² of Government Land.
4. A minor portion at the south-western tip of Lot 566 in D. D. 106 was reverted to the government in 2021 for developments at Kam Tin South, Yuen Long – Sites 1, 4A (Part) and 6. The remaining portion of the concerned lot has been known as Lot 566 R. P. in D. D. 106 since then.

Planning Context

5. The Site falls within an area zoned "Other Specified Uses" annotated "Rural Use" ("OU(RU)") on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15.
6. The planning intention of the "OU(RU)" zone is primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board (TPB/the Board), with a view to upgrade or improving the area or providing support to the local communities.
7. Provided that all structures of the development are temporary in nature, approval of the current renewal application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "OU(RU)" zone.

TPB Planning Guidelines

8. The TPB Guidelines for 'Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development' (TPB PG-No. 34D) are relevant to this application. The application is in line with TPB-PG No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application No. A/YL-KTS/851; all approval conditions of the previous renewal application were satisfactorily complied with; and the time period sought does not exceed the duration of the previous approval.

9. The TPB Guidelines for 'Designation of "Other Specified Uses" annotated "Rural Use" Zone and Application for Development within "Other Specified Uses" annotated "Rural Use" Zone under Section 16 of the Town Planning Ordinance' (TPB PG-No. 38) are relevant to this application. Application for development within "OU(RU)" zone would need to demonstrate that the proposed development is in line with the planning intention of the zone and will not adversely affect the rural environment, the conservation of the rural landscape and the maintenance of the rural character of the area and its surroundings and will not overstrain the capacity of existing and planned infrastructure such as transport, drainage, sewerage and water supply in the area. Each development proposal will be assessed on its individual merits, with particular reference to its sustainability in ecological, environmental and infrastructural terms.

Development Parameters

10. The following table explains the details of the structures on site (Plan 3):

No.	Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storeys
1	Open shed	624	624	7.0	1
2	a 1/F: Office	98	98	7.0	2
	G/F: Showroom	98			
	b Open shed	18	18	3.5	1
3	Toilet	28	28	3.5	1
4	Storeroom	15	15	3.5	1
5	Open shed	186	186	7.0	1
6	Office	41	41	3.5	1
7	Container office	15	15	2.6	1
8	Container office	15	15	2.6	1
9	Meter room	6	6	4.0	1
10	Showroom for luxury cars	48	48	4.0	1
11	Open shed	481	481	7.0	1
12	Container office	29	29	2.6	1
13	Container office	15	15	2.6	1
14	Container office	15	15	2.6	1
15	Open shed	890	890	7.0	1
Total		<u>2,622</u>	<u>2,524</u>		

11. The Site is currently used as a motor-vehicle showroom. The motor-vehicle showroom provides a venue for the display of about 100 nos. of new and/or second-hand private cars and/or light goods vehicles (LGVs). Vehicles are mostly placed under the open sheds, with some luxury cars being stored inside the indoor showroom for security concern.
12. Operation hours of the development are from 8 a.m. to 9 p.m. daily (including Sundays and public holidays).
13. The Site is accessible from Kam Sheung Road. An entrance of 7.5 m in width is provided for vehicular access.
14. 7 nos. of parking spaces for private cars and 3 nos. of parking spaces for LGVs are provided within the Site. Sufficient space is provided for vehicle manoeuvring.

15. No car beauty, washing, repairing and dismantling or other workshop-related activities are allowed to be carried out within the Site.
16. No vehicles exceeding 5.5 tonnes are allowed at the Site.

Previous Applications

17. The Site is part of the subject of 15 previous approved applications:

Application No.	Applied Use	Date of Approval
A/YL-KTS/36*	Open Storage of Motor Vehicles	20.10.1995
A/YL-KTS/193*	Temporary Open Storage of Motor Vehicles for a Period of 3 Years	28.1.2000
A/YL-KTS/253*	Temporary Bus Chassis and Coach Park with Ancillary Office for a Period of 3 Years	9.11.2001
A/YL-KTS/275*	Temporary Parking of Bus Chassis and New Coach with Ancillary Office for a Period of 3 Years	28.6.2002
A/YL-KTS/322*	Temporary Parking of Bus Chassis and New Coach with Ancillary Parts Assembly for a Period of 3 Years	15.10.2004
A/YL-KTS/340*	Temporary Open Storage of New Coaches and New Vehicle Parts for a Period of 3 Years	18.3.2005
A/YL-KTS/406	Renewal of Planning Approval for Temporary Parking of Bus Chassis and New Coach with Ancillary Parts Assembly Uses for a Period of 3 Years	12.10.2007
A/YL-KTS/416	Renewal of Planning Approval for Temporary Parking of Bus Chassis and New Coach with Ancillary Parts Assembly for a Period of 3 Years	7.3.2008
A/YL-KTS/462	Temporary Parking of Bus Chassis and New Coach with Ancillary Parts Assembly for a Period of 3 Years	27.3.2009
A/YL-KTS/470	Temporary Open Storage of New Coaches and New Vehicle Parts for a Period of 3 Years	7.8.2009
A/YL-KTS/479	Temporary Open Storage of New Coaches and New Vehicle Parts with Ancillary Workshop for a Period of 3 Years	4.12.2009
A/YL-KTS/562	Temporary Parking of Bus Chassis and New Coach with Ancillary Parts Assembly for a Period of 3 Years	17.8.2012
A/YL-KTS/569	Temporary Open Storage of New Coaches and New Vehicle Parts with Ancillary Workshop for a Period of 3 Years	16.11.2012
A/YL-KTS/718	Proposed Temporary Shop and Services (Motor Vehicles Showroom) for a Period of 3 Years	23.12.2016
A/YL-KTS/851	Temporary Shop and Services for a Period of 3 Years	15.9.2020

* The zoning of the Site was amended from "Undetermined ("U") to "OU(RU)" on the draft Kam Tin South OZP No. S/YL-KTS/10 gazetted on 22.9.2006.

18. The above previous applications were approved mainly on considerations that the development was not incompatible with adjoining land uses; no adverse departmental comments; possible environmental impacts could be mitigated by the imposition of approval conditions; temporary approval would not frustrate the planning intention; and previous approvals were granted.
19. The planning context of the adjacent areas has not been significantly altered since the last approval.
20. The Site is subject of an approved application No. A/YL-KTS/851 for the same applied use submitted by the same applicant, of which all approval conditions were satisfactorily complied with by the applicant.
21. Compared with the previous approved application, the layout and development parameters of the current renewal application remain unchanged.

Similar Applications Approved within the Same “OU(RU)” Zone

22. There are 2 similar applications (Nos. A/YL-KTS/734 & 889) for the same applied use with the same “OU(RU)” zone. The applications, approved by the Board for a period of 3 years in 2017 and 2021 respectively, are located to the immediate west of the Site mainly on considerations that the temporary use would not jeopardise the long-term planning intention of the “OU(RU)” zone; the development was not incompatible with surrounding areas; and relevant government departments had no adverse comments.
23. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current renewal application are similar to that of the similar approved applications.

No Adverse Impact to the Surroundings

Visual and Landscape

24. The development only involves the erection of temporary structures. It is not incompatible with the surrounding land uses predominated by residential dwellings, open storage yards, warehouse, car services and unused land.
25. An existing motor-vehicle showroom is located to the immediate west of the Site. It is operating with valid planning approval No. A/YL-KTS/889 for proposed temporary shop and services (vehicle showroom) for a period of 3 years. Given that the temporary development under the current renewal application is of similar nature, adverse visual impact to the surrounding areas should not be anticipated.

Environment

26. A peripheral fencing of 7 m in height is erected along the boundary of the Site to block any potential noise which might affect the surrounding areas.
27. The showroom is for displaying vehicles for sale. Noting that no active movement of vehicles within the Site is expected, the development should not cause adverse noise impact to the proximity of the Site.

Traffic

28. The provision of parking spaces remain the same as that approved in the previous approved application No. A/YL-KTS/851. 7 nos. of parking spaces for private cars and 3 nos. of LGVs parking spaces are provided on site for daily operation of the development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plans 4a and 4b**). 4 nos. of parking spaces for private cars will be reserved for customers who have given prior notification, whereas the remaining 3 nos. of parking spaces for private cars are reserved for staff use.
29. The trip generation and attraction rates are expected to be 7 trips per day respectively (i.e. 14 trips per day), mainly induced from staff and customers who visit the showroom under appointment. The existing traffic flow induced from the sale of vehicles is insignificant, given that only a couple of vehicles were sold per week on average.
30. Given the development is a showroom in nature, the operation of the business does not involve frequent loading/unloading activities. Vehicles on sale are driven to the showroom with trade licences. No goods/car-carrying trailers are required for vehicle delivery to the showroom. As such, no significant increase in traffic flow are induced.
31. The development is accessible by public transport service (**Plan 5**). There is a Green Minibus & bus stop (Ng Ka Tsuen) at a distance of about 70 m to the north of the Site. The estimated walking time is within 1 minute.
32. No vehicles exceeding 5.5 tonnes, medium goods vehicles (MGVs) and heavy goods vehicles (HGVs) are allowed to park, stall, enter or exit the Site.
33. No parking, queuing and reverse movement of vehicles are allowed on public roads.
34. In view of low trip attraction and generation rates, the development will not cause adverse traffic impact to the adjacent area and road network.

Drainage

35. The drainage proposal and condition record of the existing drainage facilities at the Site (**Annex 1a**) under the previous application No. A/YL-KTS/851 were accepted by the Drainage Services Department (DSD) on 2.6.2022 and 22.12.2022 respectively (**Annex 1b**). The existing drainage facilities have been maintained in good conditions throughout the approval period of the previous application.

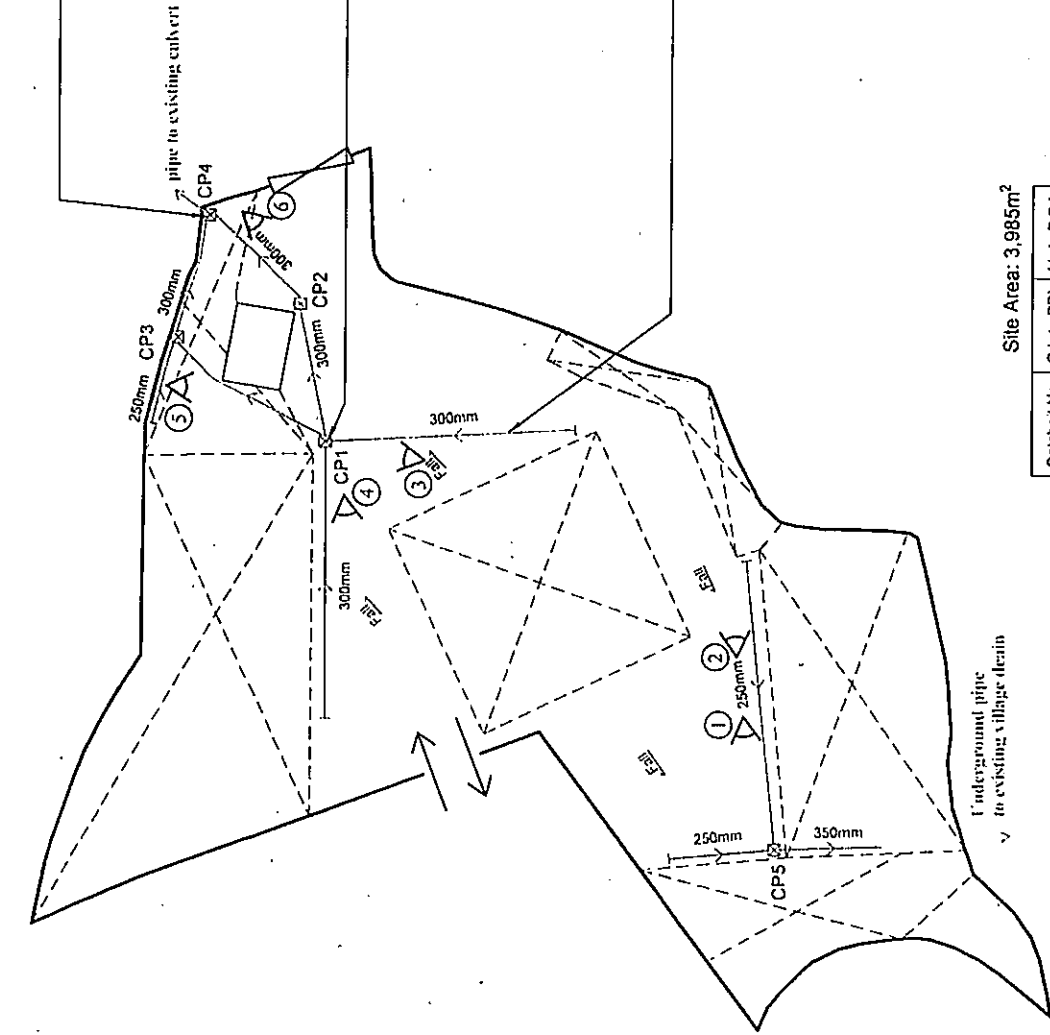
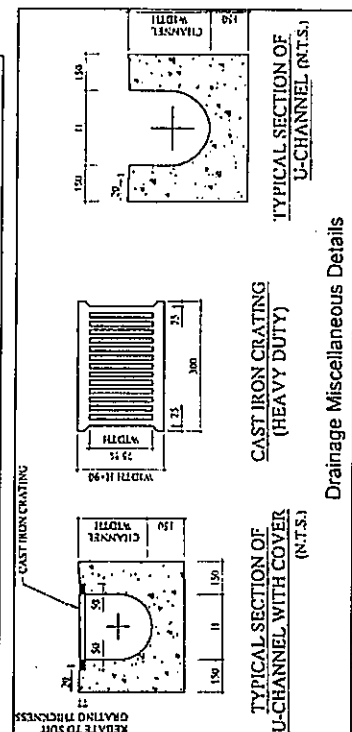
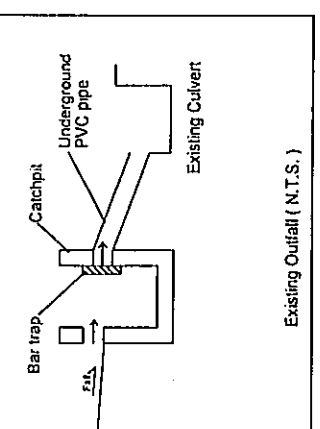
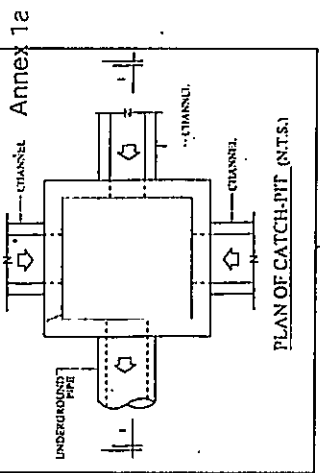
Fire Safety

36. The fire service installation (FSI) proposal (**Annex 2a**) under the previous application No. A/YL-KTS/851 was accepted by the Fire Services Department (FSD) on 14.12.2021 and subsequently implemented and accepted by FSD on 11.8.2022 (**Annex 2b**).
37. Given that the applied use, layout and development parameters under the current renewal application remain unchanged compared with the previous application, the accepted FSI proposal and implemented works under the previous application should remain valid for the current renewal application.

Planning Gain

38. The development operates with a view to fulfil local and industrial demand for motor vehicles. It also provide job opportunities to local residents.

- End -



Site Area: 3,985m²

Catchpit No.	G.L. (m.p.d.)	I.L. (m.p.d.)
CP1	8.50	8.20
CP2	8.50	8.10
CP3	8.50	8.10
CP4	8.50	8.05
CP5	8.50	8.20

- Legend
- Viewpoint of photograph
 - Existing catchpit
 - Existing U-Channel
 - Existing underground pipe

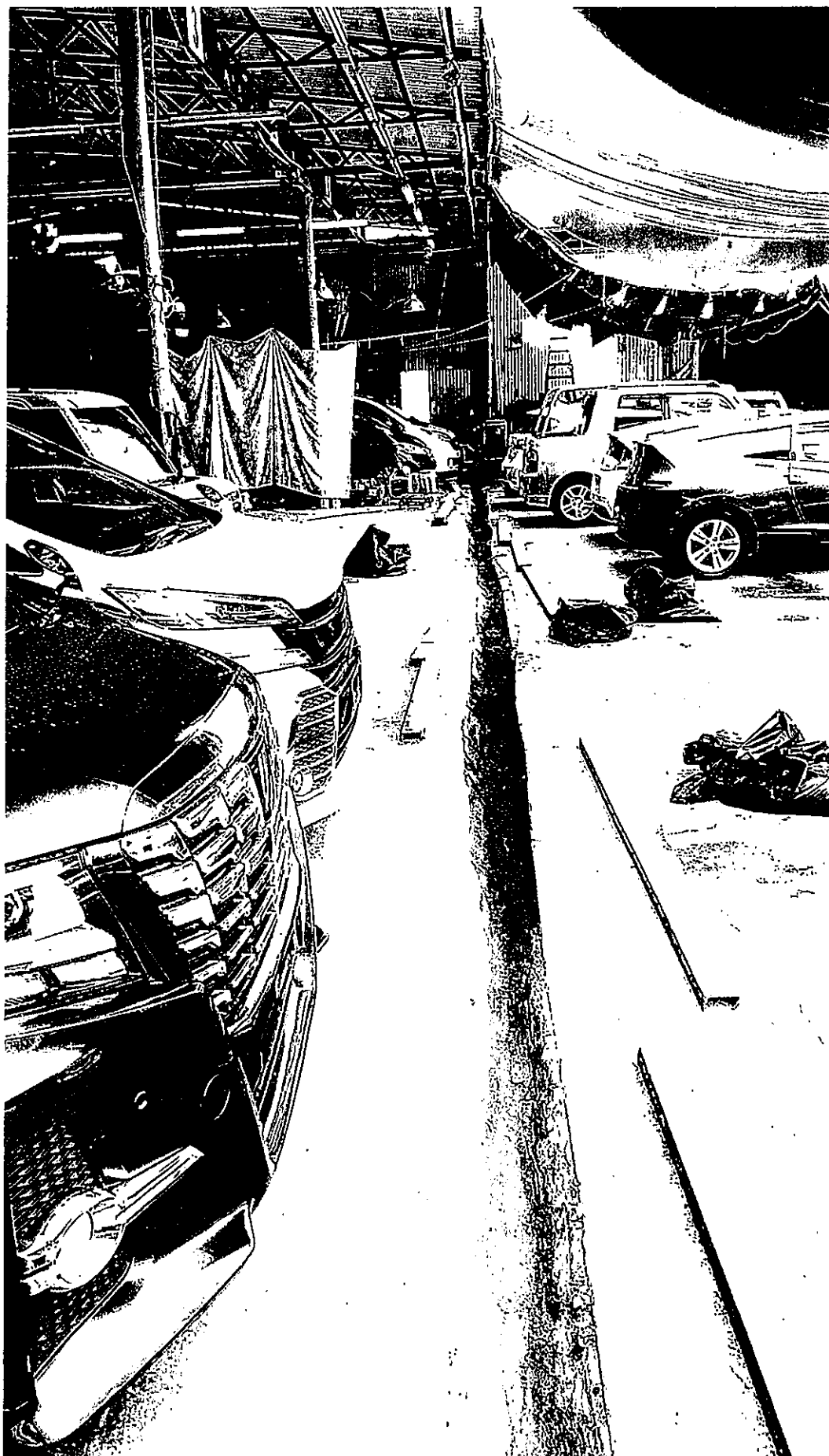
Drainage Proposal Approved under A/YL-KTS/851 with Viewpoints

Lois 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part)
and Adjoining Government Land in D.D. 106,
Ng Ka Tsuen, Kam Shing Road, Kam Tin,
Yuen Long, New Territories

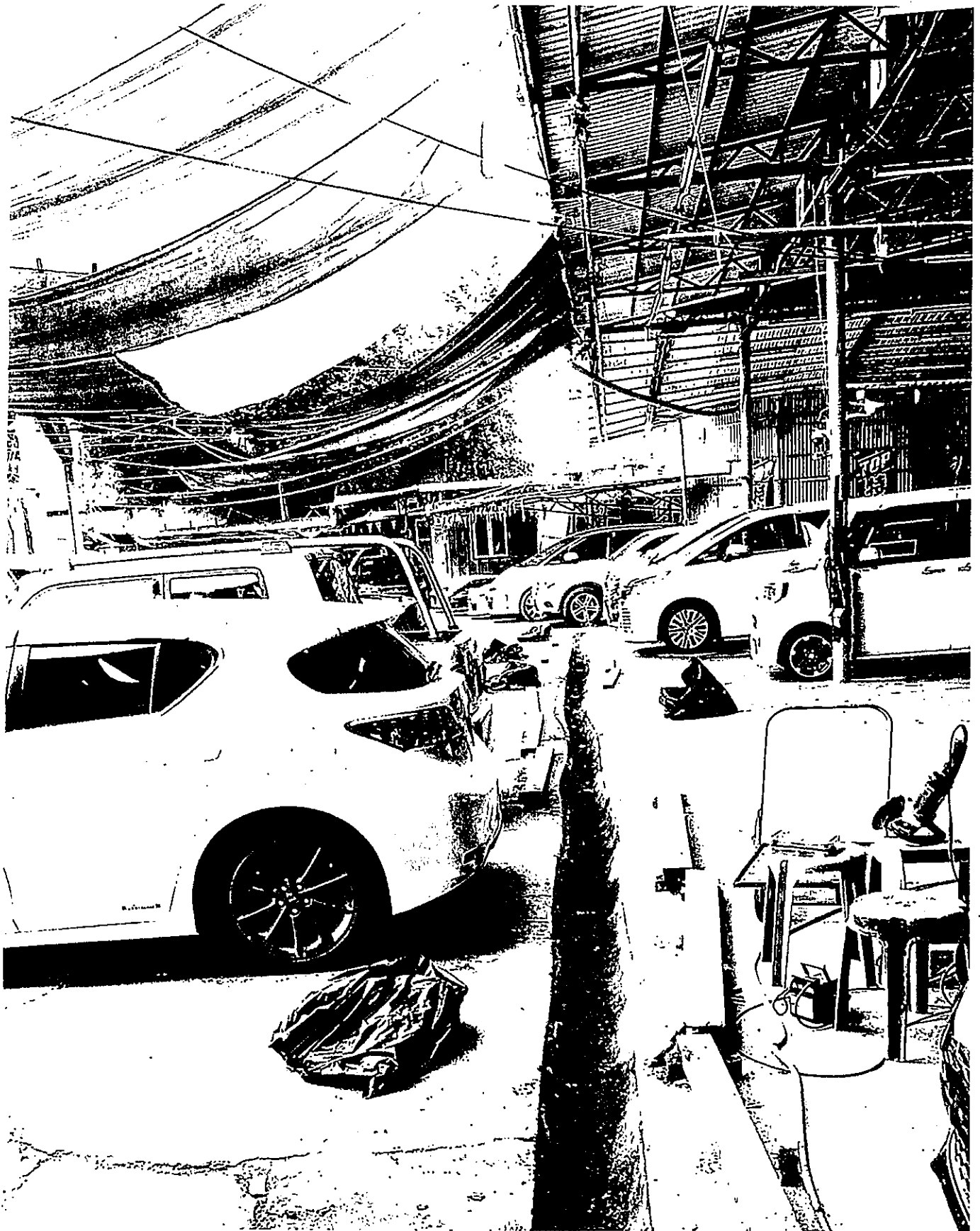
Goldrich Planners &
Surveyors Ltd.

Plan 6
(P 19072)

Viewpoint 1



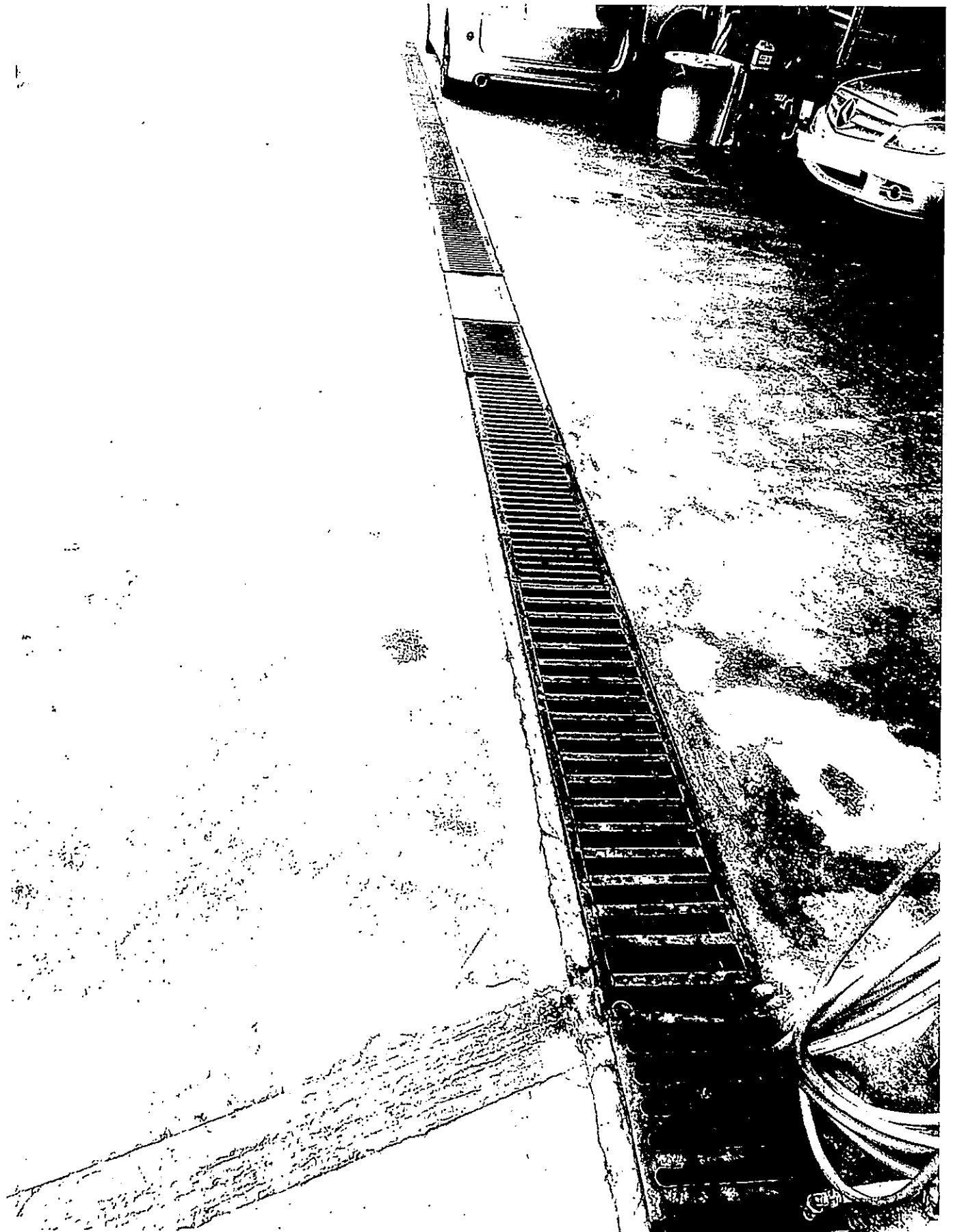
Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/851
電話號碼 Tel No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4075

By Post & Fax

Dear Sir/Madam,

2 June 2022

Submission for Compliance with Approval Condition (d)
— The Submission of a Drainage Proposal

Temporary Shop and Services for a Period of 3 Years
in "Other Specified Uses" annotated "Rural Use" Zone,
Lots 565 (Part), 566 (Part), 613 (Part) and 616 RP (Part) in D.D. 106 and
Adjoining Government Land, Ng Ka Tsuen, Kam Sheung Road, Yuen Long
(Application No. A/YL-KTS/851)

I refer to your submission dated 30.5.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comment(s) in Appendix.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments.

Should you have any queries, please contact Mr. Bill CHAN (Tel: 2781 4107) of the Drainage Services Department directly.

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/851
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax

Dear Sir/Madam,

22 December 2022

Submission for Compliance with Approval Condition (e)
- The Implementation of a Drainage Proposal

Temporary Shop and Services for a Period of 3 Years
in "Other Specified Uses" annotated "Rural Use" Zone,
Lots 565 (Part), 566 (Part), 613 (Part) and 616 RP (Part) in D.D. 106 and
Adjoining Government Land, Ng Ka Tsuen, Kam Sheung Road, Yuen Long
(Application No. A/YL-KTS/851)

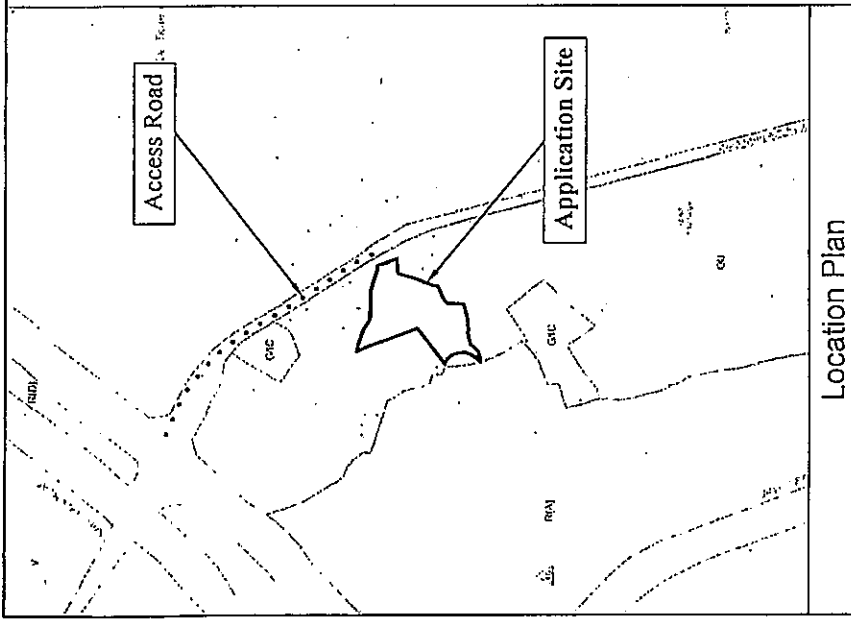
I refer to your submission for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comment(s) in Appendix.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments.

Should you have any queries, please contact Mr. Jeff TSE (Tel: 2300 1627) of the Drainage Services Department directly.

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department



Location Plan

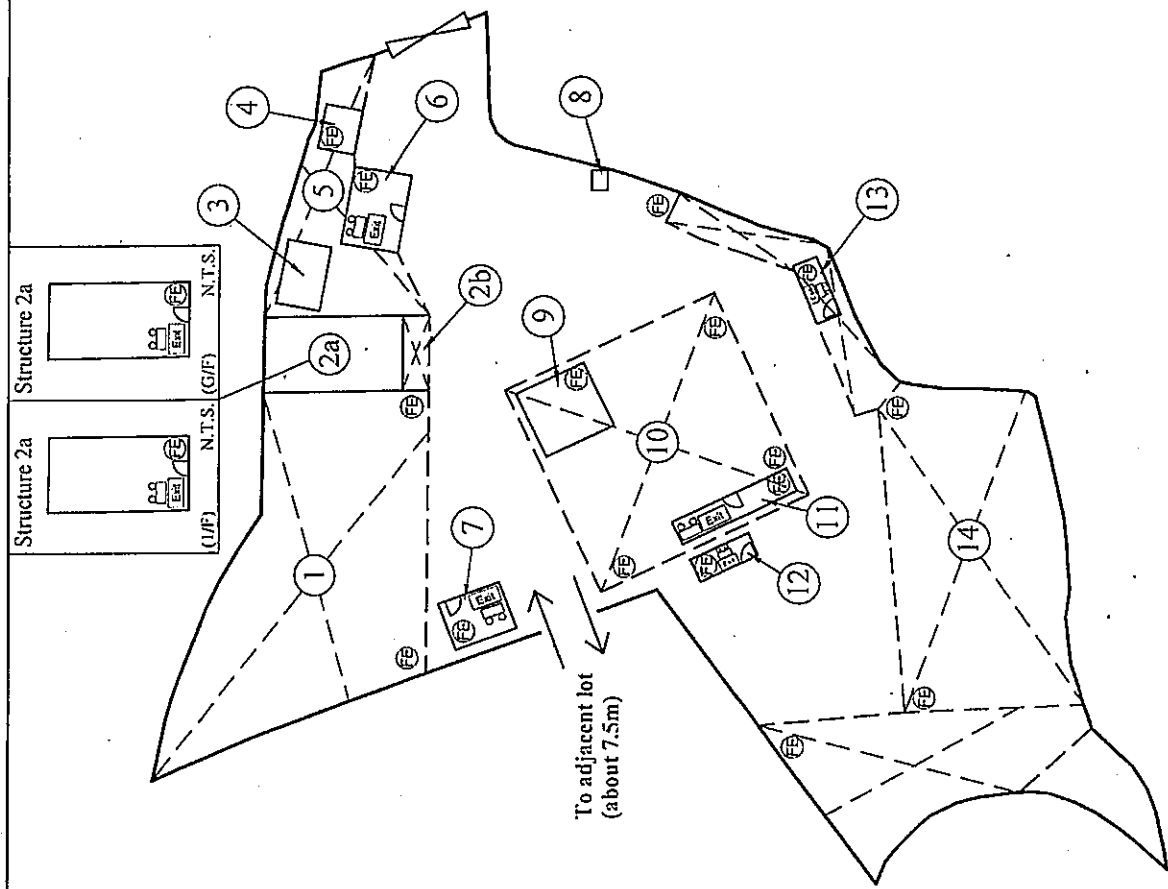
No.	Use	Covered Area	Floor Area	Height	Storeys
1	Open Shed	624 m ²	624 m ²	7.0 m	1
2	1/F Office	98 m ²	98 m ²	7.0 m	2
	G/F Glass Facade Showroom	98 m ²	98 m ²	7.0 m	
3	Open Shed	18 m ²	18 m ²	3.5 m	1
4	Toilet	28 m ²	28 m ²	3.5 m	1
5	Storeroom	15 m ²	15 m ²	3.5 m	1
6	Open Shed	186 m ²	186 m ²	7.0 m	1
7	Office	41 m ²	41 m ²	3.5 m	1
8	Container Office	30 m ²	30 m ²	2.6 m	1
9	Water Room	6 m ²	6 m ²	2.6 m	1
10	Glass Facade Showroom	48 m ²	48 m ²	4.0 m	1
11	Open Shed	481 m ²	481 m ²	7.0 m	1
12	Container Office	29 m ²	29 m ²	2.6 m	1
13	Container Office	15 m ²	15 m ²	2.6 m	1
14	Open Shed	890 m ²	890 m ²	2.6 m	1
	Total	2,524 m ²	2,622 m ²		

1:500

June 2023

Fire Service Installation Proposal Approved under A/YL-KTS/851
 Lots 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part) and Adjoining Government Land in D.D.106,
 Ng Ka Tsuen, Kam Sheung Road, Kam Tin,
 Yuen Long, New Territories

Site Area (about): 3,985 m²



Legend:

5.0公斤二氧化碳 氣體滅火機	5.0kg CO2 Gas type Fire Extinguisher	× 18
Exit	Exit sign	× 7
緊急照明燈	Emergency Light	× 7

Goldrich Planners &
Surveyors Ltd.

—Plan 7—
(P 19072)

FS NOTES:

Annex 2:

- (i) Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266: Part 1 and BS EN 1839.
- (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.

REMARK:

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/851
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax

Dear Sir/Madam,

14 December 2021

Submission for Compliance with Approval Condition (g)
- The Submission of a Fire Service Installations Proposal

Temporary Shop and Services for a Period of 3 Years in "Other Specified Uses"
annotated "Rural Use", Lots 565 (Part), 566 (Part), 613 (Part)
and 616 RP (Part) in D.D. 106 and Adjoining Government Land,
Ng Ka Tsuen, Kam Sheung Road, Yuen Long
(Application No. A/YL-KTS/851)

I refer to your submission dated 29.11.2021 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comment(s) in Appendix.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments.

Should you have any queries, please contact Mr. WONG Ho-yin (Tel: 2733 7737) of the Fire Services Department directly.

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中環大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/851
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax

11 August 2022

Dear Sir/Madam,

Submission for Compliance with Approval Condition (h)
- The Implementation of the Fire Service Installations Proposal

Temporary Shop and Services for a Period of 3 Years
in "Other Specified Uses" annotated "Rural Use" Zone,
Lots 565 (Part), 566 (Part), 613 (Part) and 616 RP (Part) in D.D. 106 and
Adjoining Government Land, Ng Ka Tsuen, Kam Sheung Road, Yuen Long
(Application No. A/YL-KTS/851)

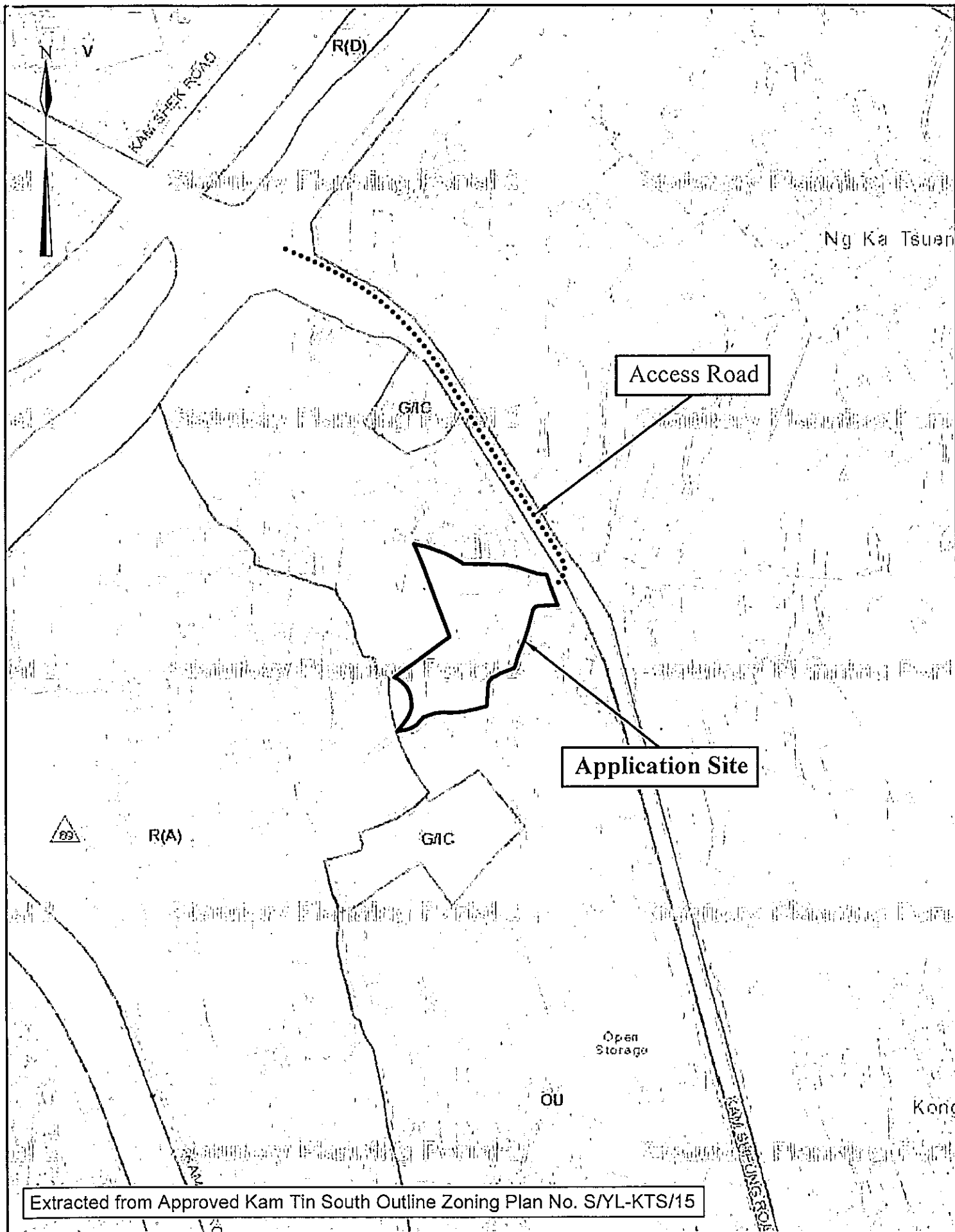
I refer to your submission for compliance with the captioned approval condition.
Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments.

Should you have any queries, please contact Mr. Wong Ho-yin (Tel: 2733 7737) of Fire Services Department directly.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department



Extracted from Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15

—1:1000—

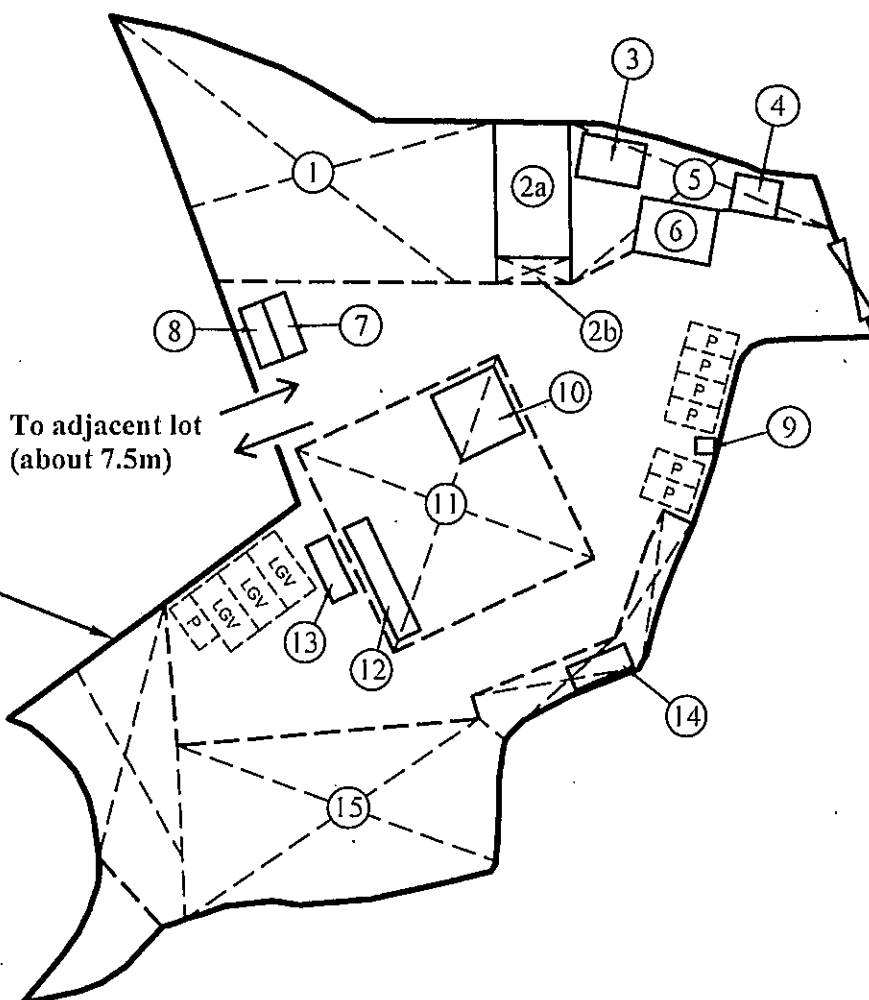
Location Plan

Lots 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part)
and Adjoining Government Land in D.D.106,
Ng Ka Tsuen, Kam Sheung Road, Kam Tin,
Yuen Long, New Territories


**Goldrich Planners &
Surveyors Ltd.**


June 2023


**Plan 1
(P 19072)**



Legend

 Ingress / Egress (about 7.5m)

 Parking space for private cars
(2.5m (W) x 5m (L))

 Parking space for Light Goods Vehicle
(3.5m (W) x 7m (L))

Site Area (about): 3,985 m²

No.	Use	Covered Area	Floor Area	Height	Storeys
1	Open Shed	624 m ²	624 m ²	7.0 m	1
2	1/F: Office	98 m ²	98 m ²	7.0 m	2
	G/F: Glass Facade Showroom		98 m ²		
	b Open Shed	18 m ²	18 m ²	3.5 m	1
3	Toilet	28 m ²	28 m ²	3.5 m	1
4	Storeroom	15 m ²	15 m ²	3.5 m	1
5	Open Shed	186 m ²	186 m ²	7.0 m	1
6	Office	41 m ²	41 m ²	3.5 m	1
7	Container Office	15 m ²	15 m ²	2.6 m	1
8	Container Office	15 m ²	15 m ²	2.6 m	1
9	Meter Room	6 m ²	6 m ²	4.0 m	1
10	Showroom	48 m ²	48 m ²	4.0 m	1
11	Open Shed	481 m ²	481 m ²	7.0 m	1
12	Container Office	29 m ²	29 m ²	2.6 m	1
13	Container Office	15 m ²	15 m ²	2.6 m	1
14	Container Office	15 m ²	15 m ²	2.6 m	1
15	Open Shed	890 m ²	890 m ²	7.0 m	1
Total		<u>2,524 m²</u>	<u>2,622 m²</u>		

1 : 750

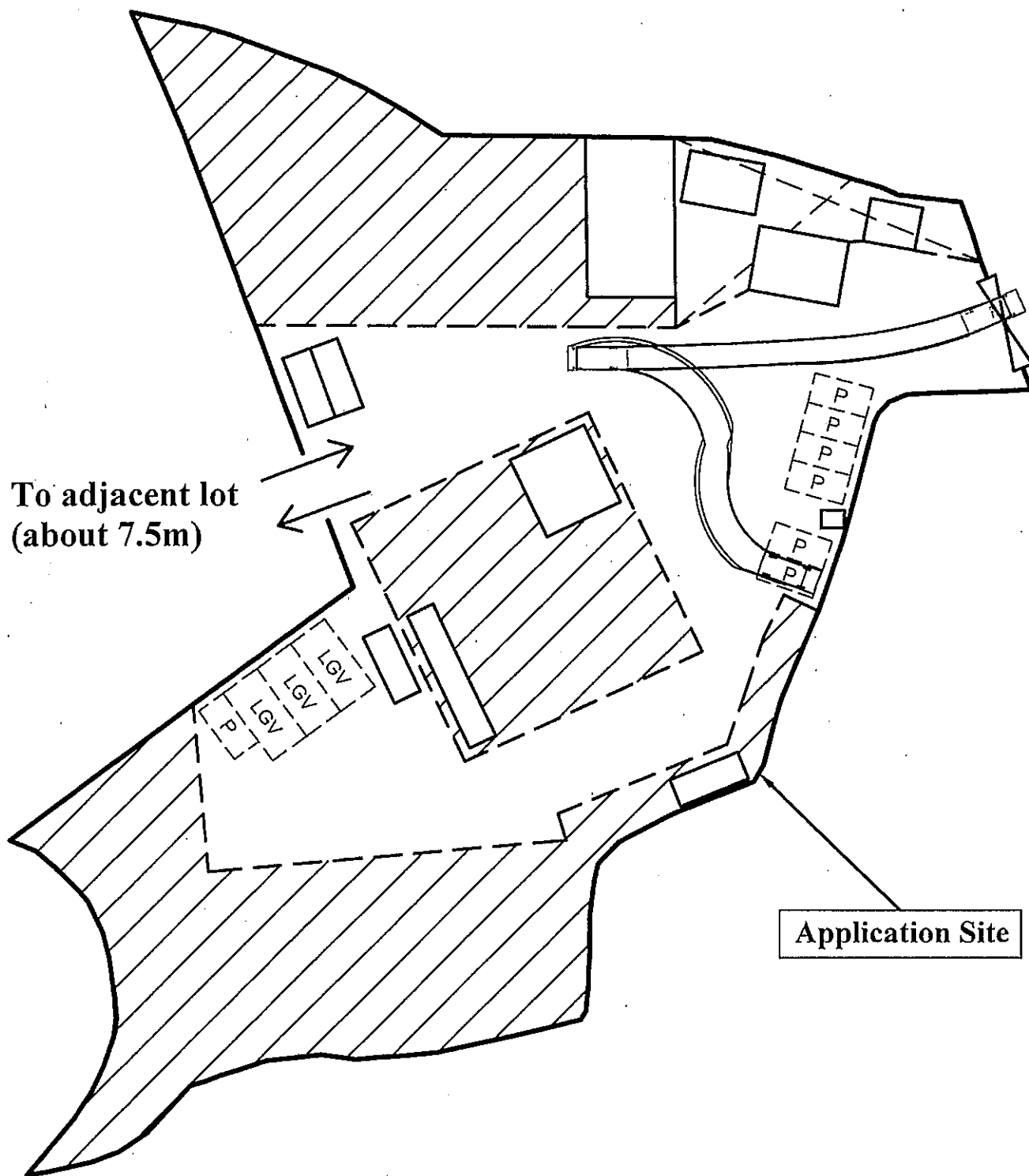
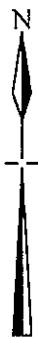
Existing Layout Plan

Lots 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part)
and Adjoining Government Land in D.D.106,
Ng Ka Tsuen, Kam Sheung Road, Kam Tin,
Yuen Long, New Territories




Goldrich Planners &
Surveyors Ltd.

June 2023

Plan 3
(P 19072)



Legend

-  Vehicles Parking under the Open Shed
-  Parking space for private cars
(2.5m (W) x 5m (L))
-  Parking space for Light Goods Vehicle
(3.5m (W) x 7m (L))

Site Area (about): 3,985 m²

1 : 500

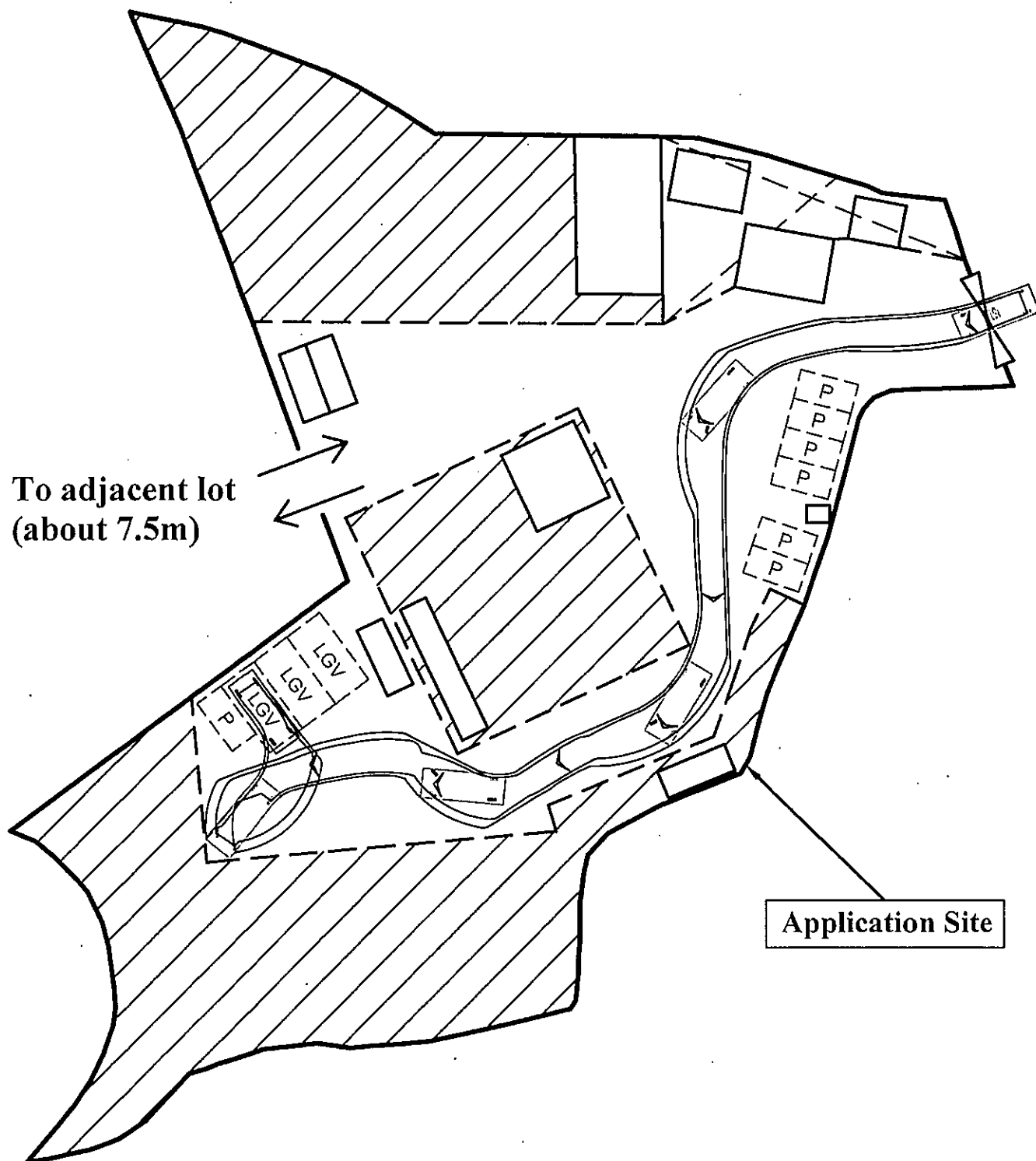
Swept Path Analysis

Lots 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part)
and Adjoining Government Land in D.D.106,
Ng Ka Tsuen, Kam Sheung Road, Kam Tin,
Yuen Long, New Territories



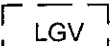
Goldrich Planners &
Surveyors Ltd.

June 2023

Plan 4a
(P 19072)



Legend

-  Vehicles Parking under the Open Shed
-  Parking space for private cars
(2.5m (W) x 5m (L))
-  Parking space for Light Goods Vehicle
(3.5m (W) x 7m (L))

Site Area (about): 3,985 m²

1 : 500

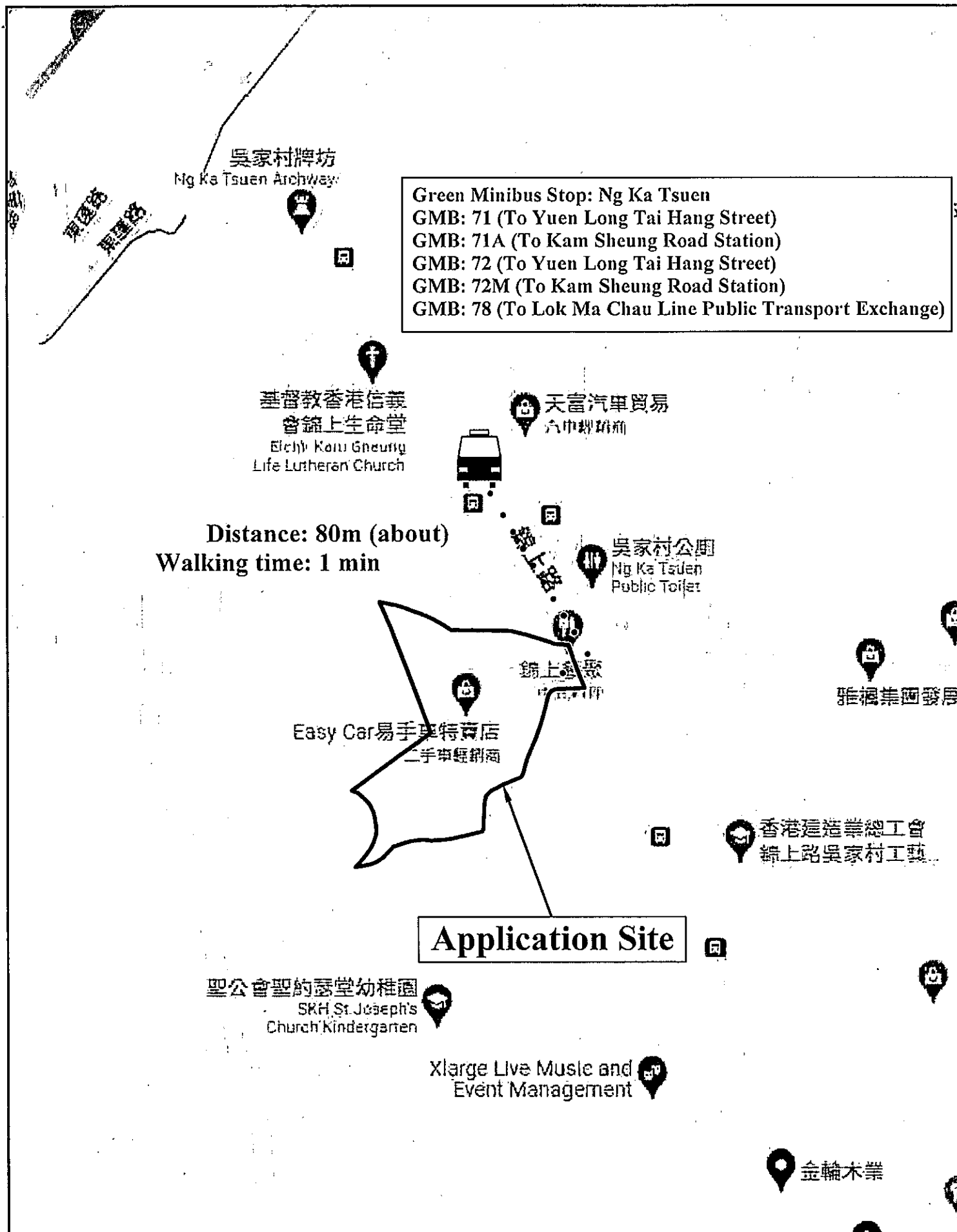
Swept Path Analysis

Lots 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part)
and Adjoining Government Land in D.D.106,
Ng Ka Tsuen, Kam Sheung Road, Kam Tin,
Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

June 2023

Plan 4b
(P 19072)



N.T.S	Plan showing Nearest Public Transportation Services Lots 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part) and Adjoining Government Land in D.D.106, Ng Ka Tsuen, Kam Sheung Road, Kam Tin, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
June 2023		Plan 5 (P 19072)

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTS/970

Our Ref..

24 July 2023

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

S.16 Application for

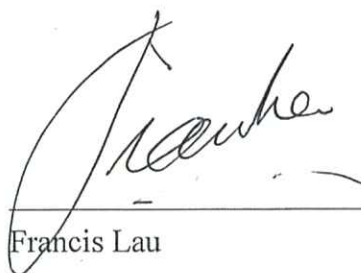
**Renewal of Planning Approval for Temporary Shop and Services
for a Period of 3 Years in "Other Specified Uses" annotated "Rural Use" Zone,
Lots 565 (Part), 566 R. P. (Part), 613 (Part) and 616 R. P. (Part) in D. D. 106 and
Adjoining Government Land, Kam Tin, New Territories**

We would like to submit a set of photographic record of the existing drainage facilities taken on 24.7.2023 to supplement the application for renewal of planning approval.

Yours faithfully,

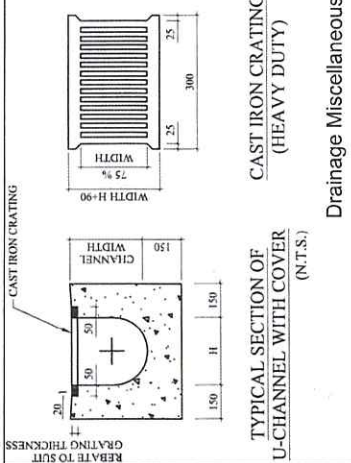
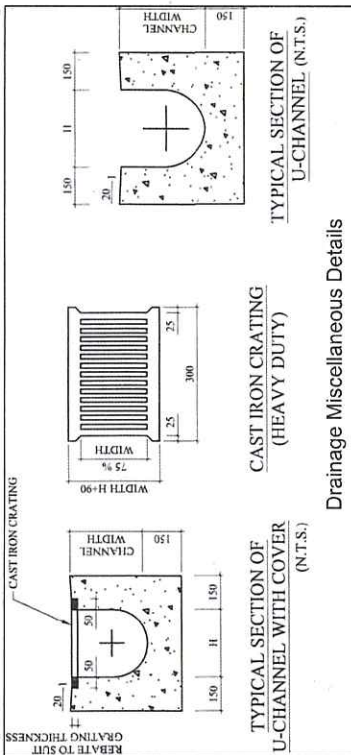
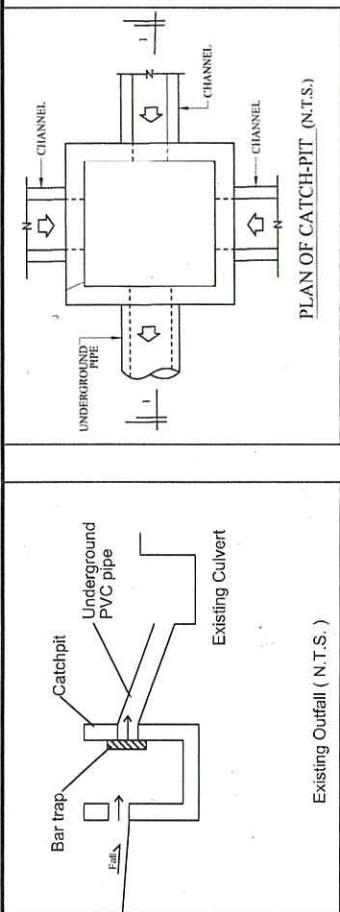
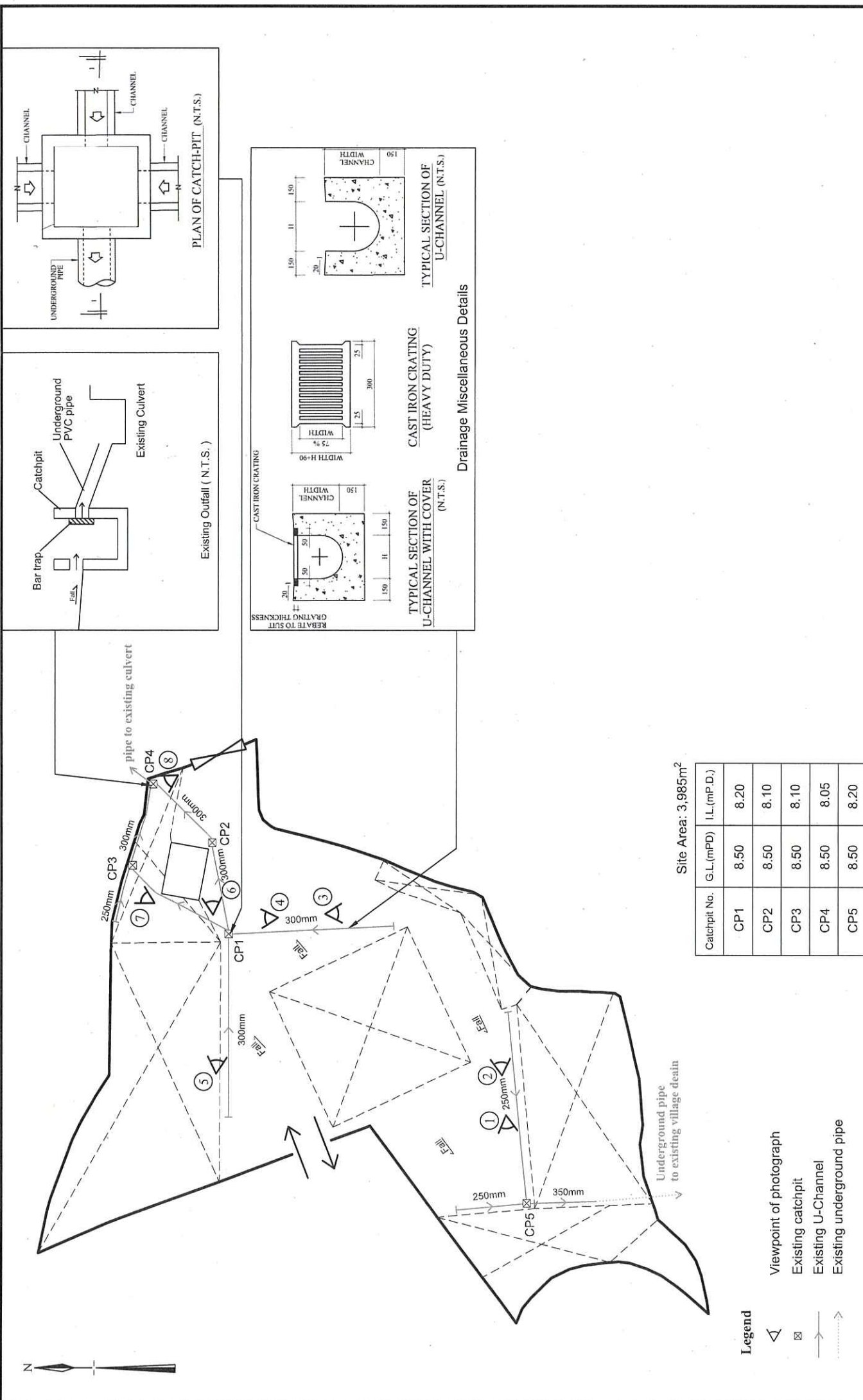
For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.



Drainage Miscellaneous Details

Existing Drainage Facilities of Current Application No. A/YL-KTS/970 with Viewpoints

1 : 500

July 2023

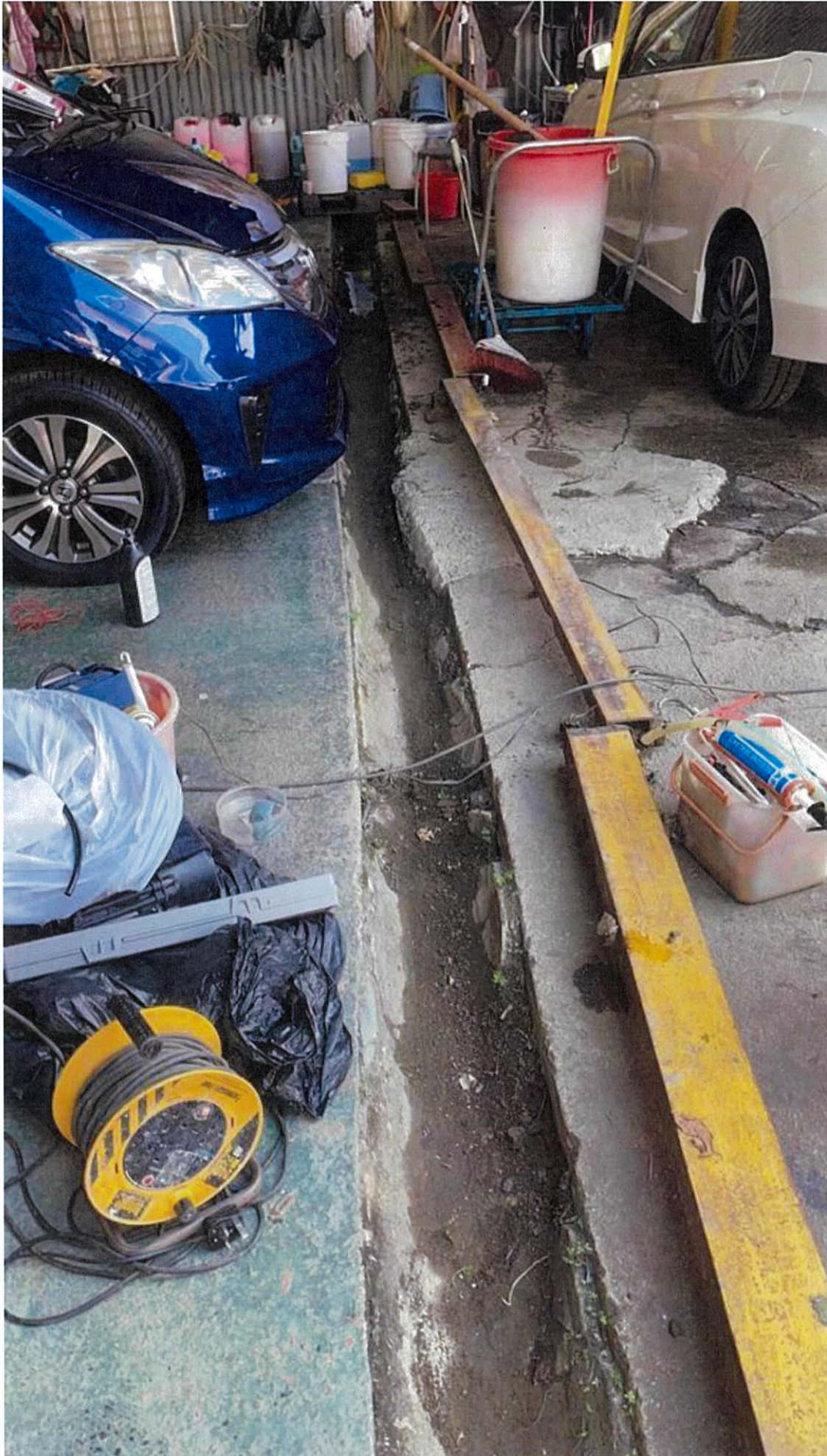
Goldrich Planners & Surveyors Ltd.

Plan 6a
(P 19072)

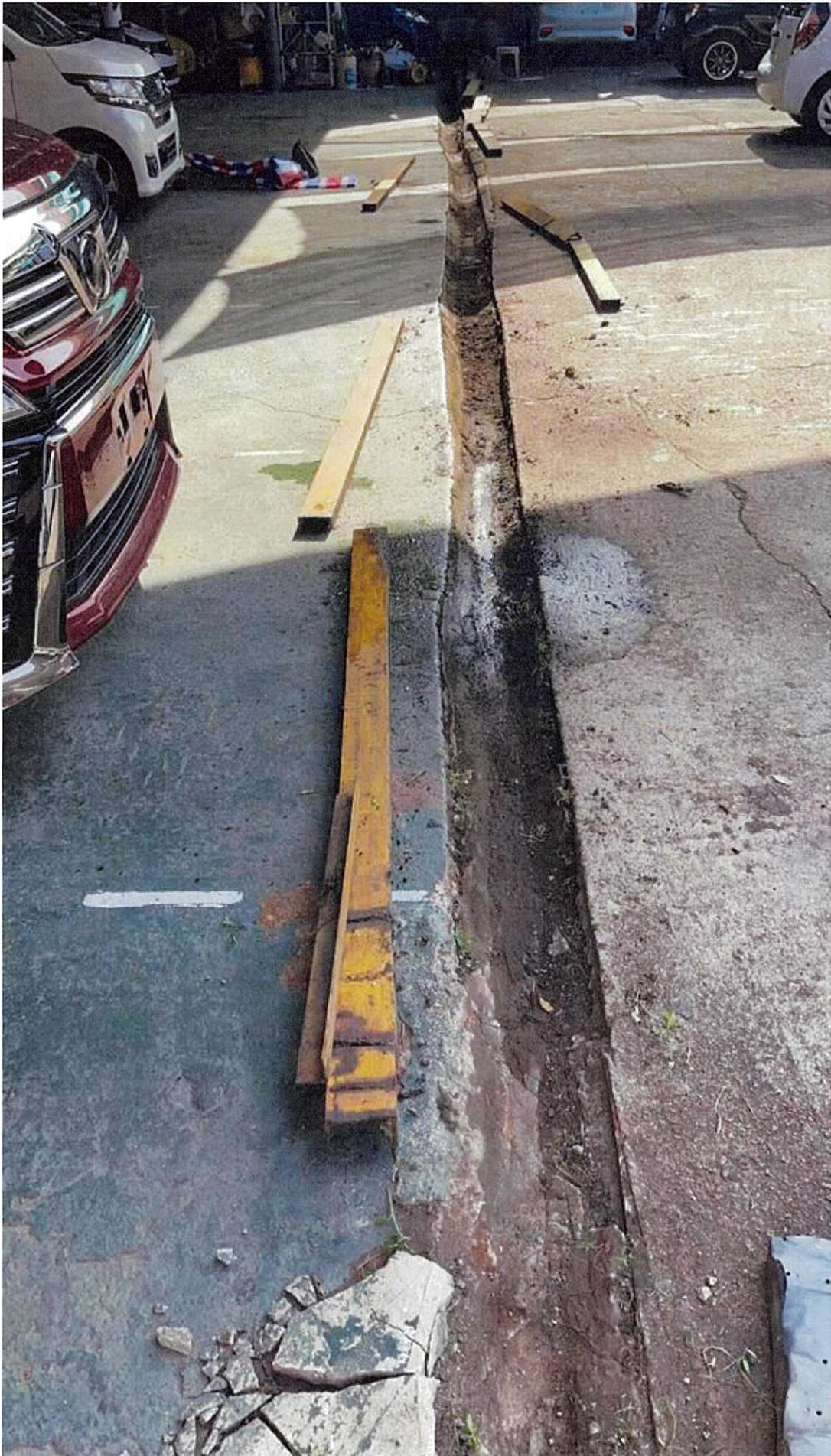
(Drainage proposal approved under previous application No. A/YL-KTS/851)

Lots 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part) and Adjoining Government Land in D.D.106,
Ng Ka Tsuen, Kam Sheung Road, Kam Tin,
Yuen Long, New Territories

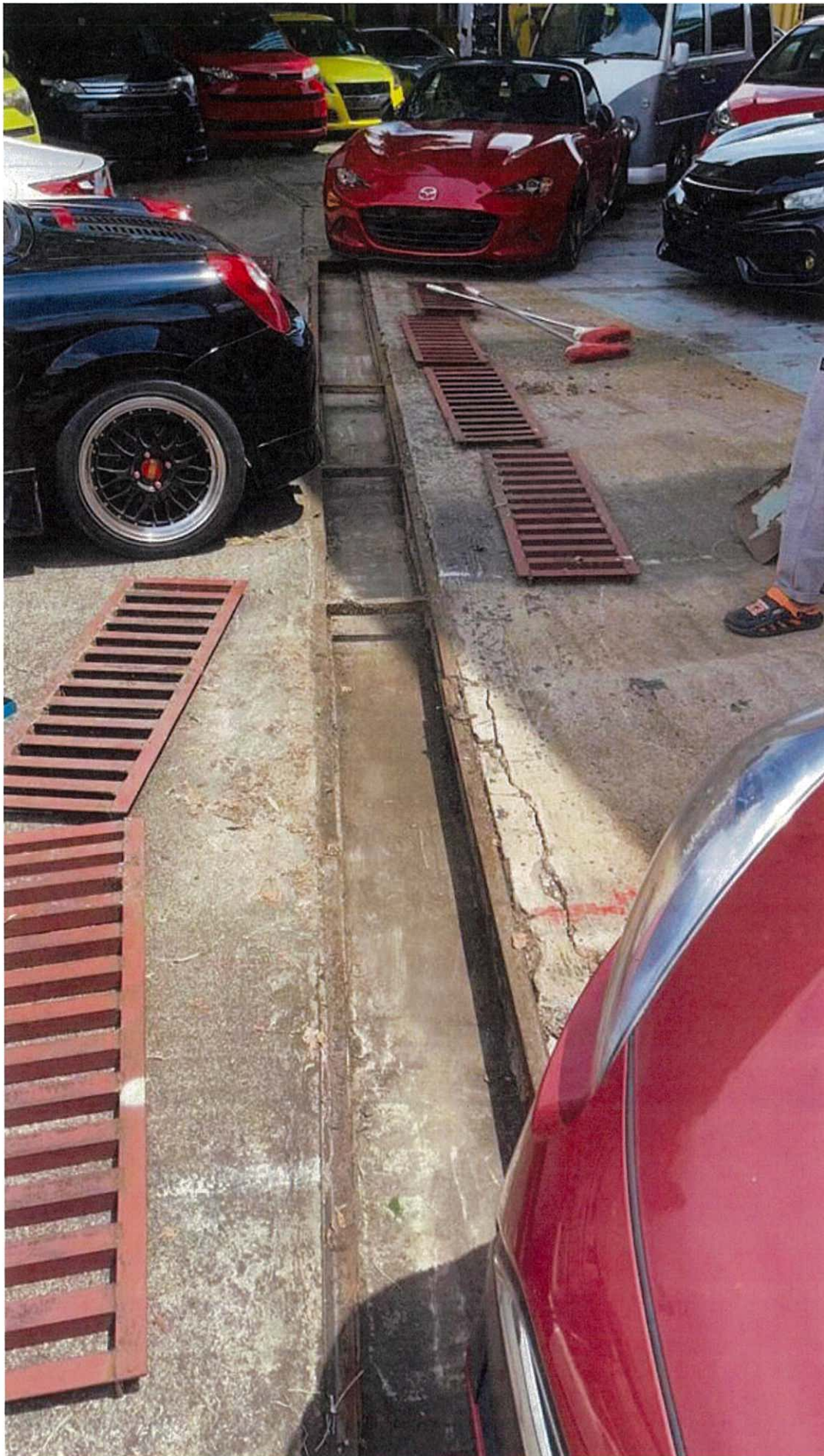
Viewpoint 1



Viewpoint 2



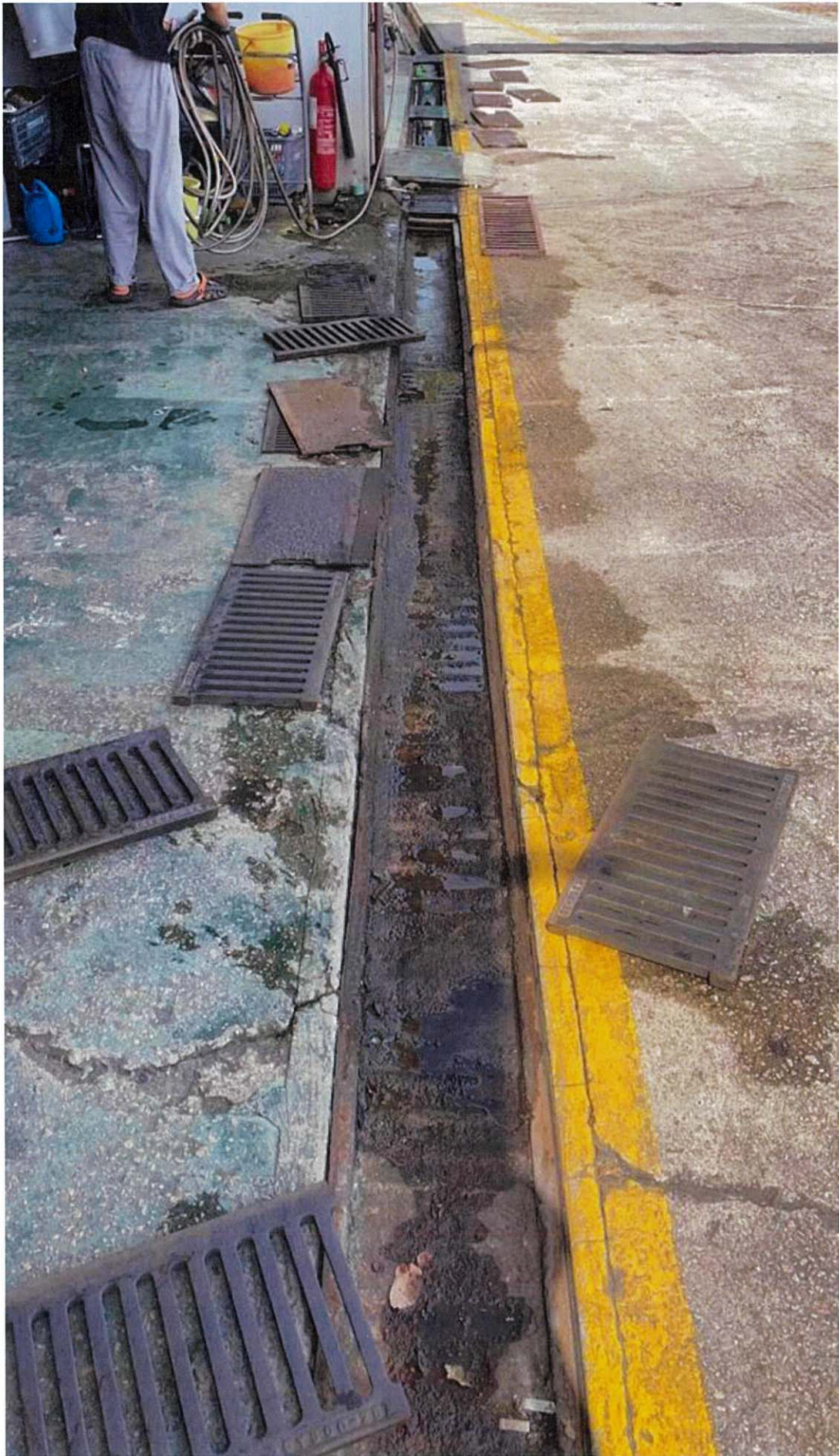
Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8



金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTS/970

Our Ref.: 1

27 July 2023

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**Renewal of Planning Approval for Temporary Shop and Services
for a Period of 3 Years in "Other Specified Uses" annotated "Rural Use" Zone,
Lots 565 (Part), 566 R. P. (Part), 613 (Part) and 616 R. P. (Part) in D. D. 106 and
Adjoining Government Land, Kam Tin, New Territories
(Application No. A/YL-KTS/970)**

We would like to submit a set of valid F. S. 251 certificates to supplement the captioned application for renewal of planning approval. Please see enclosed **Plan 7** for details of fire service installations.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處編號

A

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Lot 565(Part), 566R.P.(part) 613(part), 616R.P.(part) & Adjoining

Government Land in D.D. 106 & adjoining Government Land

Street No./Town Lot :

門牌號數/市地段

Street/Road/Estate Name :

街道/屋苑名稱

Kam Sheung Road

Block :

座

District :

分區

Yuen Long

Area :

地區

☐ HK☐ 香港☐ K☐ 九龍☐ NT☐ 新界Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	5kg CO2 F.E x 18 nos.	G/F	Conforms with FSD requirements	24-Jul-2023	23-Jul-2024

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
Nil			Nil		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
Nil			Nil	

I/We hereby certify that the above
working order in accordance with
Equipment and Inspection, Testing
to time by the Director of Fire Serv本人藉此證明以上之消
合消防處處長不時公佈
及設備之檢查測試及保如證書涉及
或處所當駐This certificate should be
for FSD's inspefor FSD
se only:

pected

Key-in

erified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處檔號

A

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Lot 565(Part), 566R.P.(part) 613(part), 616R.P.(part) & Adjoining

Government Land in D.D. 106 & adjoining Government Land

Street No./Town Lot :

門牌號數/市地段

Street/Road/Estate Name :

街道/屋苑名稱

Kam Sheung Road

Block :

座

District :

分區

Yuen Long

Area :

地區

☐ HK☐ 香港☐ K☐ 九龍☐ NT☐ 新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	Emergency Lighting x 7 nos	G/F	Conforms with FSD requirements	24-Jul-2023	23-Jul-2024
12	Exit Sign x 7 nos	G/F	Conforms with FSD requirements	24-Jul-2023	23-Jul-2024

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
Nil			Nil		

Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
Nil			Nil	

I/We hereby certify that the a
working order in accordance
Equipment and Inspection, Tr
to time by the Director of Fire本人藉此證明以上
合消防處處長不時
及設備之檢查測試如證書涉
或處所1This certificate is
for FSI

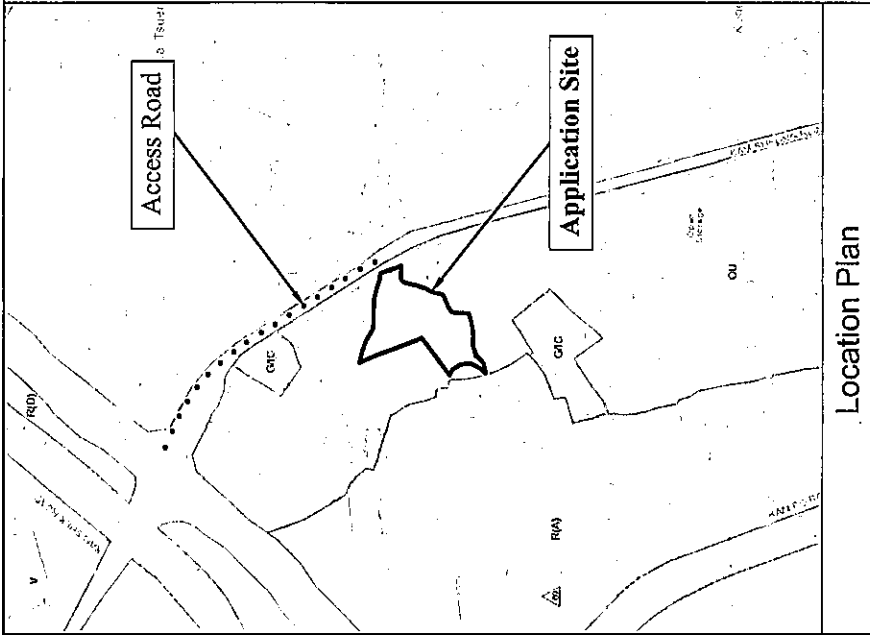
Authorized

For FSD
use only:

Inspected

Key-in

Verified



Location Plan

No.	Use	Covered Area	Floor Area	Height	Storeys
1	Open Shed	624 m ²	624 m ²	7.0 m	1
2	1/F: Office	98 m ²	98 m ²	7.0 m	2
	G/F: Glass Facade Showroom		98 m ²		
3	Open Shed	18 m ²	18 m ²	3.5 m	1
4	Toilet	28 m ²	28 m ²	3.5 m	1
5	Storeroom	15 m ²	15 m ²	3.5 m	1
6	Open Shed	186 m ²	186 m ²	7.0 m	1
7	Office	41 m ²	41 m ²	3.5 m	1
8	Container Office	30 m ²	30 m ²	2.6 m	1
9	Meter Room	6 m ²	6 m ²	4.0 m	1
10	Glass Facade Showroom	48 m ²	48 m ²	4.0 m	1
11	Open Shed	481 m ²	481 m ²	7.0 m	1
12	Container Office	29 m ²	29 m ²	2.6 m	1
13	Container Office	15 m ²	15 m ²	2.6 m	1
14	Container Office	15 m ²	15 m ²	2.6 m	1
Total		890 m ²	890 m ²	7.0 m	1
		2,324 m ²	2,622 m ²		

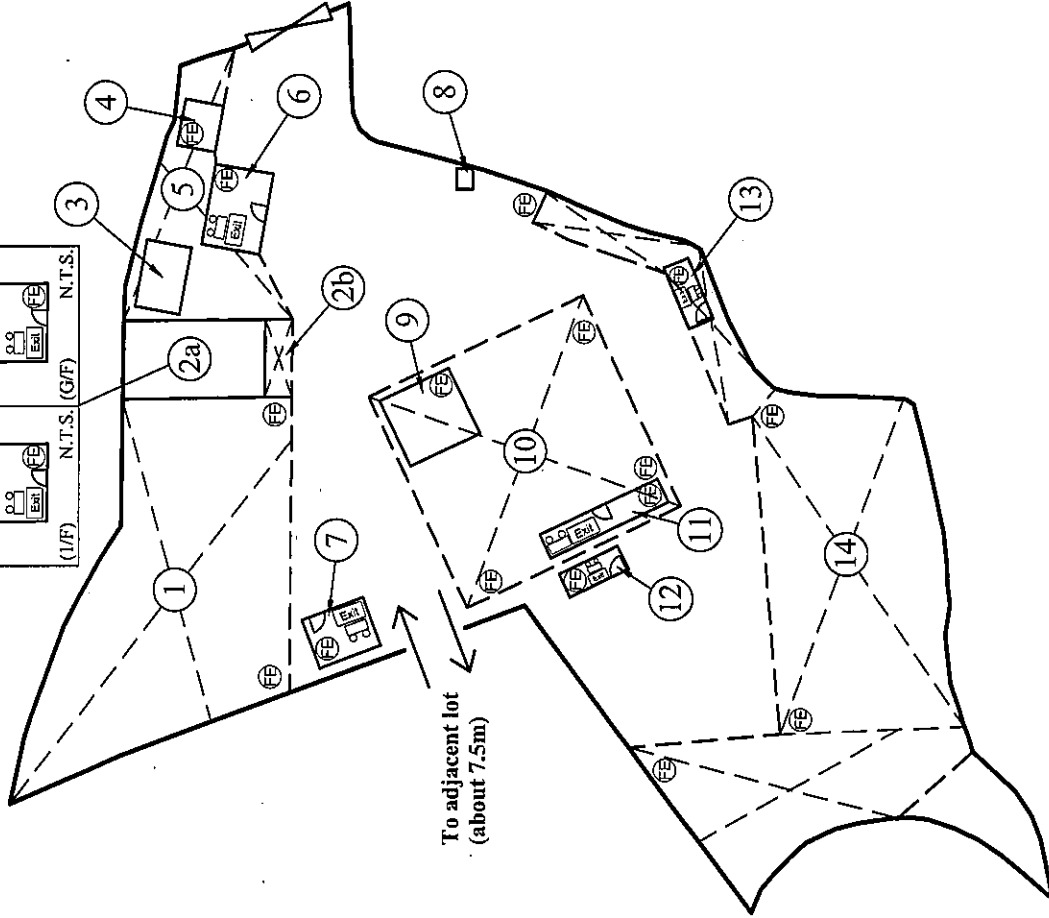
1 : 500

June 2023

Fire Service Installation Proposal for
Current Application No. A/YL-KTS/970

(approved under previous application No. A/YL-KTS/851)
Lots 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part) and Adjoining Government Land in D.D.106,
Ng Ka Tsuen, Kam Sheung Road, Kam Tin,
Yuen Long, New Territories

Site Area (about): 3,985 m²



FS NOTES:

- (i) Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266: Part 1 and BS EN 1838.
- (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.

REMARK:

Legend:

- 5.0公斤二氧化碳 氣體滅火筒 5.0kg CO2 Gas type Fire Extinguisher x 18
- Exit 出口 出口 出口 sign x 7
- 緊急照明燈 Emergency Light x 7

Goldrich Planners &
Surveyors Ltd.

Plan 7
(P 19072)

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTS/970

Our Ref.:

10 August 2023

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (3)

**Renewal of Planning Approval for Temporary Shop and Services
for a Period of 3 Years in "Other Specified Uses" annotated "Rural Use" Zone,
Lots 565 (Part), 566 R. P. (Part), 613 (Part) and 616 R. P. (Part) in D. D. 106 and
Adjoining Government Land, Kam Tin, New Territories
(Application No. A/YL-KTS/970)**

We write to submit further information to respond to comment from the Lands Department conveyed by the Planning Department (Contact person: Mr. Peter NGAN, Tel.: 3168 4047) via e-mail today for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

Further Information (3) for Planning Application No. A/YL-KTS/970**Comments from the Lands Department dated 9.8.2023**

I.	Comments	Responses
1.	No permission is given for occupation of Government Land (GL) included in the Site. Any occupation of GL without Government's prior approval is not allowed.	Noted. The applicant will apply for a Short Term Tenancy for the concerned portions of GL at the Site.
II.	There are unauthorised building works and/or uses on Lot Nos. 565 and 566 R. P. in D. D. 106 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.	Noted. The applicant will apply for a Short Term Waiver for the concerned structures at the Site.

**Relevant Extracts of Town Planning Board Guidelines
on Renewal of Planning Approval and Extension of Time for Compliance with
Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Application covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTS/36	Temporary Open Storage of Motor Vehicles for a Period of 3 Years	20.10.1995
A/YL-KTS/193	Temporary Open Storage of Motor Vehicles for a Period of 3 Years	28.1.2000 [Revoked on 28.10.2000]
A/YL-KTS/253	Temporary Bus Chassis and Coach Park with Ancillary Office for a Period of 3 Years	9.11.2001 [Approved on review for 1 year] [Revoked on 9.2.2002]
A/YL-KTS/275	Temporary Parking of Bus Chassis and New Coach with Ancillary Office for a Period of 3 Years	28.6.2002 [Approved for 2 years] [Revoked on 28.9.2003]
A/YL-KTS/322	Temporary Parking of Bus Chassis and New Coach with Ancillary Parts Assembly for a Period of 3 Years	15.10.2004
A/YL-KTS/340	Temporary Open Storage of New Coaches and New Vehicle Parts for a Period of 3 Years	18.3.2005
A/YL-KTS/406	Temporary Parking of Bus Chassis and New Coach with Ancillary Parts Assembly Uses for a Period of 3 Years	12.10.2007 [Revoked on 12.10.2008]
A/YL-KTS/416	Renewal of Planning Approval for Temporary Open Storage of New Coaches and New Vehicle Parts Use under Application No. A/YL-KTS/340 for a Period of 3 Years	7.3.2008 [Revoked on 7.3.2009]
A/YL-KTS/462	Temporary Parking of Bus Chassis and New Coach with Ancillary Parts Assembly for a Period of 3 Years	27.3.2009
A/YL-KTS/470	Temporary Open Storage of New Coaches and New Vehicle Parts for a Period of 3 Years	7.8.2009 [Revoked on 7.2.2010]
A/YL-KTS/479	Temporary Open Storage of New Coaches and New Vehicle Parts with Ancillary Workshop for a Period of 3 Years	4.12.2009 [Revoked on 4.10.2010]
A/YL-KTS/562	Temporary Parking of Bus Chassis and New Coach with Ancillary Parts Assembly for a Period fo 3 Years	17.8.2012 [on review] [Revoked on 17.2.2013]
A/YL-KTS/569	Temporary Open Storage of New Coaches and New Vehicle Parts with Ancillary Workshop for a Period of 3 Years	16.11.2012 [Approved on review for 1 year] [Revoked on 16.2.2013]

Application No.	Use/Development	Date of Consideration
A/YL-KTS/718	Proposed Temporary Shop and Services (Motor Vehicles Showroom) for a Period of 3 Years	23.12.2016
A/YL-KTS/851	Temporary Shop and Services for a Period of 3 Years	15.9.2020

Rejected Applications

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-KTS/308	Temporary Parking of Bus Chassis and New Coach with Ancillary Office for a Period of 3 Years	30.1.2004	(1) and (2)
A/YL-KTS/317	Parking of Bus Chassis and Coach Workshop with Ancillary Parking and Office for a Period of 3 Years	25.6.2004	(1) and (2)
A/YL-KTS/525	Temporary Open Storage of New Coaches and New Vehicle Parts with Ancillary Workshop for a Period of 3 Years	2.9.2011	(3) and (4)
A/YL-KTS/616	Temporary Open Storage of New Coaches and New Vehicle Parts with Ancillary Workshop for a Period of 1 Year	22.11.2013 [rejected on review 5.9.2014]	(1), (3) and (4)

Rejection Reasons

- (1) The development was incompatible with the surrounding areas.
- (2) There was insufficient information to demonstrate the development would not cause adverse environmental and/or drainage impacts on the surrounding areas.
- (3) The development would frustrate the planning intention of the "OU(RU)" zone.
- (4) The development did not comply with the Town Planning Broad Guideline for "Application for Open Storage and Port Back-up Uses".

Similar s.16 Applications within the same "OU(RU)" Zone in the vicinity of the Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTS/889	Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years	25.6.2021 [Revoked on 25.12.2022]
A/YL-KTS/911	Proposed Temporary Shop and Services for a Period of 5 Years	26.11.2021

Government Departments' General Comments

1. 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 adverse comment on the application from highways maintenance perspective.

2. Environment

Comments of the Director of Environmental Protection Department (DEP):

- no objection to the application; and
- there was no environmental complaint concerning the application site (the Site) received in the past three years.

3. Drainage

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

- no objection in-principle to the application; and
- should the application be approved, the applicant is required to maintain the existing drainage facilities implemented under the previous planning application to the satisfaction of the Director of Drainage Services of the Town Planning Board (the Board).

4. Fire Safety

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

- no objection in-principle to the application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times.

5. Natural Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no comment on the application from natural conservation perspective considering that previous applications for the same use as the current applications were approved by the Rural and New Town Planning Committee of the Board.

6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective; and
- based on the aerial photo of 2022, the Site is located in a miscellaneous rural fringe landscape character comprising temporary structures, vehicle parks, open storage and scattered tree groups. Comparing the aerial photo of 2019 and 2022, there is no significant change to the landscape character of the surrounding area since the last application was approved. According to the proposed layout (**Drawing A-1**), there is no significant change in the layout. Further significant adverse landscape impact within the site arising from the continuous use is not anticipated.

7. **Building Matters**

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

- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

8. **District Officer's Comments**

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

- his office has not received any local's comment on the application and he has no particular comment on the application.

9. **Other Departments**

The following government departments have no objection to / no adverse comment / no comment on the application:

- 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 Electrical and Mechanical Services (DEMS); and
- the Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) the permission is given to the development and structures under application. It does not condone any other developments and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such developments and structures and remove such structures not covered by the permission;
- (b) to resolve any land issues relating to the applied use with the concerned owner(s) of the application site (the Site);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - should planning approval be given to the application, the lots owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structures will be considered. Furthermore, the applicant has to either exclude the Government Land (GL) from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lesser 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 rent or fee, as may be imposed by LandsD; and
 - there are unauthorised building works (UBWs) and/uses on Lot 565 and 566 RP in D.D. 106 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD;
- (d) 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 the Transport Department. The land status of the local access road should be checked with LandsD. 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - any access connecting the Site and Kam Sheung Road is not and shall not be maintained by his office; and
 - adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public road or exclusive road drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicants are 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; and

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

- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority, they are UBWs under the Building Ordinance (BO) and should not be designated for any proposed use under the application;
- for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBWs. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with 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; and
- the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



A/YL-KTS/970 DD 106 Ng Ka Tsuen
27/07/2023 02:58

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

Conditions of 851 and the previous application were not fulfilled.

Members have a duty to inquire into the matter and withhold approval if the operation is currently not in compliance with very basic facilities like fire and drainage.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 6 July 2020 4:12 AM CST
Subject: A/YL-KTS/851 DD 106 Ng Ka Tsuen

A/YL-KTS/851

Lots 565 (Part), 566 (Part), 613 (Part) and 616 RP (Part) in D.D. 106 and Adjoining Government Land, Ng Ka Tsuen, Kam Sheung Road, Yuen Long
Site area : About 3,985sq.m Includes Government Land of about 53sq.m
Zoning : "Other Specified Uses" annotated "Rural Use"
Applied use : Motor Vehicle Showroom / 10 Vehicle Parking

Dear TPB Members,

So here we go again, more than three years on and no doubt PlanD will trot out the same old line it has been using for three decades :

"Although the proposed use was not in line with the planning intention of the "Other Specified Uses" annotated "Rural Use" ("OU(RU)") zone, there was no known programme for permanent development on the site and it was considered not incompatible with the surrounding land uses predominated by open storage/storage yards and warehouses. Approval of the application on a temporary basis **would not frustrate the long-term planning intention of the zone.....**"

Members had no questions.

But now in view of the recent JR HCAL 26/2012 2020 HKCFI 501 members can no longer rely on PlanD recommendations but must ask questions.

Hence, a mere reading of the representation / comment and obtaining advice in

respect thereof do not suffice – the decision maker must have to personally consider them rather than rely on an official's consideration of them: Tickner v Chapman, supra, at 464D-E. Li CJ also said in Oriental Daily, supra, at 868B that "the reasons should show that the issues that arise for serious consideration have been considered ."

So what is THE PLAN for the district? When will development being? Surely it is time for the brownfield use to be reviewed? Members should press for details and timelines. Why is NT carpeted with land use inefficient facilities? The ease with which rolling over brownfield applications without question has become the normal is one of the reasons why so many long promised developments are stalled. Vehicle showrooms should be accommodated in custom built high rise, or underground, facilities.

Auto roll overs are no longer an option.

Mary Mulvihill

From [REDACTED]

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Tuesday, October 11, 2016 2:53:03 AM

Subject: AYL-KTS/718 Ng Ka Tsuen

AYL-KTS/718

Lots 566, 613 and 616RP in D.D.106, Ng Ka Tsuen, Kam Sheung Road, Kam Tin

Site area : 3,715 m²

Zoning ; Rural Use

Applied Use : 10 Vehicle Showroom

Dear TPB Members,

This site has been used for vehicle storage since 1995 despite its zoning. The latest approval was revoked in Feb 2013 but no information is provided with the Gist.

The use is not in line with the planning intention of the "Other Specified Uses" annotated "Rural Use" ("OU(RU)") zone which is intended primarily for the preservation of the character of the rural area. No strong planning justifications have been given in the submission for a departure from the planning intention, even on a temporary basis.

The applied use is not in line with the Town Planning Board Guidelines for 'Designation of "OU(RU)" Zone and Application for Development within "OU(RU)" Zone' (TPB PG-No. 38). The applicant fails to demonstrate that the development would not generate adverse environmental and landscape impacts on the surrounding areas.

The approval of the application would set an undesirable precedent for other similar uses to proliferate into the "OU(RU)" zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

Vehicle storage and show rooms should be sited in high rise commercial/industrial towers complete with large capacity hydraulic lifts and other amenities.

TPB should reject this application so that the site can be returned to its designated use.

Mary Mulvihill

