

Document is received on 16 FEB 2021
Planning Board will formally acknowledge receipt of the application only upon receipt of all 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/9L-NM/913
	Date Received 收到日期	16 FEB 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Empire Motor Ltd

邁達車行有限公司

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

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

N.A

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 2757RP(part), 2758RP(part), 2759(part) 2760, 2761S.A.(part), 2761RP(part), 2762(part) in D.D102 and Adjoining Government Land(GL), Ngau Tam Mei Yuen Long
(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 869 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 234 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)	..... 24 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 Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12
(e) Land use zone(s) involved 涉及的土地用途地帶	Open Storage
(f) Current use(s) 現時用途	Temporary Shop and Services (Sales office for Sale of Goods Vehicles) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

Details of the "current land owner(s)"[#] notified 已獲通知「現行土地擁有人」[#]的詳細資料

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
04/02/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 05/02/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services (Sales office for Sale of Goods Vehicles) (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 years <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	683 .....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	186 .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	N.A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	234 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	234 .....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) :-1 structure of 2 storey Containers: G/F : Store room 1/F: site office, the area of the structure is 96sq.m (48sq.m is overlap of the rainshelter) :- Porch of rainshelter. The size of Porch is 186sq.m and the height of the Porch is 5.3m	
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	3
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	2
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	1
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 Operation restricted to 8 a.m. to 7 p.m. from Monday to Saturday (closed on Sunday 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	<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)) Cross the Kwu Tung Road direct to pathway <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)																															
	No 否	<input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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"/>
On environment 對環境	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>Nil</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

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

7. Justifications 理由

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

We are doing business at the site over 15 years. We find that the site is suitable for our business nature. It can also help the community of this area, such as commercial activities and employment. There is no adverse impact to others when we doing business in these years. Therefore, we apply this area for "Temporary shop and services (Sales Office for Sale of Goods Vehicles)" to continue our business.

The total area of the application have been changed and is smaller than pervious application (A/YL-NTM/344). It is because our business drop down over 50% in Yr 2020 cause by Covid-19 . Although the area is smaller but the site is still suitable to run our business. As per our application will approve, we must follow all the requirements of the concern departments.

Our previous application (A/YL-NTM/344) was approved by TPB on 14 July 2017, we have complied the below:-

- Landscape proposal approved on 9 Feb 2018
 - Fire service Installation proposal and Fire service Installation approved on 12 Mar 2018
 - Drainage proposal approved on 30 July 2019, since the implementation of the drainage proposal have not complied on the specified date. Therefore, our application #A/YL-NTM/344 was revoked by TPB. We would like to re-submit the application with the Drainage proposal.
- We would like application can get approval again .

8. Declaration 聲明

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

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

Signature
簽署

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

NG SEE YAN (PEGGY)

Clerk

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

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

Others 其他

on behalf of
代表

Empire Motor Ltd

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

Date 日期

05 Jan 2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2757RP(part), 2758RP(part), 2759(part) 2760, 2761S.A.(part), 2761RP (part) 2762(part) in D.D102 and Adjoining Government Lan (GL), Ngua Tam Mei Yuen Long
Site area 地盤面積	869sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 24 sq. m 平方米 □ About 約)
Plan 圖則	Approved Ngan Tam Mei Outline Zoning Plan No. S/YL-NTM/12
Zoning 地帶	Open Storage
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services (Sales office for Sale of Goods Vehicles)

(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	234 <input checked="" 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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(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	5.3 m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		3 2 1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 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		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Appendix 1

(B: - e) Approval condition :

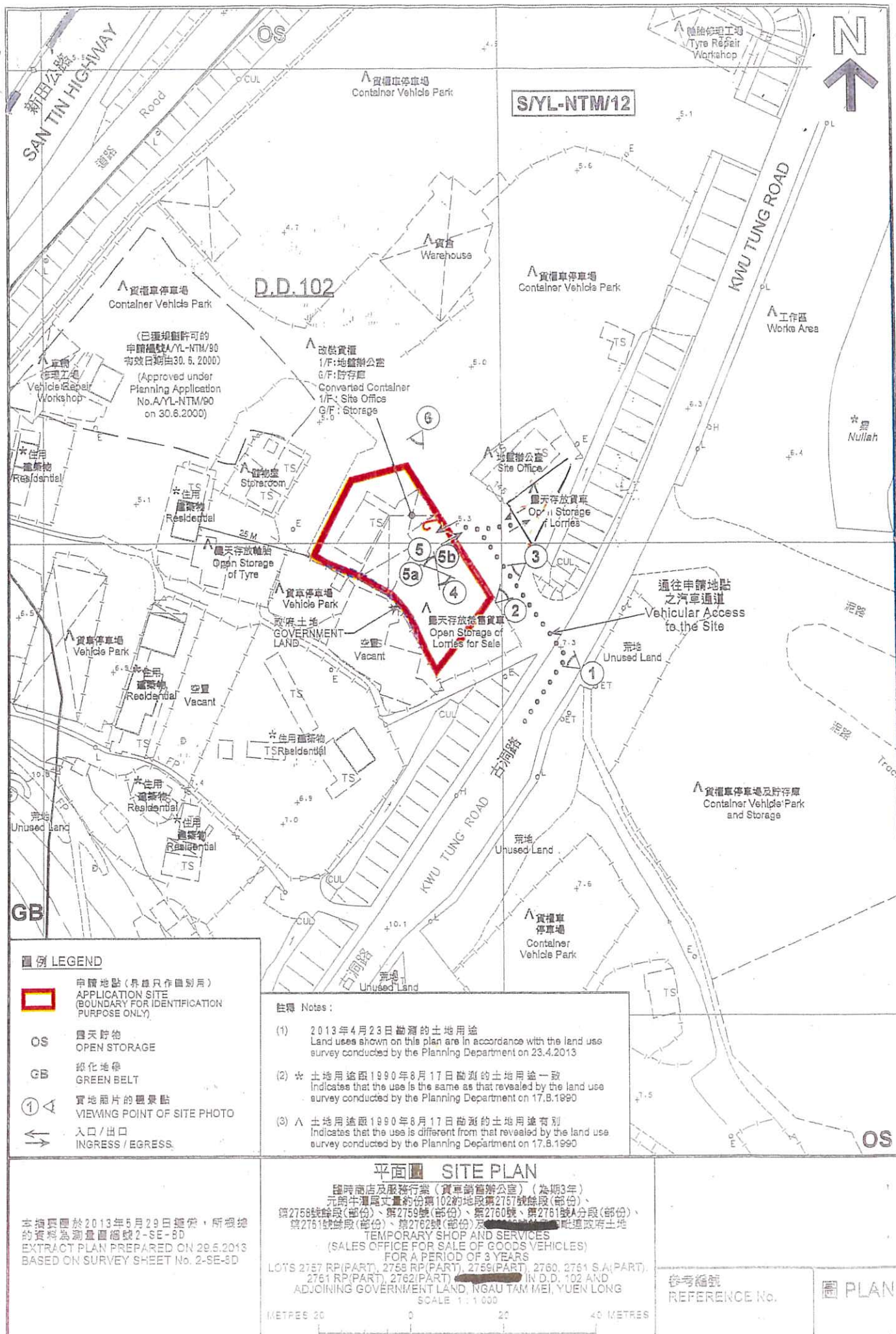
Reason for non complete condition (g)

We have failed to comply with condition (g) :-

First, the project delayed due to the busy of the contractor. They cannot meet our schedule and we have push the contractor as possible as we can. However, the project still cannot finish by schedule.

Second, this project is more complicate than before need to spend more time to finish the job.

On 11 March 2020, rec'd the letter from Town Planning Board inform our EOT not allowed and application has already been revoked on the same date.



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
- OS 露天貯物
OPEN STORAGE
- GB 綠化地帶
GREEN BELT
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 入口 / 出口
INGRESS / EGRESS

註釋 Notes:

- (1) 2013年4月23日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 23.4.2013
- (2) ☆ 土地用途與1990年8月17日勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 17.8.1990
- (3) △ 土地用途與1990年8月17日勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 17.8.1990

平面圖 SITE PLAN

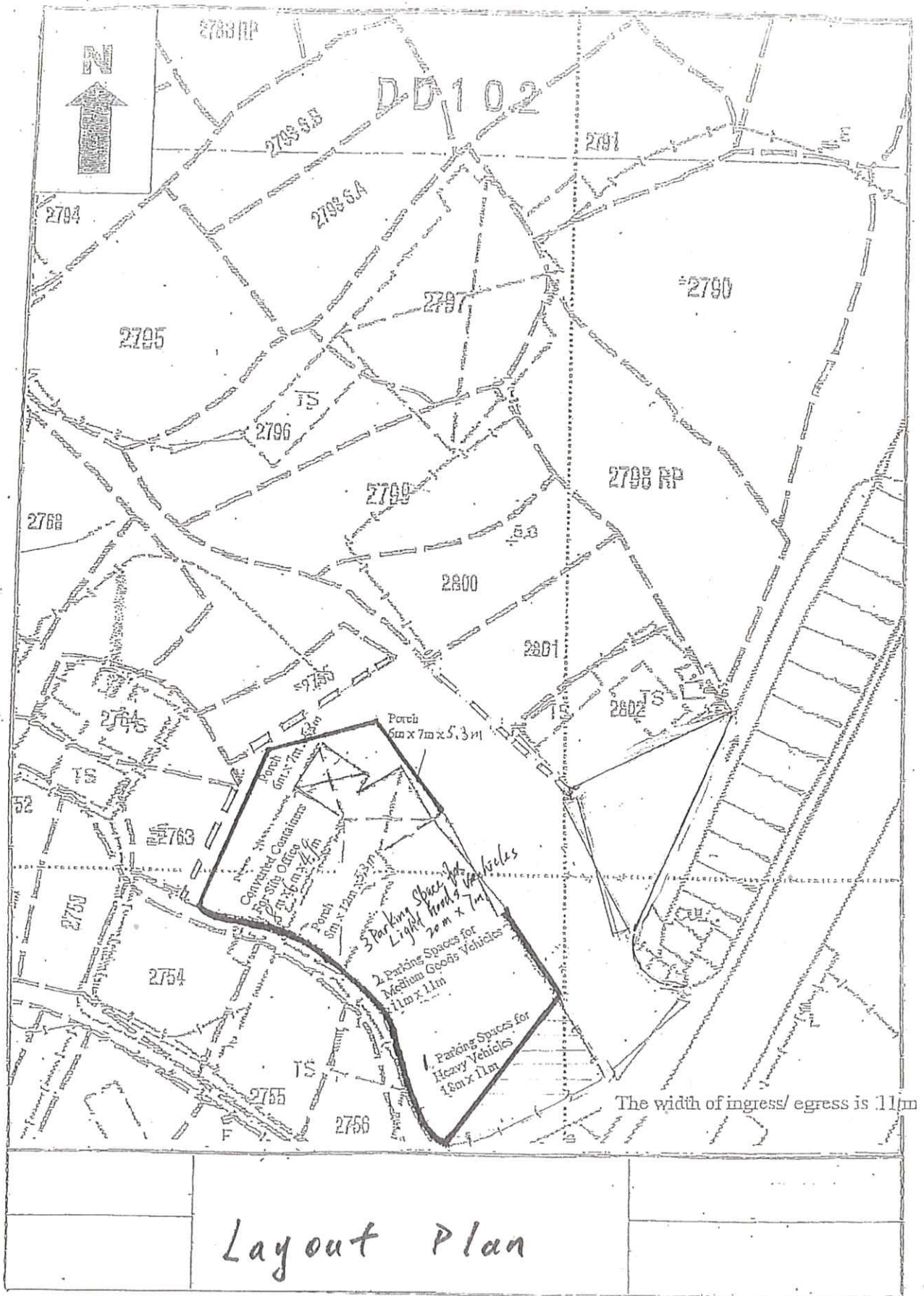
臨時商店及服務行業 (貨車銷售辦公室) (為期3年)
元朗牛潭屋丈量約份第102地段第2757號餘段(部份)、
第2758號餘段(部份)、第2759號(部份)、第2760號、第2761號A分段(部份)、
第2761號餘段(部份)、第2762號(部份)及第2763號(部份)所屬政府土地
TEMPORARY SHOP AND SERVICES
(SALES OFFICE FOR SALE OF GOODS VEHICLES)
FOR A PERIOD OF 3 YEARS
LOTS 2757 RP(PART), 2758 RP(PART), 2759(PART), 2760, 2761 SA(PART),
2761 RP(PART), 2762(PART) 及 2763(PART) 在 D.D. 102 AND
ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG
SCALE 1:1 000

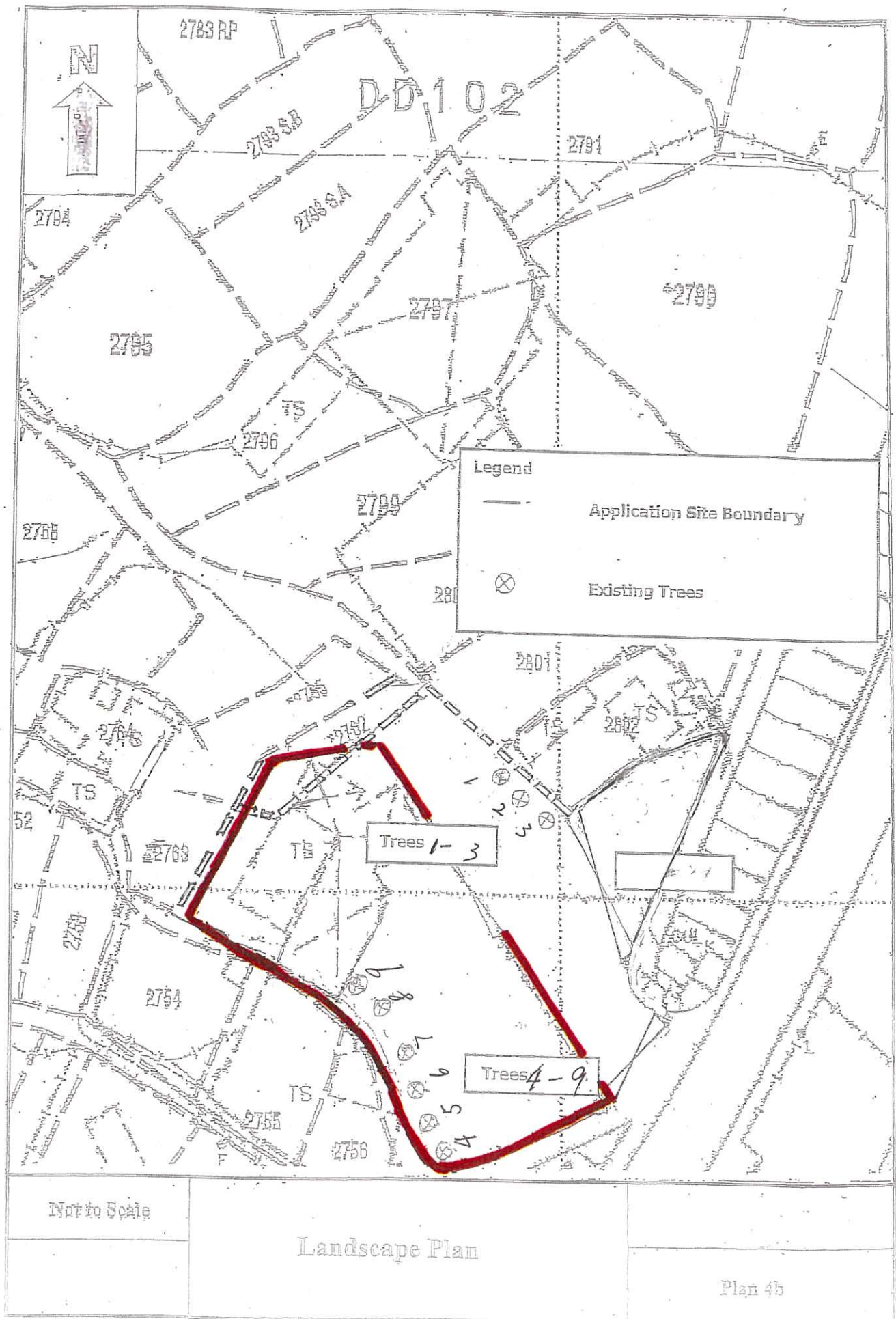
本圖係根據於2013年5月29日繪製，所繪製
的資料為測量圖編號2-SE-8D
EXTRACT PLAN PREPARED ON 29.5.2013
BASED ON SURVEY SHEET No. 2-SE-8D

參考編號
REFERENCE No.

圖 PLAN

METRES 20 0 20 40 METRES





邁達車行有限公司

EMPIRE MOTOR LIMITED

寫字樓：

通訊處：

電話

Date : 04 Jan 2021

Town Planning Board
15/F, North Point Government Office,
333 Java Road,
North Point, Hong Kong

Dear Madam/Sirs,

The Trees Preservation Proposal

Temporary Shop and Services (Sales Office for Sale of Goods Vehicles) for a Period of 3 Years in “Open Storage” zone, Lots 2757 RP (Part), 2758 RP, 2759, 2760, 2761 S.A, 2761 RP, 2762 (Part) in D.D. 102 and Adjoining Government Land, Ngau Tam Mei, Yuen Long.

Tree Preservation Proposal:-

We have planted 9 trees (Ficus Microcarpa) in this area (see attached Landscape Plan) before the application. We will:

- Trees should be taller than the boundary fence when planted and not less than 2.75m in height.
- Trees will be planted in 2 m wide and 1 m deep with existing and good quality soil mixture planting area and at 3 to 4 m interval and at a distance of approximately 600mm from the boundary fence.
- Preserve all existing trees particularly mature trees as far as possible
- Construct a fence or kerb at a minimum distance of 1m around the planting areas a guard against damage to the trees. Prevent vehicles reversing into the planting areas.
- Leave at least 1m between the trees and any impermeable surfacing, and 3m between trees and buildings.
- Will get approval from TPB for any fell of existing trees within the site.
- No cut or damage the tree roots, stem/trunk or branches
- No change the soil /ground level around trees
- No store materials or park vehicles within 1m of any tree to prevent damage to

tree trunks and branches by stored materials, compaction of soil by heavy material and contamination of soil from stored chemicals

- No attach fencing, signs or cables to trees.


Landscape proposals implementation :-

- Once the landscape proposal is approved, we will carry out the works without delay.
- All landscape works must be completed before the expiry of the relevant time limit for compliance as specified in the planning permission.
- We are ensure regular maintenance, especially adequate watering, of the plants to keep them in good condition. Replacement of dying or dead plants will be necessary during the planning approval period.

And we enclose the photographs of our condition of application

Thank you for your attention. If you have any further enquiries, please do not hesitate to contact Miss Peggy Ng a.

Yours faithfully,
For and on behalf of
Empire Motor Ltd

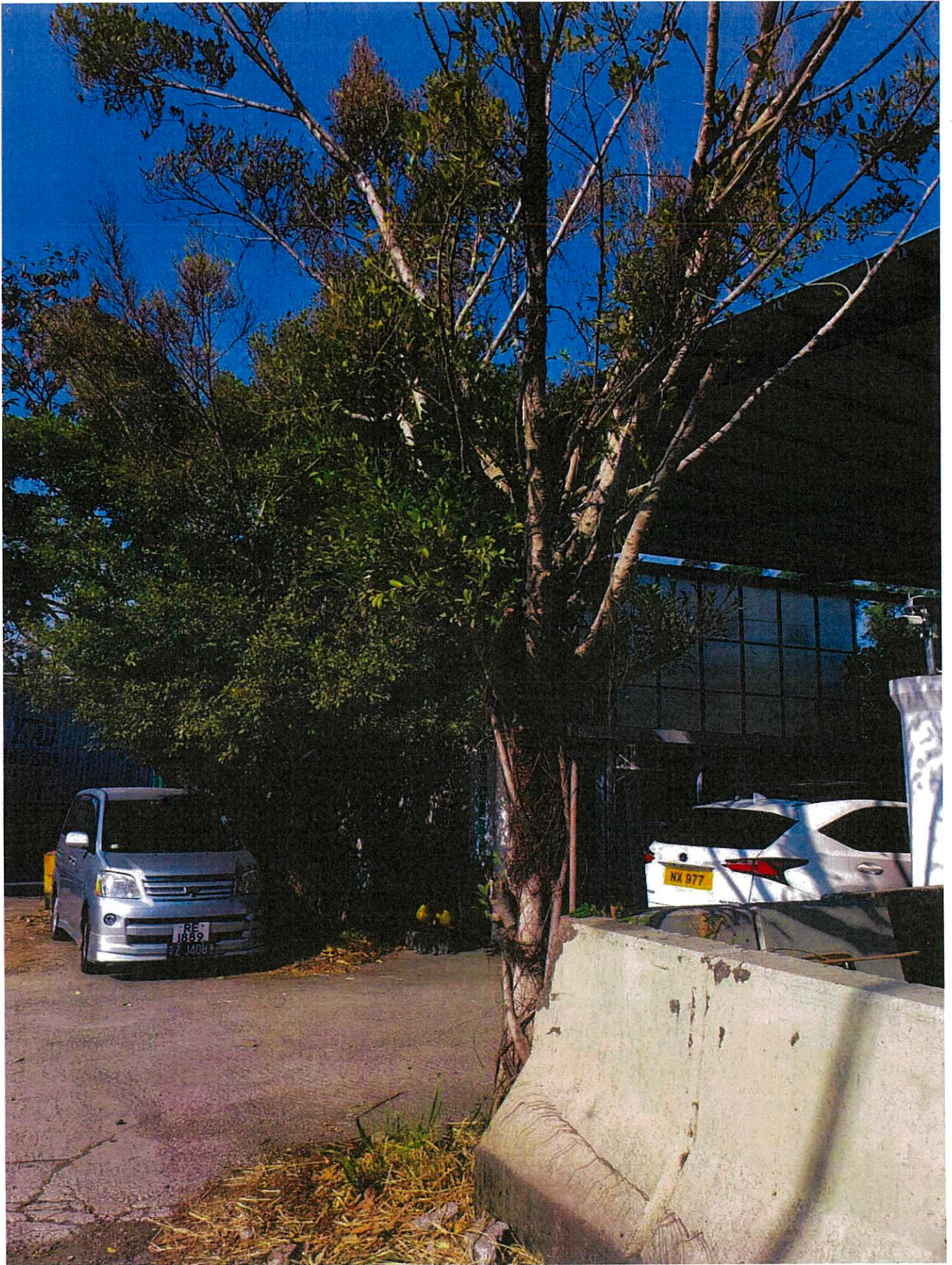

Peggy Ng





Tree #1

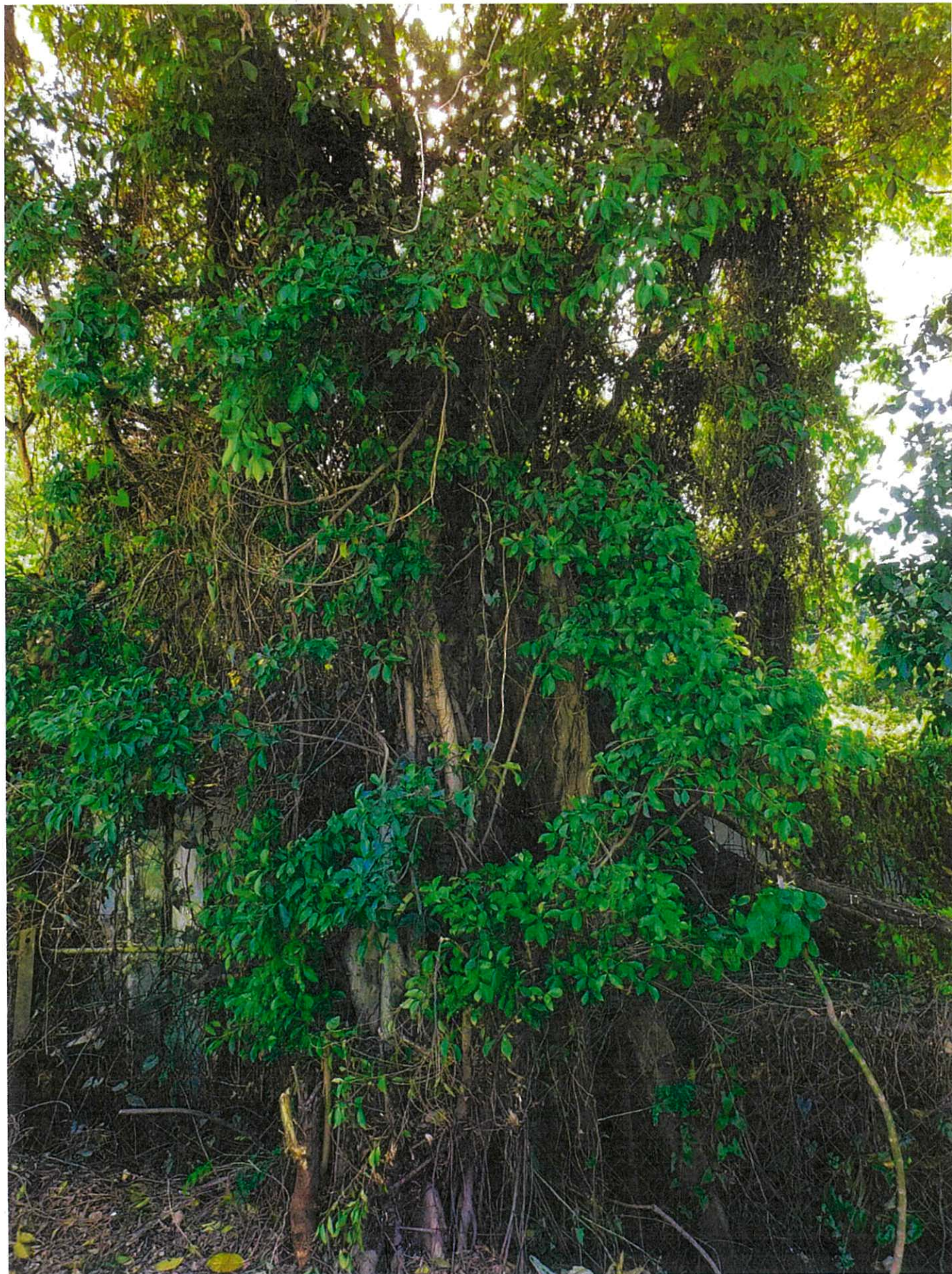
TRBB #2



Tree #3



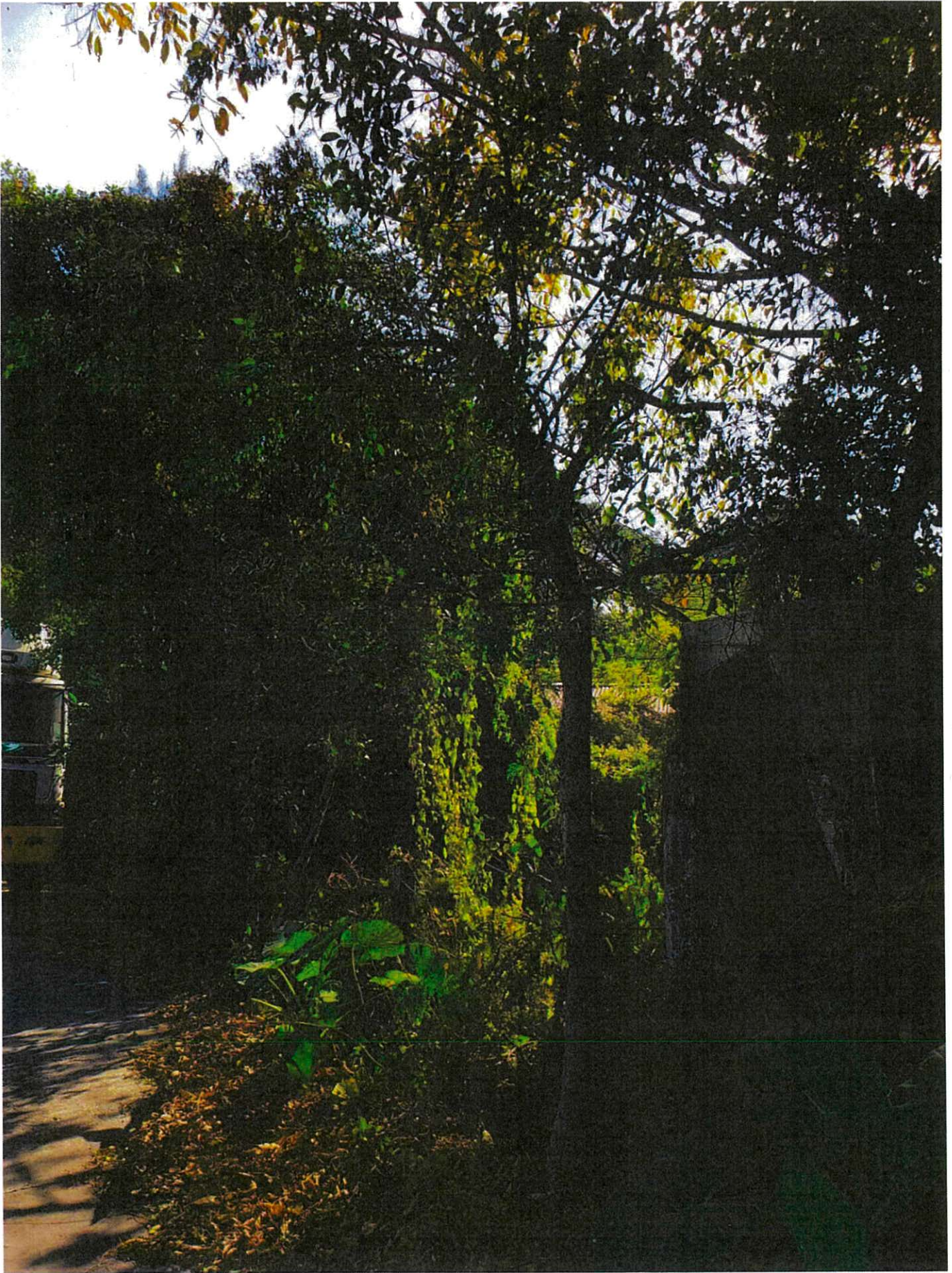
TREE #4



Tree #5



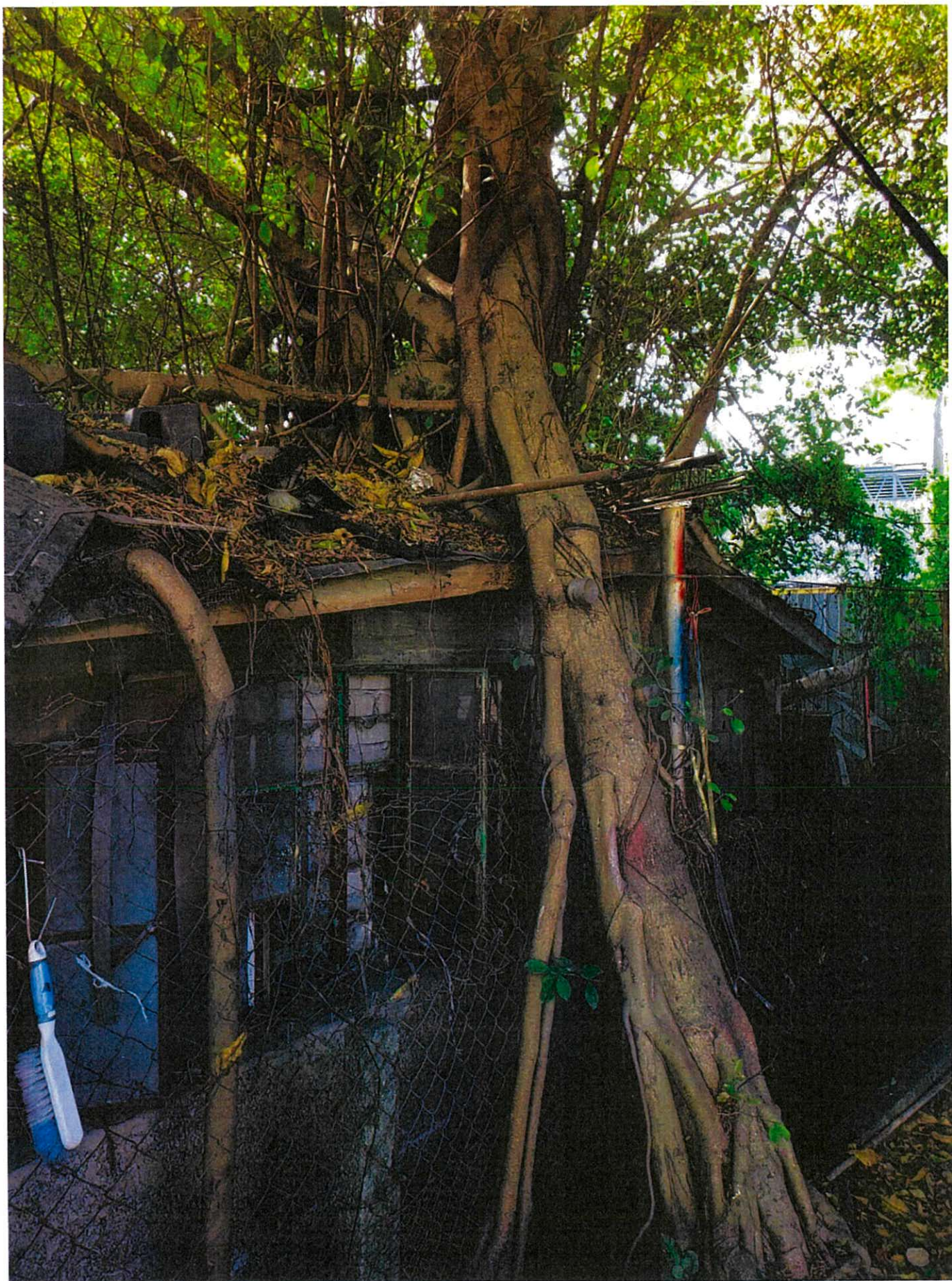
Tree
#6



Tree #7



↓
Tree # 8



TRBT # 9

DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)
in Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT

Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

CONTENTS

DRAINAGE IMPACT ASSESSMENT

- 1.0 Introduction
- 2.0 The Drainage Proposal
- 3.0 Maintenance of the Proposed Stormwater Drainage Systems.
- 4.0 Conclusion

APPENDIX A

- Assessment Assumptions
- Calculation

APPENDIX B

- Plan No. D-01
- Typical Catch-pit Detail C 2405I
- Typical Sandtrap Detail DS 1025B

**Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

1.0 INTRODUCTION

- 1.1 This site is located at **Various Lot in D.D. 102**, Ngau Tam Mei, Yuen Long. The site is accessed from Kwu Tung Road. The total **Site Area** is about **820m²**.
- The enclosed **Plan no. D-01-revB** is a **drainage proposal** for the application site which also shows the condition of its surrounding areas.
- 1.2 The proposed use of the site is **Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)** for a Period of 3 years.

2.0 THE DRAINAGE PROPOSAL

- 2.1 Main access of the site is from the east via shared access road connecting with Kwu Tung Road. The site is formed into two portions with a village shared access road in the middle.
- 2.2 There is an existing village channel DH running along south-east of the site, along Kwu Tung Road collecting the runoff of from surrounding areas. Such channel DH discharges to main government nullah at about 50m east of the site through various existing underground pipes.
- 2.2 The west portion of Site (Catchment area 1) is paved with concrete and formed with ground level slightly higher than the peripheral lands. Catchment area 1 mainly has a fall towards north as shown.
- There is an existing system of drainage serving the Site - DB flowing from south of site via CP2, and collect at CP1 ; and DA flowing along north site boundary, and collect at CP1;
- CP1 discharge to existing village chaneel DD through existing underground pipe DC.
- Per request of DSD, a new 300m U-channel DK will be formed along the higher east site boundary. There is an existing boundary wall of 1m high to prevent infiltration and outflow of rain water to and from Kwu Tung Road at east side.
- 2.3 Various temporary storage sheds were erected on the site.
- 2.4 Catchment areas formed, and flow pattern is summarized as follows:
- 2.5 Site - Catchment Area 1 – Temporary shop and services, Goods Vehicles Park. Paved with concrete, runoff to discharge from south to north to **channel DB and DA**.

Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

Adjacent Catchment Area 3 – shared access road, public space. Paved with concrete, runoff mainly collected by **channel DA**.

Adjacent Catchment Area 4 – shared access road, public space. Paved with concrete, runoff mainly collected by **channel DB**.

Adjacent Catchment Area 5 – Paved with concrete, public space. Runoff mainly collected by **channel DD**

Adjacent Catchment Area 6 – Paved with concrete, public space. Runoff mainly collected by **channel DD**

2.6 Schedule of storm water channels / channels formed / used on site:

Existing DA - 450mm width x 450mm depth rectangular open concrete channel.
Existing DB - 450mm width x 450mm depth rectangular open concrete channel.
Existing DC – 450mm diameter concrete pipe.
Existing DD - 300mm width x 500mm depth rectangular open concrete channel.
New DK - 300mm shallow surface channel

Existing DH – Dredged open channel of 2.5m / 1m Width x 1.0m Depth.

2.7 By calculation, drainage **DA, DB and DC** will adequately handle outfall from **Catchment area 1 (Site) and adjacent catchment area 3, 4**. Where new surface channel DK will have minimum flow (fall mainly towards DA, DB only).

Drainage **DD** will adequately handle outfall from **Catchment area 1, adjacent catchment area 3, 4, 5 and 6**.

2.8 Outfall from **Application Site (Catchment area 1)**, **adjacent catchment area 3, 4, 5 and 6** will only occupy **3.377%** of **Village Channel DH**'s current capacity. Village Channel will adequately handle outfall from Application Site and adjacent catchment area 3, 4, 5 and 6.

2.9 Village Channel DH will discharge all outfall to government nullah at east of the Site / DH.

Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

3.0 MAINTENANCE OF THE PROPOSED STORMWATER DRAINAGE SYSTEMS

- 3.1 The applicant of the Application Site will undertake the following construction / maintenance works for the proposed drainage system at his own costs.
- 3.2 The Applicant would identify the owner of the existing drainage facilities (Portion of Village Channel DH) and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drain, District Officer (Yuen Long East) would be consulted.
- 3.3 Inspection, cleansing and desilting will be carried out regularly and before / after the rainy season each year to ensure the drainage facilities function efficiently. Since the system is designed to operate under gravity, the maintenance will be straightforward.

4.0 CONCLUSION

- 4.1 This drainage impact assessment is primarily based on existing drainage system provided and peripheral drainage system of the site. This report aims to record and report the actual site condition and audit the soundness of the provisions. The stormwater drainage system is in a simple manner without jeopardizing the neighboring drainage system and environment. All assumptions made were on conservative side of uniform flow in size and gradient.
- 4.2 The drainage assessment has also considered future temporary structure / storage shed to be erected, and we have already advised the drainage handling pattern of the discharge (storage shed to discharge to the open channel according to the fall pattern / split of catchment of the site. From calculation, the site drainage and the existing channels are adequate to handle these run off.
- 4.3 From this assessment, it can be concluded that the proposed drainage will have no adverse impacts to the site and surrounding areas -- upstream, downstream and adjacent catchment of the site. Flooding susceptibility will not be increased to the downstream and the peripherals of the site.

DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

**Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

Appendix A

CALCULATION

DRAINAGE IMPACT ASSESSMENT

ASSUMPTIONS OF CALCULATION

Assessment is carried out in accordance with the guidelines given in the **Stormwater Drainage Manual** of the Drainage Service Department:

1. **Design Return Period** is 1 in 50 years for the proposed usage.

2. To determine **Rainfall Intensity** (i)

$$t_o = \text{Time of Concentration}$$

$$= 0.14465 L / (H^{0.2} A^{0.1})$$

$$L = \text{distance on plan of total fall}$$

$$H = \text{average slope (m per 100m) along total fall}$$

$$A = \text{Catchment Area}$$

$$i = \text{Rainfall Intensity} \quad \text{in mm/hr (based on Gumbel Solution)}$$

$$= a / (t_o + b)^c \quad \text{(a,b,c are storm constants from Table 3 of Manual)}$$

3. **Peak Runoff** (Q_p) is calculated from Rational Method.

$$Q_p = 0.278 C i A$$

$$C = \text{Runoff Coefficient}$$

$$= 1.0 \quad \text{(Concrete Paved)}$$

$$= 0.7 \quad \text{(Unpaved area - crush stone / sandy soil)}$$

$$= 0.25 \quad \text{(Grassland - heavy soil)}$$

(percentage may apply for mixed surface)

$$i = \text{Rainfall Intensity}$$

$$A = \text{Catchment Area}$$

4. For **Hydraulic Analysis**, uniform open channel flow is assumed and Manning's Equation is used.

$$V = R^{1/6} / n (RS)^{1/2}$$

Where,

$$R = \text{Hydraulic Radius (m)}$$

$$= A/P$$

$$n = \text{Manning's Coefficient} \quad (m^{1/2}/s)$$

eg. 0.030 (for Dredged-earth Channels)

$$S_f = \text{Friction gradient} \quad (\text{dimensionless})$$

Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

Check Impact of Drainage on Channel DA, DB, DD, DE, DF and DG

Channel DA runs along the eastern edge of catchment area 1 (west portion of application site)
Channel DB runs along the northern edge of catchment area 1 (west portion of application site)
Underground pipe DC connects channel DA, DB to channel DD.
Channel DD runs along the southern edge of adjacent catchment area 6
Channel DG runs along the western edge of catchment area 1 (west portion of application site)

Runoff from channel DD will be discharged to Village Channel DH and finally be discharged to Government Nullah along Kwu Tung Road.

1) Calculation of Catchment Areas & Adjacent Catchment Areas

- Catchment Area 1, are paved by concrete (i.e. runoff coefficient $C = 1$)
- Adjacent Catchment Areas 3, 4, 5, 6 are paved by concrete. (i.e runoff coefficient $C = 1$)

Catchment Area 1 (Site) :

$$\begin{aligned} &= 820 \text{ m}^2 \quad (\text{approx.}) \\ &= 0.00082 \text{ km}^2 \end{aligned}$$

Time of Concentration

$$\begin{aligned} t_o &= 0.14465 \text{ L} / (H^{0.2} A^{0.1}) \\ &= 0.14465 (35) / \\ &\quad [(1.143)^{0.2} (0.00082)^{0.1}] \\ &= 10.032 \text{ min.} \end{aligned}$$

$$\begin{aligned} i &= 687 / (t_o + 4.2)^{0.42} \\ &= 225.206 \text{ mm/h} \end{aligned}$$

Peak runoff

$$\begin{aligned} Q_p &= 0.278 C i A \\ &= 0.278(1)(225.206)(0.00082) \\ &= \mathbf{0.0513 \text{ m}^3 / \text{ sec}} \\ &= 3,080 \text{ L / min} \end{aligned}$$

Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

<p>Adjacent Catchment Area 3 (Shared access Road) :</p> <p>= 300m² (approx.) = 0.0003km²</p> <p>Time of Concentration to = 0.14465 L / (H^{0.2} A^{0.1}) = 0.14465 (17) / [(1.176)^{0.2} (0.0003)^{0.1}] = 5.357min.</p> <p>i = 687 / (to + 4.2)^{0.42} = 266.206 mm/h</p> <p>Peak runoff Qp = 0.278 C i A = 0.278(1)(266.206)(0.0003) = 0.0222m3/ sec = 1,332 L / min</p>	<p>Adjacent Catchment Area 4 (Shared access Road) ::</p> <p>= 207m² (approx.) = 0.00027 km²</p> <p>Time of Concentration to = 0.14465 L / (H^{0.2} A^{0.1}) = 0.14465 (17) / [(1.176)^{0.2} (0.00019)^{0.1}] = 5.608min.</p> <p>i = 687 / (to + 4.2)^{0.42} = 263.330 mm/h</p> <p>Peak runoff Qp = 0.278 C i A = 0.278(1)(263.330)(0.000207) = 0.0152m3/ sec = 911 L / min</p>
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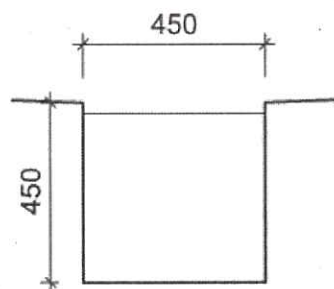
<p>Adjacent Catchment Area 5 (Site) :</p> <p>= 320m² (approx.) = 0.00032 km²</p> <p>Time of Concentration to = 0.14465 L / (H^{0.2} A^{0.1}) = 0.14465 (20) / [(1)^{0.2} (0.00032)^{0.1}] = 6.489</p> <p>i = 687 / (to + 4.2)^{0.42} = 254.183 mm/h</p> <p>Peak runoff Qp = 0.278 C i A = 0.278(1)(254.183)(0.00032) = 0.0226m3/ sec = 1,357 L / min</p>	<p>Adjacent Catchment Area 6 (Site) :</p> <p>= 510m² (approx.) = 0.00051 km²</p> <p>Time of Concentration to = 0.14465 L / (H^{0.2} A^{0.1}) = 0.14465 (22) / [(0.909)^{0.2} (0.00032)^{0.1}] = 6.992</p> <p>i = 687 / (to + 4.2)^{0.42} = 249.777 mm/h</p> <p>Peak runoff Qp = 0.278 C i A = 0.278(1)(249.777)(0.00051) = 0.0354m3/ sec = 2,125 L / min</p>
--	--

Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

2) Check Capacity of Drainage DA

- Drainage DA will take 30% of the runoff from catchment area 1 and runoff from Adjacent Catchment Area 3
- Drainage DA is made of concrete and thus has a manning coefficient (n) of 0.013
- runoff from DK is minimal since site has fall towards west and DK is a highest point, and that edge of site is bounded by a 1m height fence wall, stopping runoff from neighbouring village land

$$\begin{aligned}
 \text{Total Distance of drainage DA} &= 40 \text{ m} \\
 \text{Invert Level Difference} &= 4.8 - 4.4 \\
 &= 0.4 \text{ m} \\
 \text{Sf} &= \text{gradient} \\
 &= 0.4 / 40 \\
 &= \mathbf{0.01} \\
 &= 1: 100
 \end{aligned}$$



$$\begin{aligned}
 A &= \text{Cross sectional area of channel (minimum)} \\
 &= 0.45 \times 0.45 \\
 &= 0.2025 \text{ m}^2
 \end{aligned}$$

$$\begin{aligned}
 R &= \text{Hydraulic Radius} \\
 &= A/P \\
 &= 0.2025 / [0.45 + 0.45 + 0.45] \\
 &= 0.150 \text{ m}
 \end{aligned}$$

$$\begin{aligned}
 V &= R^{1/6} / n (RSf)^{1/2} \\
 &= [(0.150)^{1/6} / (0.013)] [(0.150)(0.01)]^{1/2} \\
 &= 2.171 \text{ m/sec}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total Flow capacity of Drainage DA} &= A \times V \\
 &= 0.2025 \times 2.171 \\
 &= \mathbf{0.440 \text{ m}^3/\text{sec}}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total Peak Run off from 30\% of Catchment Area 1 and Adjacent Catchment Area 3} &= 0.0513 \times 30\% + 0.0222 \\
 &= \mathbf{0.0376 \text{ m}^3/\text{sec} < 0.440 \text{ m}^3/\text{sec} \text{ OK}}
 \end{aligned}$$

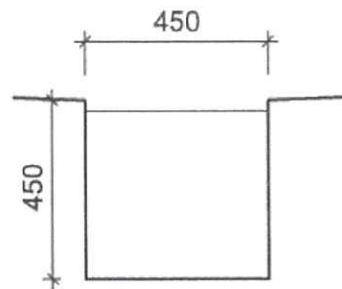
Note: Capacity of this Drainage Channel DA is **adequate** to handle flow from **30% of Catchment Area 1 plus Adjacent Catchment Area 3**.

Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

5) Check Capacity of Drainage DB

- Drainage DB will take 70% of the runoff from catchment area 1 and runoff from Adjacent Catchment Area 4
- Drainage DB is made of concrete and thus has a manning coefficient (n) of 0.013

$$\begin{aligned}
 \text{Total Distance of drainage DB} &= 64 \text{ m} \\
 \text{Invert Level Difference} &= 4.9 - 4.4 \\
 &= 0.5 \text{ m} \\
 \text{Sf} &= \text{gradient} \\
 &= 0.5 / 64 \\
 &= \mathbf{0.00781} \\
 &= 1: 128
 \end{aligned}$$



$$\begin{aligned}
 A &= \text{Cross sectional area of channel (minimum)} \\
 &= 0.45 \times 0.45 \\
 &= 0.2025 \text{ m}^2
 \end{aligned}$$

$$\begin{aligned}
 R &= \text{Hydraulic Radius} \\
 &= A/P \\
 &= 0.2025 / [0.45 + 0.45 + 0.45] \\
 &= 0.150 \text{ m}
 \end{aligned}$$

$$\begin{aligned}
 V &= R^{1/6} / n (RSf)^{1/2} \\
 &= [(0.150)^{1/6} / (0.013)] [(0.150)(0.00781)]^{1/2} \\
 &= 1.919 \text{ m/sec}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total Flow capacity of Drainage DB} &= A \times V \\
 &= 0.2025 \times 1.919 \\
 &= \mathbf{0.389 \text{ m}^3/\text{sec}}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total Peak Run off from 70% of Catchment Area 1 and Adjacent Catchment Area 4} &= 0.0513 \times 70\% + 0.0152 \\
 &= \mathbf{0.0511 \text{ m}^3/\text{sec} < 0.389 \text{ m}^3/\text{sec} \text{ OK}}
 \end{aligned}$$

Note: Capacity of this Drainage Channel DA is **adequate** to handle flow from **70% of Catchment Area 1** plus **Adjacent Catchment Area 4**.

Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

Check Capacity of Drainage DC

- Drainage DC will take the runoff from catchment area 1, Adjacent Catchment Area 3 and 4.
- Drainage DC is a circular concrete pipe (underground)
(i.e. manning coefficient = 0.013)

$$\begin{aligned}\text{Total Distance of drainage DC} &= 13 \text{ m} \\ \text{Invert Level Difference} &= 4.3 - 4.1 \\ &= 0.4 \text{ m} \\ \text{Sf} &= \text{gradient} \\ &= 0.4 / 13 \\ &= 0.308 \\ &= 1:65\end{aligned}$$

$$\text{Diameter D} = 0.450 \text{ m}$$

$$\begin{aligned}\text{Hydraulic Mean Depth HMD} &= 0.291 \times D \\ &= 0.291 \times 0.45 \\ &= 0.13095\end{aligned}$$

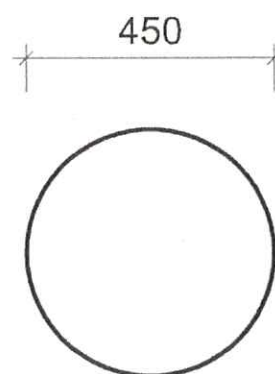
$$\begin{aligned}\text{Area of Flow, A (m}^2\text{)} &= 3.1416 \times (D/2)^2 \\ &= 3.1416 \times (0.45/2)^2 \\ &= 0.159\end{aligned}$$

$$\begin{aligned}\text{Velocity V (m/s)} &= 1/n \times \text{HMD}^{2/3} \times \text{Sf}^{1/2} \\ &= 1/0.013 \times (0.13095)^{2/3} \times (0.308)^{1/2} \\ &= 2.460\end{aligned}$$

$$\begin{aligned}\text{Total flow Capacity of D5} &= A \times V \\ &= 0.159 \times 2.460 \\ &= 0.391 \text{ m}^3/\text{sec}\end{aligned}$$

$$\begin{aligned}\text{Total peak run off from Catchment Area 1, Adjacent Catchment Area 3 and 4} &= 0.0513 + 0.0222 + 0.0152 \\ &= 0.0887 \text{ m}^3/\text{sec} < 0.391 \text{ m}^3/\text{sec} \quad \text{OK}\end{aligned}$$

Note: Capacity of this Drainage Channel DC is adequate to handle flow from Catchment Area 1, Adjacent Catchment Area 3 and 4.



Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

5) Check Capacity of Drainage DD

- Drainage DD will take the runoff from drainage DC (Catchment area 1, Adjacent Catchment Area 3, 4) and Adjacent Catchment Area 5, 6.
- Drainage DD is made of concrete and thus has a manning coefficient (n) of 0.013

$$\begin{aligned}
 \text{Total Distance of drainage DD} &= 31 \text{ m} \\
 \text{Invert Level Difference} &= 4.1 - 3.7 \\
 &= 0.4 \text{ m} \\
 \text{Sf} &= \text{gradient} \\
 &= 0.4 / 31 \\
 &= \mathbf{0.0129} \\
 &= 1: 77.5
 \end{aligned}$$

$$\begin{aligned}
 A &= \text{Cross sectional area of channel (minimum)} \\
 &= 0.3 \times 0.5 \\
 &= 0.15 \text{ m}^2
 \end{aligned}$$

$$\begin{aligned}
 R &= \text{Hydraulic Radius} \\
 &= A/P \\
 &= 0.15 / [0.5 + 0.3 + 0.5] \\
 &= 0.115 \text{ m}
 \end{aligned}$$

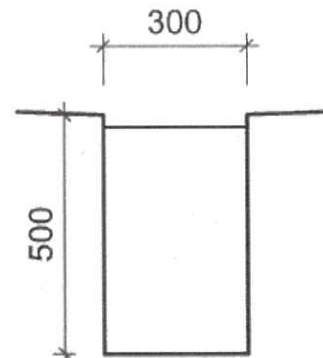
$$\begin{aligned}
 V &= R^{1/6} / n (RSf)^{1/2} \\
 &= [(0.115)^{1/6} / (0.013)] [(0.115)(0.00129)]^{1/2} \\
 &= 2.071 \text{ m/sec}
 \end{aligned}$$

Total Flow capacity of Drainage DD

$$\begin{aligned}
 &= A \times V \\
 &= 0.15 \times 2.071 \\
 &= \mathbf{0.371 \text{ m}^3/\text{sec}}
 \end{aligned}$$

Total Peak Run off from Catchment Area 1 and Adjacent Catchment Area 3, 4, 5 and 6

$$\begin{aligned}
 &= 0.0513 + 0.0222 + 0.0152 + 0.0226 + 0.0354 \\
 &= \mathbf{0.147 \text{ m}^3/\text{sec} < 0.371 \text{ m}^3/\text{sec} \text{ OK}}
 \end{aligned}$$

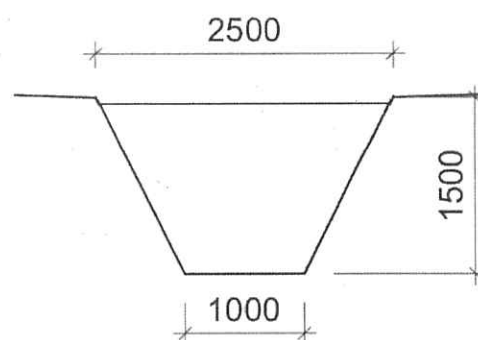


Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

2) Check Capacity of Village Channel DH

- Village Channel DH is dredged and thus has a manning coefficient of 0.03

$$\begin{aligned}
 \text{Total Distance of drainage DH} &= 124\text{m} \\
 \text{Invert Level Difference} &= 3.3 - 2.7 \\
 &= 0.6\text{ m} \\
 \text{Sf} &= \text{gradient} \\
 &= 0.6 / 124 \\
 &= 0.00484 \\
 &= 1: 207
 \end{aligned}$$



$$\begin{aligned}
 A &= \text{Cross sectional area of channel} \\
 &= (2.5 + 1) \times (1.5) / 2 \\
 &= 2.625 \text{ m}^2
 \end{aligned}$$

$$\begin{aligned}
 R &= \text{Hydraulic Radius} \\
 &= A/P \\
 &= 2.625 / [((2.5-1)/2)^2 + (1.5)^2]^{1/2} \times 2 + 1 \\
 &= 0.603\text{m}
 \end{aligned}$$

$$\begin{aligned}
 V &= R^{1/6} / n (RSf)^{1/2} \\
 &= [(0.603)^{1/6} / (0.03)] [(0.603)(0.00484)]^{1/2} \\
 &= 1.655 \text{ m/sec}
 \end{aligned}$$

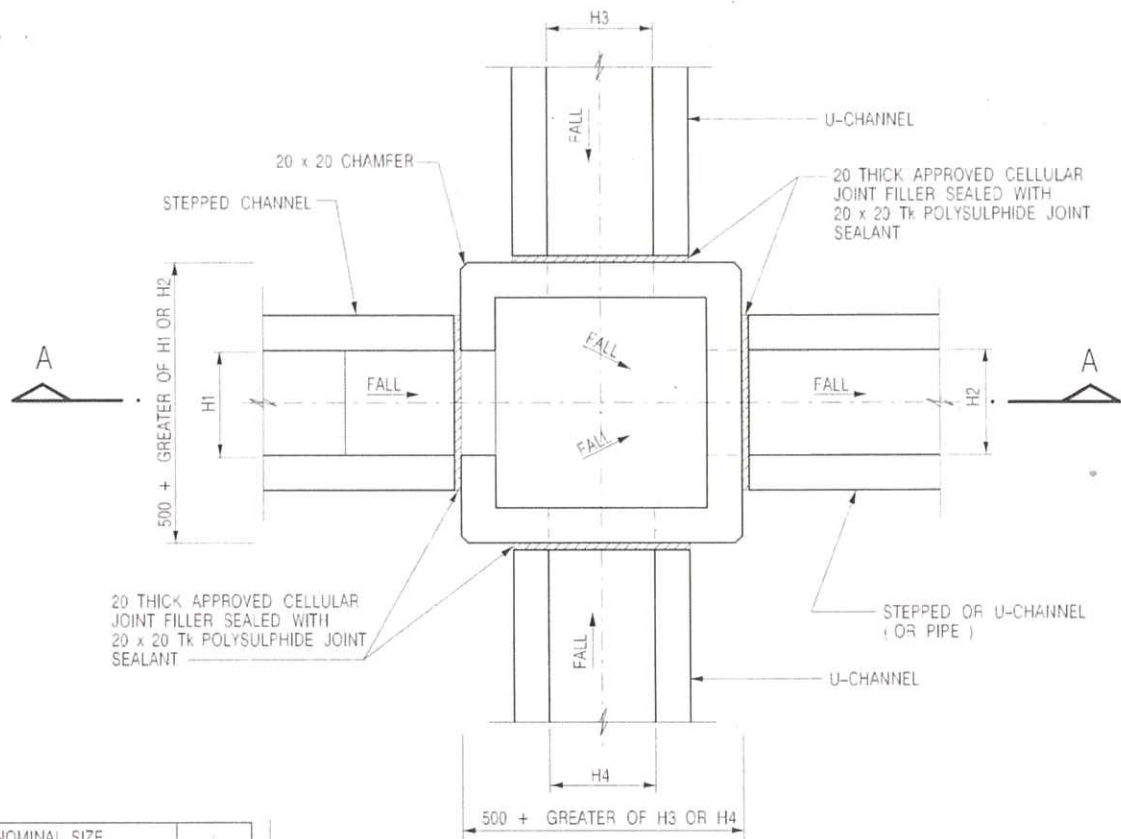
$$\begin{aligned}
 \text{Total Flow capacity of Drainage DH} \\
 &= A \times V \\
 &= 2.625 \times 1.655 \\
 &= 4.344 \text{ m}^3/\text{sec}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total peak run off from Catchment Area 1, 2 and Adjacent Catchment Area 3, 4, 5, 6} \\
 &= 0.0513 + 0.0222 + 0.0152 + 0.0226 + 0.0354 = \\
 &0.147\text{m}^3/\text{sec}
 \end{aligned}$$

Total peak run off from Catchment Area 1, 2 and Adjacent Catchment Area 3, 4, 5, 6 /
Total flow capacity of Village Channel DH

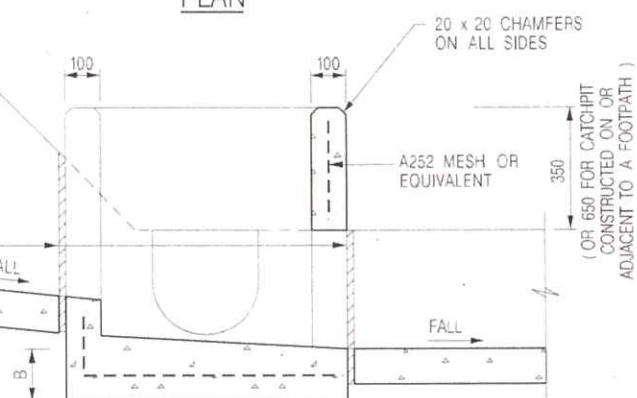
$$\begin{aligned}
 &= 0.147 / 4.344 \\
 &= 3.377\%
 \end{aligned}$$

Note: Capacity of Application site (Catchment area 1) and Adjacent Catchment Area (3, 4, 5, 6) only occupy 3.377% of Village Channel DH's capacity.

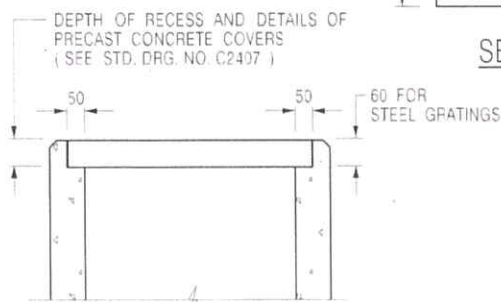


NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES

I	DETAILS OF STEEL GRATINGS AMENDED SHEET 5 ADDED	Original Signed	03.2009
H	DIMENSIONS OF CATCHPIT AMENDED. NOTES ADDED. SHEETS 2 TO 4 ADDED	Original Signed	10.2008
G	"FALL" ON BOTTOM OF CATCHPIT ADDED	Original Signed	05.2005
F	DIMENSION B ADDED	Original Signed	08.2007
E	NAME OF DEPARTMENT AMENDED	Original Signed	01.2005
D	GENERAL REVISION	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

STANDARD CATCHPIT DETAILS



CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

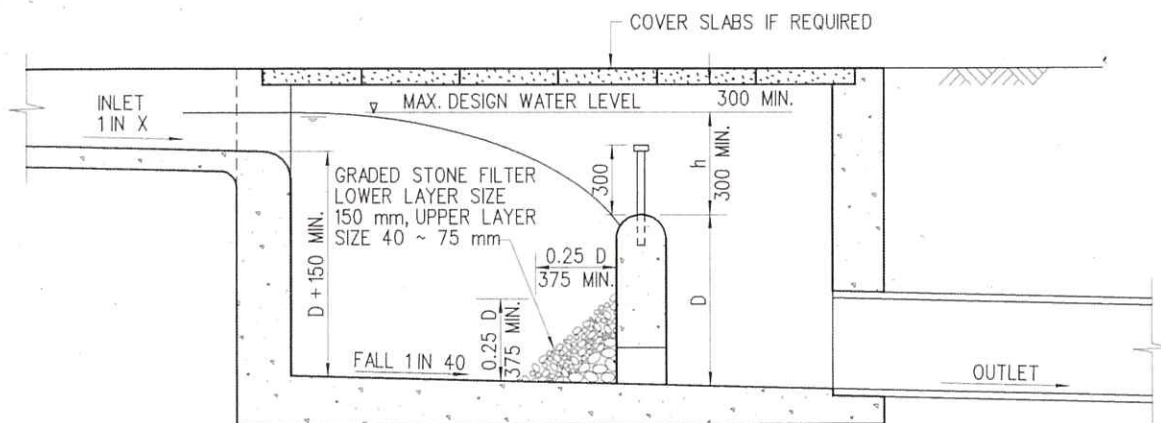
SCALE 1 : 20

DATE JAN 1991

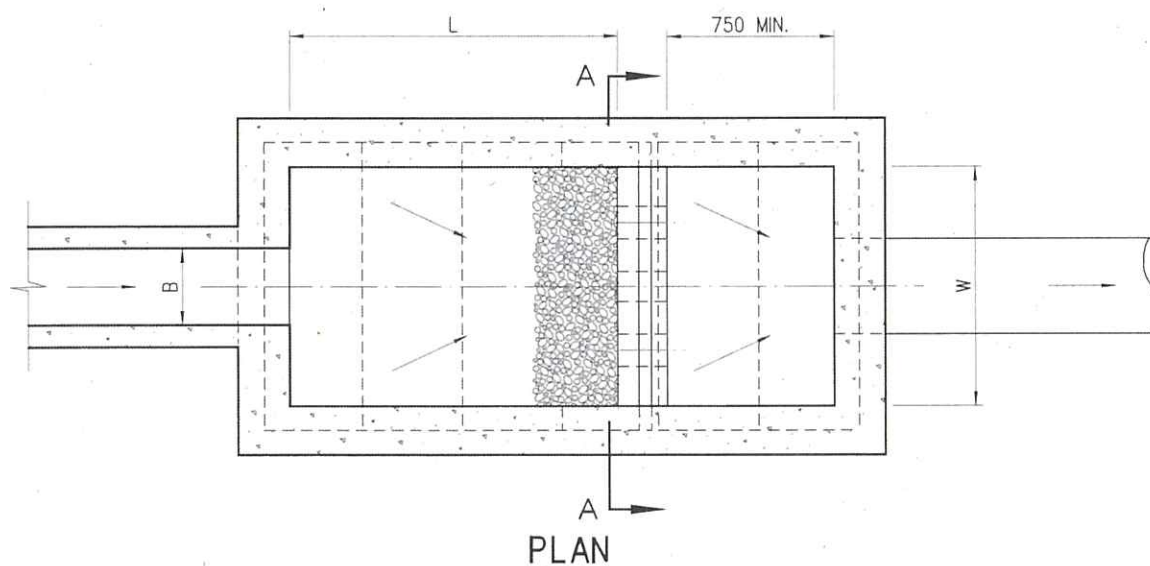
DRAWING NO.

C2405I

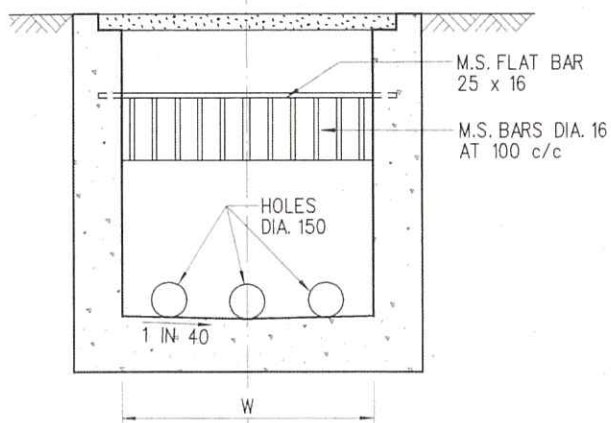
SHEET 1 OF 5



LONGITUDINAL SECTION



PLAN



SECTION A-A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NORMALLY FOR DRAINS OF 900 mm DIA. AND BELOW. FOR BIGGER DRAINS AND STEEP TERRAIN, SAND TRAP SHOULD BE SPECIALLY DESIGNED.
3. SIZE
DEPTH : $D \leq 750$
WIDTH : $W \geq 3B$
LENGTH : $4.8D^{0.67} h^{0.5} X^{0.5} \geq 4B$
4. GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
5. CAPACITY D W L TO BE ACCORDING TO SIZE AND NATURE OF CATCHMENT, PROVIDING DETENTION TIME NOT LESS THAN 5 MINUTES FOR MAX. DESIGN FLOW OF INLET.

B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001
REV.	DESCRIPTION	SIGNATURE	DATE

SAND TRAP

DRAINAGE SERVICES DEPARTMENT

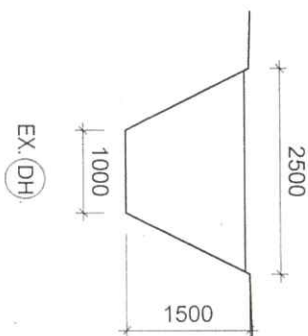
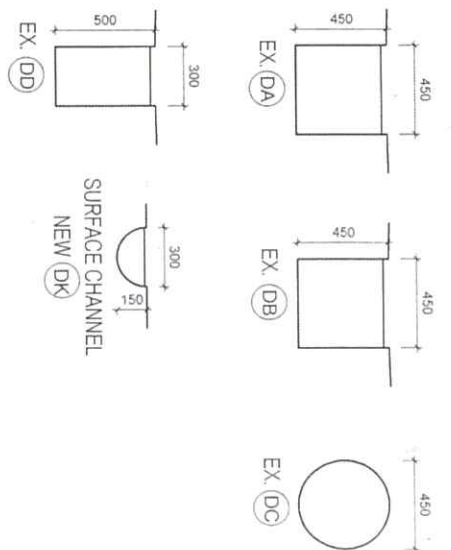
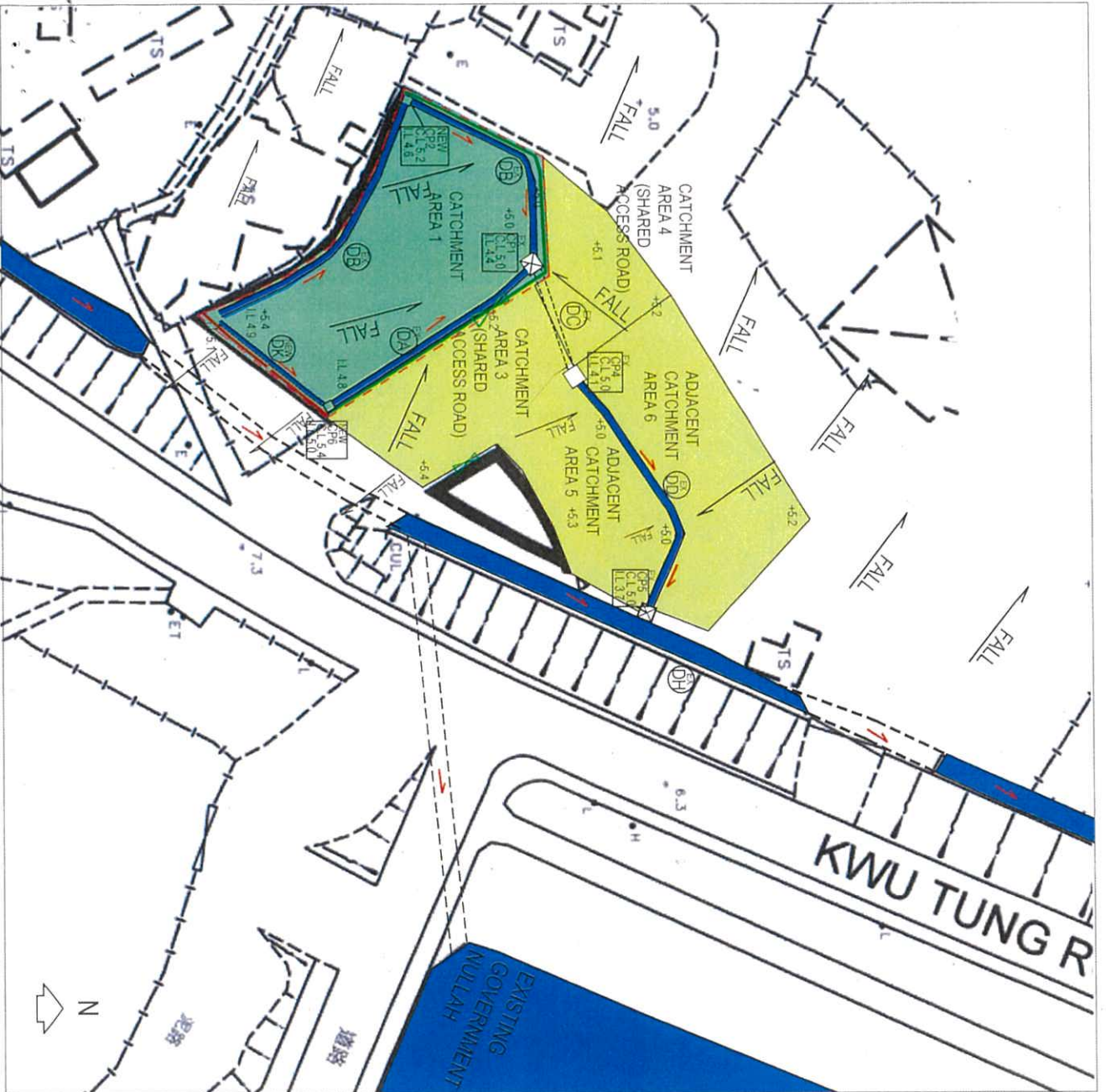
REFERENCE

DRAWING No.

SCALE

DIAGRAMMATIC

DS 1025B

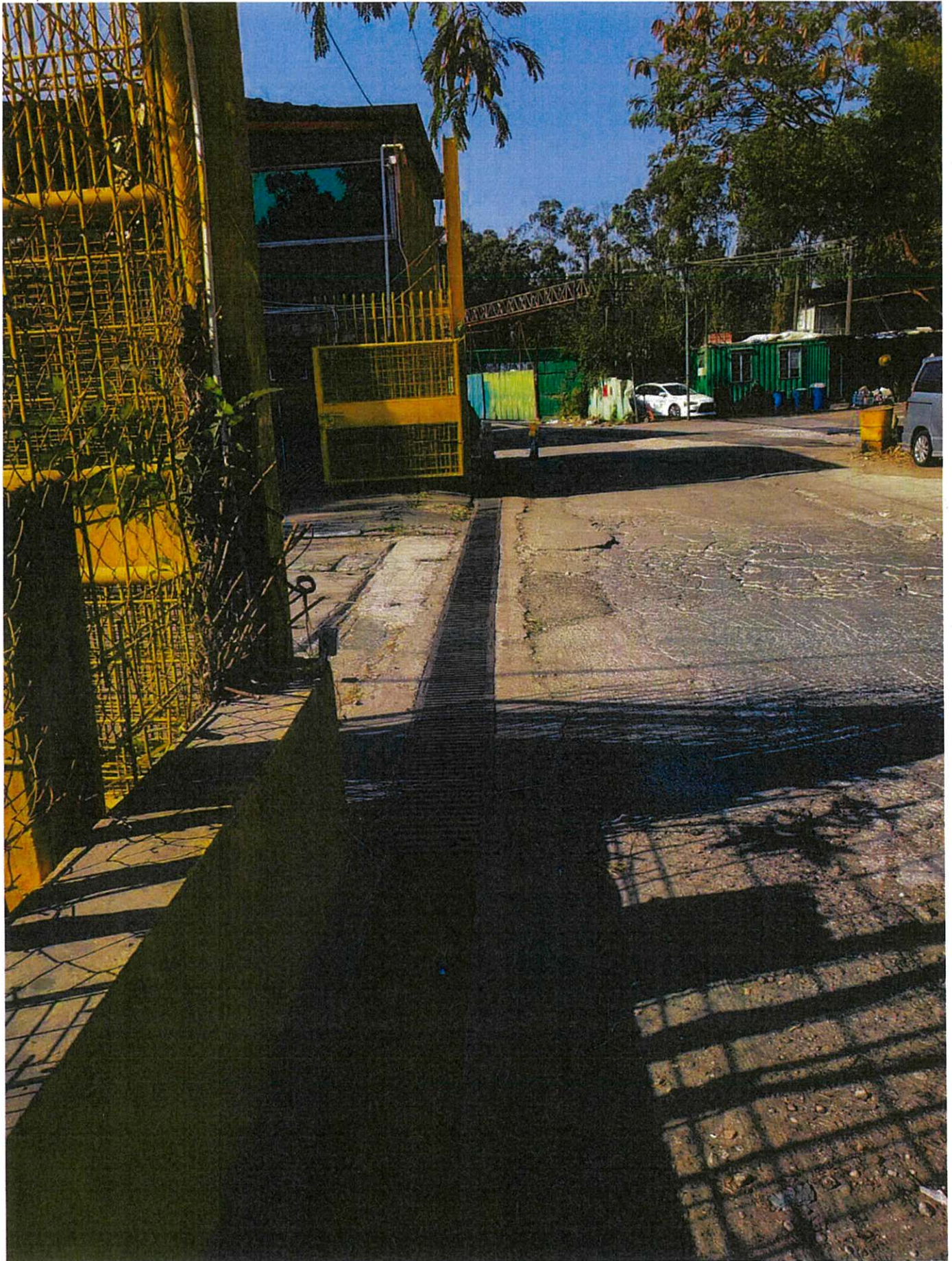


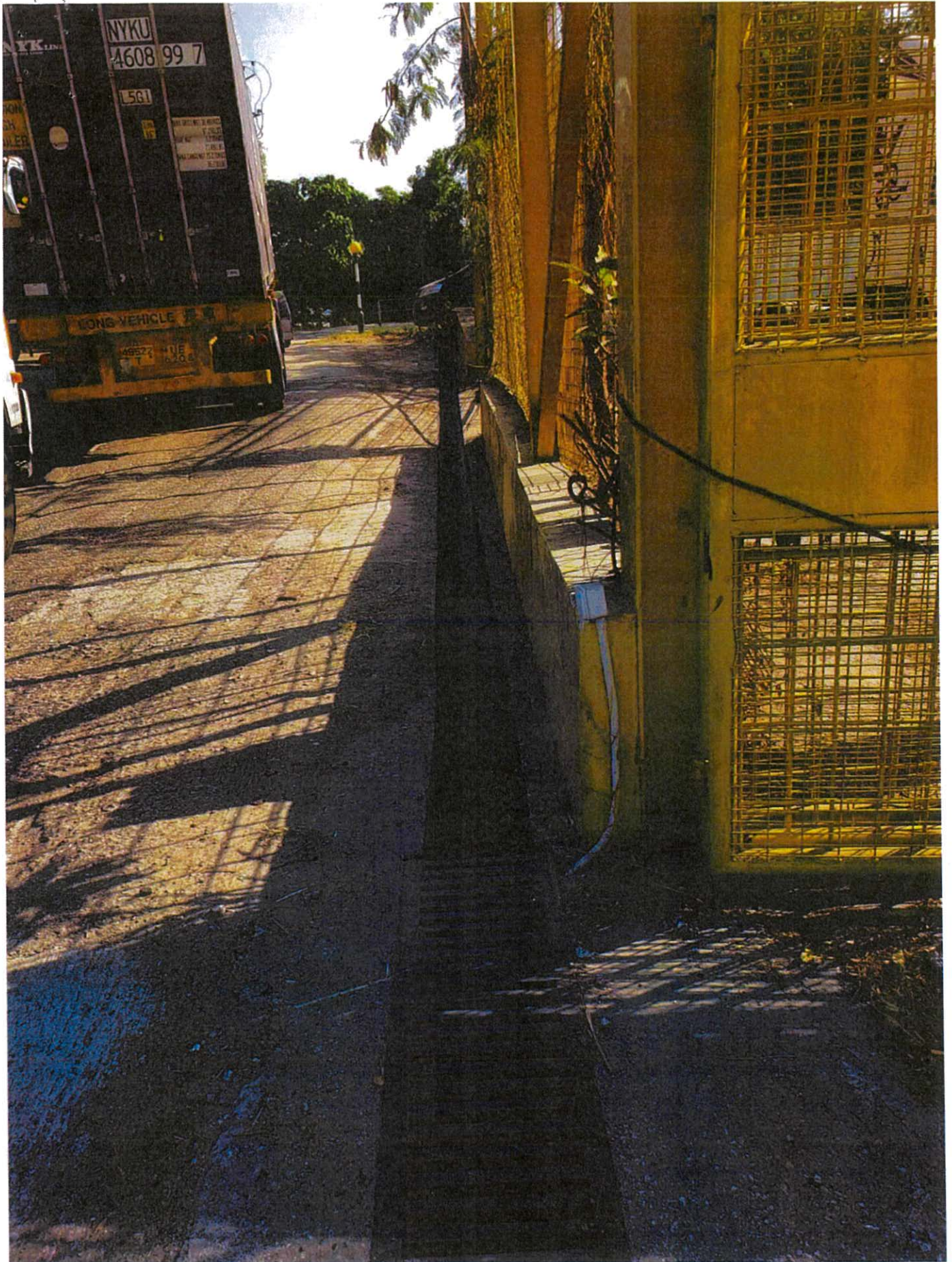
- APPLICATION SITE
- ADJACENT SITE
- SAND TRAP
- CATCHMENT
- OPEN CHANNEL
- COVERED CHANNEL
- FLOW DIRECTION
- EX 1000H CONCRETE PAVEMENT
- PROPOSED FENCE
- SITE BOUNDARY

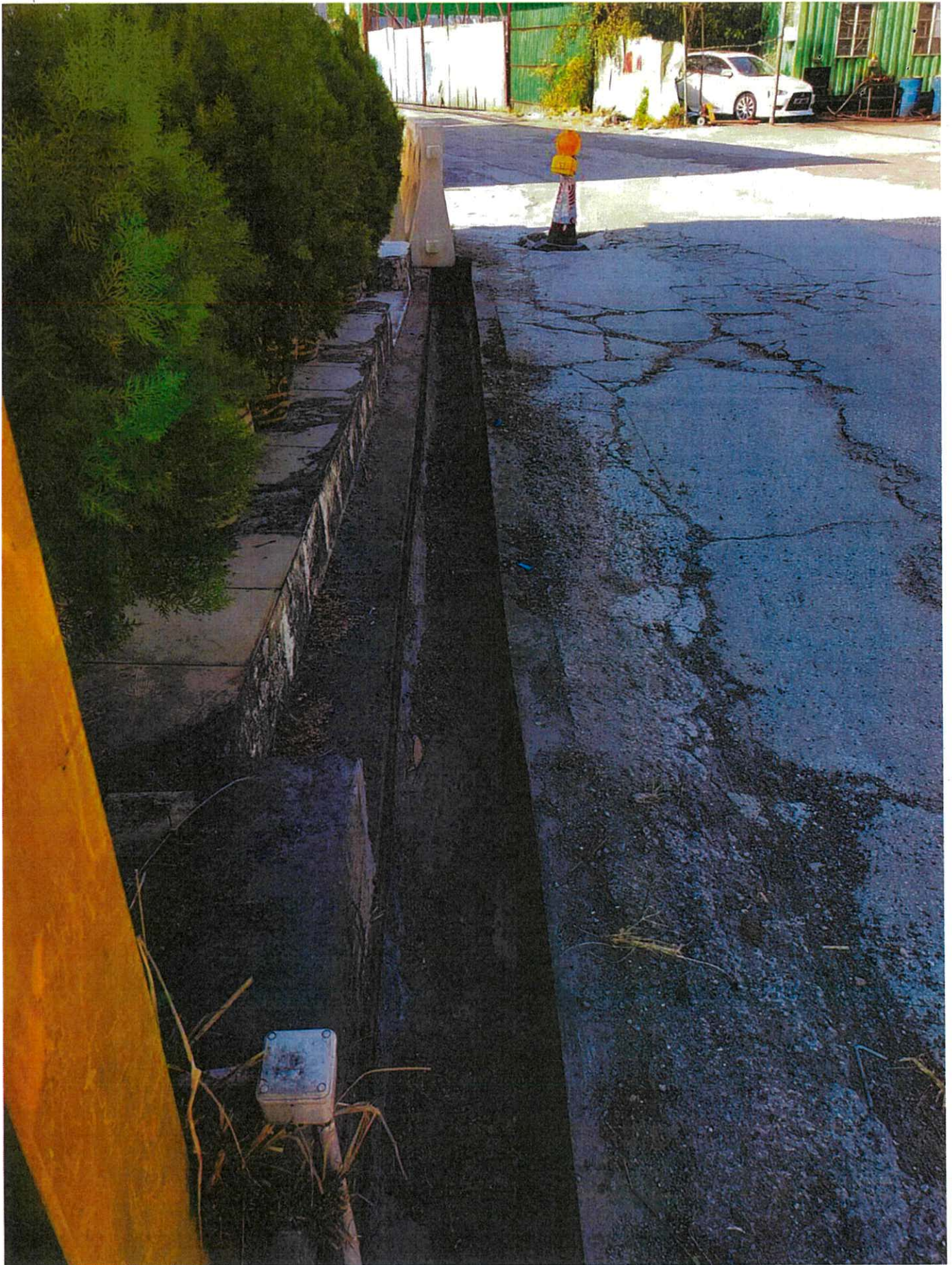
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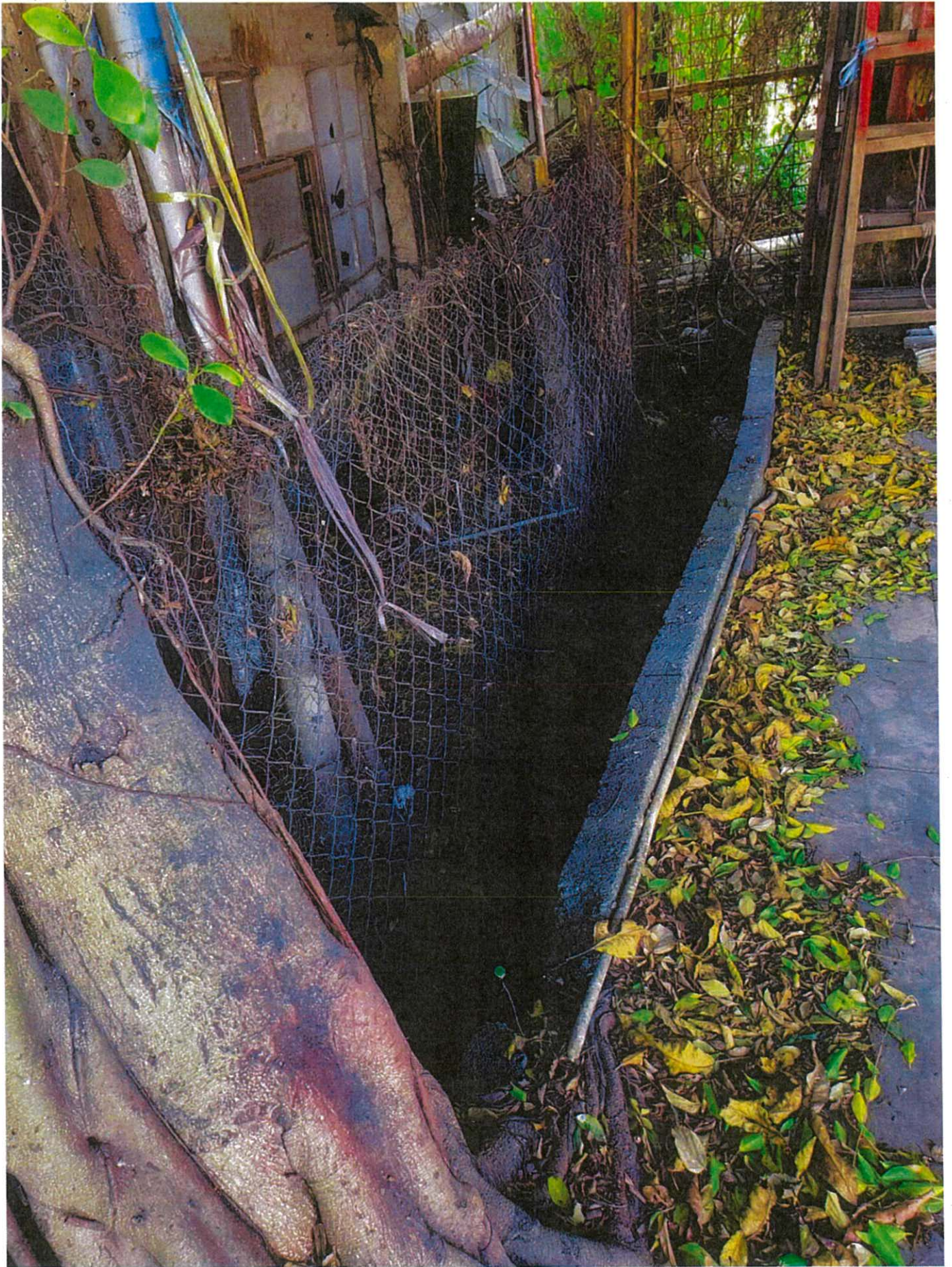
SCALE 1:500
DATE: 31/12/2020

TEMPORARY SHOP AND SERVICES
(SALES OFFICE FOR SALE OF GOODS VEHICLES)
IN VARIOUS LOTS IN DD 102, NGAU TAM MEI, YUEN LONG, NT













邁達車行有限公司

EMPIRE MOTOR LIMITED

寫字樓：

通訊處：

電話

日期： 31 March 2021

Town Planning Board
15/F, North Point Government Office,
333 Java Road,
North Point, Hong Kong



先生/女士：

Application No. A/YL-NTM/413

Temporary Shop and Services (Sales Office for Sale of Goods Vehicles) for a Period of 3 Years in "Open Storage" zone, Lots 2757 RP (Part), 2758 RP, 2759, 2760, 2761 S.A, 2761 RP, 2762 (Part) in D.D. 102 and Adjoining Government Land, Ngau Tam Mei, Yuen Long.

(一)本公司現申請的地點為貨車銷售及展銷場地，因此場地只提供車輛展銷及買賣，所以不會提供任何泊車用途，包括員工及訪客車輛。此地點工作人員大約3人，其中一位是夜更保安員。

展銷場地放置的車輛數量大致分為：-

- 1 輛重型貨車
- 2 輛中型貨車
- 3 輛輕型貨車

(二)申請地點每天運作時間由上午8:00至下午7:00，星期日及公眾假期為休息日，所以車輛出入此地是非常有限，每星期大約4次左右，因此申請地點車輛流量是微不足道，也不致會對周邊地區交通構成影響，申請人就上述申請提交申請地點的交通流量預算詳細如下：

申請地點車輛流量預算			
	每月流量		
	重型 / 中型 / 輕型貨車		
	入	出	每星期出入次數
1 st Week	3	0	3
2 nd Week	0	4	4
3 rd Week	1	3	4
4 th Week	0	2	2
假設銷售成功才有車輛出入			



(三) 訪客往來本公司展銷場地，主要乘搭 76K 巴士及步行到此地點，因 76K 巴士站與此地點很相近(現附上巴士站照片作參考)。

(四) 致於上次申請未能在指定日期完成附帶條件(g)。因此項目渠務及排水工程比較複雜和需時。本公司多次提醒承建商限期將致，可惜承建商因有多項工程在手，引致未能在指定日期完成。

(五) 本公司現附上消防裝置及設備計劃書，如申請獲批本司會提供裝置及設備證書。

(六) 本公司承諾如此申請獲批後，將會完成所有附帶條件。

此致



 Peggy Ng
 Empire Motor Ltd



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Legend:

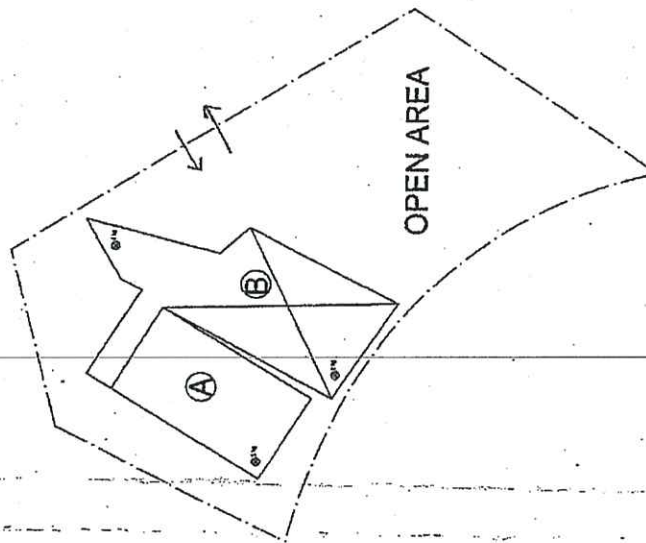
- ② 2.0 kg Dry Powder type fire extinguisher
- ④ 4.0 kg Dry Powder type fire extinguisher
- ⑨ 9.0 litre Foam type fire extinguisher
- ⑤ 5.0 kg CO2 type fire extinguisher
- Boundary Line

NATURE OF OCCUPANCY:

- ① 2 Storey of container for site office under porch (total roofed area: 55 sq. m.)
- ② Vehicle parking under porch (total roofed area: 90 sq. m.)

Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5265 : Part 1 and BS EN 1838;
2. Sufficient directional and exit sign shall be provided in accordance with BS 5265 : Part 1;
3. Sufficient portable hand-operated approved appliance shall be provided and as marked on plans.



INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED

Registered Address:
Shop 25, 25F, Mei Fung Building, Y.T. 329,
Fung Wai Street, Yuen Long, N.T.
Tel: 2637106 Fax: 2637102

Business Address:
81F, Block L, Phase 2, Vite Fung Industrial Centre,
35-39 Jooi Fong Street, Yuen Long, N.T.
Tel: 2637106 Fax: 2637102

Project:
Temporary Shop and Services (Sales Office for Sales of Goods Vehicles) for a period of 3 years in "Open Storage" zone, Lots 2767RP (part), 2768 RP, 2769, 2761 RP, 2761 RP, 2762 (part), 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 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4558, 4559, 4560, 4561, 4562, 4563, 4564, 4565, 4566, 4567, 4568, 4569, 4570, 4571, 4572, 4573, 4574, 4575, 4576, 4577, 4578, 4579, 4580, 4581, 4582, 4583, 4584, 4585, 4586, 4587, 4588, 4589, 4590, 4591, 4592, 4593, 4594, 4595, 4596, 4597, 4598, 4599, 4600, 4601, 4602, 4603, 4604, 4605, 4606, 4607, 4608, 4609, 4610, 4611, 4612, 4613, 4614, 4615, 4616, 4617, 4618, 4619, 4620, 4621, 4622, 4623, 4624, 4625, 4626, 4627, 4628, 4629, 4630, 4631, 4632, 4633, 4634, 4635, 4636, 4637, 4638, 4639, 4640, 4641, 4642, 4643, 4644, 4645, 4646, 4647, 4648, 4649, 4650, 4651, 4652, 4653, 4654, 4655, 4656, 4657, 4658, 4659, 4660, 4661, 4

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

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

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

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
 - (a) The use of sites less than 1,000m² for open storage uses and 2,000m² for port back-up uses in rural areas, is generally not encouraged, other than sites located in major corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimising sprawl over countryside areas and reducing travel trips;
 - (b) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Applications at the Application Site

Approved s.16 Application

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	A/YL-NTM/96	Lorry and Container Trailer Park	25.8.2000 (3 Years)	(1), (7)
2.	A/YL-NTM/163	Temporary Storage of Goods Vehicles for Sale with Sales Office (3 Years)	12.3.2004 (3 Years)	(1), (3)
3.	A/YL-NTM/228 [@]	Temporary Shop and Services (Sales Office for Sale of Goods Vehicles) (3 Years)	5.9.2008 (3 Years) [revoked on 5.12.2009]	(1), (2), (3), (4), (5), (6)
4.	A/YL-NTM/252	Temporary Shop and Services (Sales Office for Sale of Goods Vehicles) (3 Years)	28.5.2010 (3 Years)	(1), (2), (3), (4), (5), (6)
5.	A/YL-NTM/291	Temporary Shop and Services (Sales Office for Sale of Goods Vehicles) (3 Years)	7.6.2013 (3 Years)	(1), (2), (3), (5), (6), (8)
6.	A/YL-NTM/336 [@]	Renewal of Planning Approval for Temporary Shop and Services (Sales Office for Sale of Goods Vehicles) (3 Years)	27.5.2016 (1 Years) [revoked on 8.12.2016]	(1), (2), (3), (5), (6), (8)
7.	A/YL-NTM/344 [@]	Temporary Shop and Services (Sales Office for Sale of Goods Vehicles) (3 Years)	14.7.2017 (3 Years) [revoked on 14.7.2019]	(1), (2), (3), (5), (6), (8)

[@]Denotes planning permission revoked

Approval Condition(s):

- (1) Submission and implementation of drainage proposals / Provision of drainage facilities / Submission of a condition record of the existing drainage facilities / Maintenance of existing drainage facilities.
- (2) Submission and provision of fire service installations proposals.
- (3) Submission and implementation of landscaping and/including tree preservation proposals/compensatory planting / Maintenance of existing trees.
- (4) Setting back of site boundary for Government works as and when required by Government departments.
- (5) No night time operation between 7:00 p.m. and 8:00a.m.
- (6) No operation on Sundays or public holidays.
- (7) Provision of access arrangement.
- (8) No cutting, dismantling, cleansing, repairing and workshop activity, including container repair and vehicle repair allowed on the Site.

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

參考編號

Reference Number:

210224-162540-74082

提交限期

Deadline for submission:

16/03/2021

提交日期及時間

Date and time of submission:

24/02/2021 16:25:40

有關的規劃申請編號

The application no. to which the comment relates: A/YL-NTM/413

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

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

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年03月14日星期日 3:56
收件者: tpbpd
主旨: A/YL-NTM/413 DD 102 Ngau Tam Mei

A/YL-NTM/413

Lots 2757 RP (Part), 2758 RP (Part), 2759 (Part), 2760, 2761 S.A (Part), 2761 RP (Part) and 2762 (Part) in D.D. 102 and adjoining Government Land, Ngau Tam Mei

Site area : About 869sq.m Includes Government Land of about 24sq.m

Zoning : "Open Storage"

Applied use : Sale of Goods Vehicles / 6 Vehicle Parking

Dear TPB Members,

Application A/YL-NTM/336 was revoked due to non-compliance with approval conditions on the implementation of landscape and fire service installations. 344 revoked after a whopping TEN Extensions of Time, revoked for failure to meet drainage conditions.

But operations persists and back again for another three years of non compliance.

Only in Hong Kong.....

Mary Mulvihill

Recommended Advisory Clauses

- (a) Should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for occupation of GL of about 24m² in area (subject to verification) included in the Site. The act of occupation of GL without Government's prior approval is not allowed. The private land Lots No. 2759 and 2760 in D.D. 102 are covered by Short Term Waivers (STWs) No. 3761 and 3762 respectively to permit structures for the purpose of "Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)". The STW holder(s) will need to immediately apply to his office for modification of the STW conditions where appropriate. Moreover, the lot owner(s) of the lot(s) without STW will need to apply to his office for permitting the structures to be erected or regularise any irregularity on site, if any. The applicant has to either exclude the remaining GL from the Site or apply for a formal approval prior to the actual occupation of the remaining GL. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to Kwu Tung Road via a section of local access which is not managed by the Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly. As there is no information about the vehicular access at the private lot(s) to the Site, the applicant should seek the relevant land owner(s)' consent on the right of using the vehicular access;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the proposed access arrangement of the Site from Kwu Tung Road should be approved by TD. HyD shall not be responsible for the maintenance of any access connecting the Site and Kwu Tung Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, HyD (CE/RD 2-2, RDO, HyD) that the Site falls within the Administrative Route Protection (ARP) boundary of the planned Northern Link (NOL). Access, occupancy and usage of the portion of GL within the application shall be

allowed for MTR Corporation Limited and their contractor(s) to carry out works. The applicant should note that the alignment and the ARP boundary of NOL may be subject to further amendments;

- (f) to note the comments of the Director of Environmental Protection (DEP) to follow the environmental mitigation measures as recommended in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (COP) in order to minimise the potential environmental impacts on the surrounding areas;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal where appropriate;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) to make re-submission of the drainage proposal to address his comments that catchpit should be provided at the north western corner of the Site. The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on Site. After completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs. The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained. The applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction. The applicant should consult DLO/YL regarding all the proposed drainage works outside the site boundary in order to ensure unobstructed discharge from the Site in future. All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance during occupancy of the Site;
- (i) to note the comments of the Director of Fire Services (D of FS) that the applicant shall submit relevant layout plans incorporated with the proposed fire services installations (FSIs) to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) 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 (BA), they are they are unauthorised building works (UBW) under BO and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by 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 works or UBW on the Site under BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage. 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 B(P)R. Detailed checking under BO will be carried out at building plan submission stage.

