

Previous Applications involving the Site

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/YL-SK/169	Temporary Shop and Services (Horticulture and Interior Design Sample Showroom) and Office for a Period of 3 Years	15.6.2012 [revoked on 15.12.2012]
A/YL-SK/231	Proposed Temporary Public Vehicle Park (Private Car Only) for a Period of 5 Years	6.4.2018 [revoked on 12.3.2020]
A/YL-SK/316	Proposed Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years	29.10.2021 [revoked on 29.1.2024]

Rejected Application

Application No.	Uses/Developments	Date of Consideration
A/YL-SK/311	Temporary Storage of Scrapped Vehicles, Ancillary Office and Workshop for a Period of 3 Years	9.7.2021

**Similar s.16 Applications within the same “V” Zone
in the Vicinity of the Site in the Past Five Years**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/YL-SK/284	Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	23.10.2020
A/YL-SK/295	Proposed Temporary Shop and Services for a Period of 5 Years	5.2.2021
A/YL-SK/331	Proposed Temporary Shop and Services for a Period of 5 Years and Filling of Land	24.6.2022
A/YL-SK/352	Renewal of Planning Approval for Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	27.10.2023
A/YL-SK/385	Proposed Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years and Associated Filling of Land	20.12.2024

Government Departments' General Comments

1. Building Matters

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

- no objection to the application;
- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
- it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works under the Building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- advisory comments as detailed in **Appendix IV**.

2. Drainage

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

- no objection in principle to the proposed development from the public drainage point of view; and
- should the application be approved, conditions should be stipulated requiring the applicant to implement and maintain the agreed drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

3. Fire Safety

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

- no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- advisory comments as detailed in **Appendix IV**.

4. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- there was no substantiated environmental complaint received against the Site in the past three years; and
- advisory comments as detailed in **Appendix IV**.

5. **District Office's Comments**

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

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

6. **Other Departments**

The following government departments have no comment/ no objection to the application and they advisory comments, if any, are in **Appendix IV**:

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Commissioner for Transport (C for T);
- Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) prior planning permission should have been obtained before commencing the development at the application site (the Site);
- (c) the permission is given to the uses and structures under application. It does not condone any other uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such uses and remove such structures not covered by the permission;
- (d) should you fail to comply with the approval conditions resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (e) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - recent site inspection found that the existing structures within the private lots were suspected being used for domestic purposes. According to LandsD's prevailing policy, no Short Term Waiver application/modification will be considered for domestic use. Therefore, LandsD reserves the right to take enforcement action against such domestic purpose structures in the Site;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - 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 the B(P)R at building plan submission stage;
 - if the existing structures are erected on leased land without the approval of the Building Authority, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning

approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage;

(g) to note the comments of the Commissioner for Transport (C for T) that:

- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. 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;

(h) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

- If the proposed access on Kam Sheung Road is approved by TD, the applicant should ensure that a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;
- HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road (i.e. if any on the unallocated and unleased government land area); and
- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

(i) to note the comments of the Director of Fire Services (D of FS) that:

- in consideration of the design/nature of the proposed use, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval;
- the applicant is advised on the following:

- i. all accessible areas on 1/F are gross floor area accountable. In this regard, detailed layout plans and section drawings shall be provided in the FSI proposal;
 - ii. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - iii. the location of proposed FSIs to be installed should be clearly marked on the layout plans;
 - the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Director of Environmental Protection (DEP) that:
- no workshop activities, as proposed by the applicant, shall be carried out on the site at any time during the planning approval period; and
 - the applicant should follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise any potential environmental nuisances;
- (k) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2024-05-19 星期日 03:16:24
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-SK/370 DD 114 To Uk Tsuen, Kam Sheung Road

Dear TPB Members,

364 withdrawn, no material change to the particulars.

Previous objections relevant and upheld.

Application would be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 7 March 2024 11:22 PM HKT
Subject: A/YL-SK/364 DD 114 To Uk Tsuen, Kam Sheung Road

A/YL-SK/364

Lots 1285 RP, 1286 RP and 1290 (Part) in D.D. 114, To Uk Tsuen, Kam Sheung Road, Shek Kong

Site area: About 2,050m²

Zoning: "VTD"

Applied Use: Motor Vehicle Showroom / 5 Vehicle Parking / **5 Years**

Dear TPB Members,

Conditions for 316 not fulfilled but applicant is back with a larger footprint with three structures to house display vehicles.

This is not an appropriate use of "V" zone. The extent of concrete over the centre of the village has drainage issues, not to be underestimated when there is an increasing risk of heavy downpours that can create runoff and flooding. For sure Drainage is one of the unfilled conditions.

The traffic issue is played down by applicant. When people purchase second hand motors they tend to test drive a number before choosing one. This indicates additional pressure on local village roads and dangerous conditions for residents, particularly children playing outside and the elderly.

A large commercial enterprise like this should not be approved for a village setting.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 5 October 2021 3:28 AM HKT
Subject: A/YL-SK/316 DD 114 To Uk Tsuen, Kam Sheung Road

Dear TPB Members,

311 was rejected so now its Vehicle Showroom, all the better to display the scrapped vehicles.

'V' zone is intended to provide homes. If there is no demand for village houses then the administration should consider leasing lots like these to provide transitional homes. There are schools and other community facilities in the area.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, June 17, 2021 3:37:03 AM
Subject: A/YL-SK/311 DD 114 Kam Sheung Road

A/YL-SK/311
Lot 1286 RP (Part) and 1297 in D.D. 114, To Uk Tsuen, Kam Sheung Road, Shek Kong
Site area : About 1,274m²
Zoning : "VTD"
Applied Use :Storage of Scrapped Vehicles / 8 Vehicle Parking

Dear TPB Members,

So approval was revoked because it turns out that instead of the village parking as touted by PlanD it was actually intended to be a scrap yard.

This operation is certainly not compatible with V zoning as it presents a number of undesirable issues like poor hygiene, leaching of toxins into the ground, noise, etc.

The site owner could of course turn the larger area into a recreation ground for the community to enjoy.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, December 3, 2017 2:58:54 AM
Subject: A/YL-SK/231 DD 114 Kam Sheung Road

A/YL-SK/231
Lot 1286 RP (Part) in D.D. 114, Kam Sheung Road, Shek Kong
Site area : About 1,111m²
Zoning : "VTD"
Applied Use :50 Vehicle Parking

Dear TPB Members,

This would appear to be an application to legitimize existing illegal brownfield activities.

The planning intention of the "Village Type Development" ("V") zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. The applied development is not in line with the planning intention of the "V" zone. No strong planning justification has been given in the submission for a departure from such planning intention, even on a temporary basis,

The applied development is not compatible with the surrounding land uses which are predominantly residential in nature.

The applicant fails to demonstrate that the development would not generate adverse environmental impact on the surrounding residences.

Parking facilities should be accommodated in high rise buildings, underground or in stacked facilities, see attached, the villagers own 2,100 sqft homes. If they want to keep a car then they should convert a portion of the ground floor of their spacious residences into a car port. This is common practice all over the world.

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar uses. The cumulative impact of approving such applications would result in a general degradation of the environment of the area.

Mary Mulvihill

This document is received on 19 APR 2024.
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. S16-1
表格第 S16-1 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 proposals not involving or not only involving:

適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
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;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

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

2400902 9/4 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-SK/370
	Date Received 收到日期	19 APR 2024

- 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)

Wong Sai Kong (黃世剛)

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)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1285 RP, 1286 RP & 1290 (Part) in D.D. 114, Shek Kong, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,050 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,100 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	'Village Type Development' ("V")
(f) Current use(s) 現時用途	Motor vehicle showroom (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」[#]遞交要求同意書[&]

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
13.3.2024 (DD/MM/YYYY)[&]
於 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 9.4.2024 (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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) Application 第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <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 </div> <div> <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 </div> <p>(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) (請用圖則顯示有關土地/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))</p>
(b) Intended use/development 有意進行的用途/發展	

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Shop & Services (Motor-vehicle Showroom) for a Period of 5 Years and Filling and Excavation of Land

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	Not more than 2,100 sq. m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	1.024	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	80.49 %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3	
Proposed no. of storeys of each block 每座建築物的擬議層數	Not more than 2 storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	36.2 to 40.2 mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
	3.5 to 7.5 m 米	<input checked="" type="checkbox"/> About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....
average unit size 單位平均面積	.....sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
	<u>GFA 總樓面面積</u>	
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目)	
<input checked="" type="checkbox"/> office 辦公室	450 sq. m 平方米	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> shop and services 商店及服務行業	1,630 sq. m 平方米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積)	
<input checked="" type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積) Toilet (20m ²)	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	G/F	Shop and services (motor-vehicle showroom)
	1/F	Site office
2	G/F	Shop and services (motor-vehicle showroom)
3	G/F	Toilet
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
375 mm surface U-channel		
.....		
.....		
.....		
.....		

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2024

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是 No 否</p>	<p><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)) Vehicular access leading from Kam Sheung Road <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)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 <u>5</u> 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) _____ _____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____</p>

9. 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。

<p>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?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																		
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input checked="" 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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2,050 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 93.75 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 0.375 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																		
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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). 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																				

10. Justifications 理由

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

1. The proposed development is a Column 2 use in the 'Village Type Development' zone. It will benefit the residents in the "V" zone by selling vehicle to them which is essential for the villagers.
2. The nature and form of development is not incompatible with the surrounding environment.
3. The proposed development is a complementary use to the adjacent village houses.
3. The proposed development is a shop and services which would benefit the residents in the vicinity.
4. The proposed development is static in nature. It would not generate adverse impact to the surrounding environment.
5. The operation hour of the proposed development is 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays.
6. The motor-vehicle to be shown at the application site including new vehicle and second-hand vehicle. All the vehicles available for sale will be housed within the 2 proposed showrooms as shown in the proposed layout plan (Figure 2). No workshop activity is proposed within the application site.
7. The applicant has submitted justifications and drainage plan to support his application. In view of the nature, scale and form of the development, the proposed development would not generate significant impact to the surrounding environment.
8. Similar planning application for shop and services has been approved in the proximity to the application site. (TPB Ref: A/YL-SK/298)
9. Minimal drainage and environmental impacts.
10. The proposed development is temporary in nature and it would not jeopardize the planning intention of the "V" zone in the long term.
11. The application site is abutting Kam Sheung Road which makes it suitable for shop and service use.

11. 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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師

Others 其他

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

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

Date 日期

9/4/2024

(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。

For Developments Involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches
在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches
在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches
單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches
雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)
除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 1285 RP, 1286 RP & 1290 (Part) in D.D. 114, Shek Kong, Yuen Long, N.T.		
Site area 地盤面積	2,050 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9		
Zoning 地帶	'Village Type Development' ("V")		
Applied use/ development 申請用途/發展	Proposed Temporary Shop & Services (Motor-vehicle Showroom) for a Period of 5 Years and Filling and Excavation of Land		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,100 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	1.024 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
	Composite 綜合用途	NA	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.5 to 7.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		36.2 to 40.2	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	80.49 %		<input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目	NA		
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

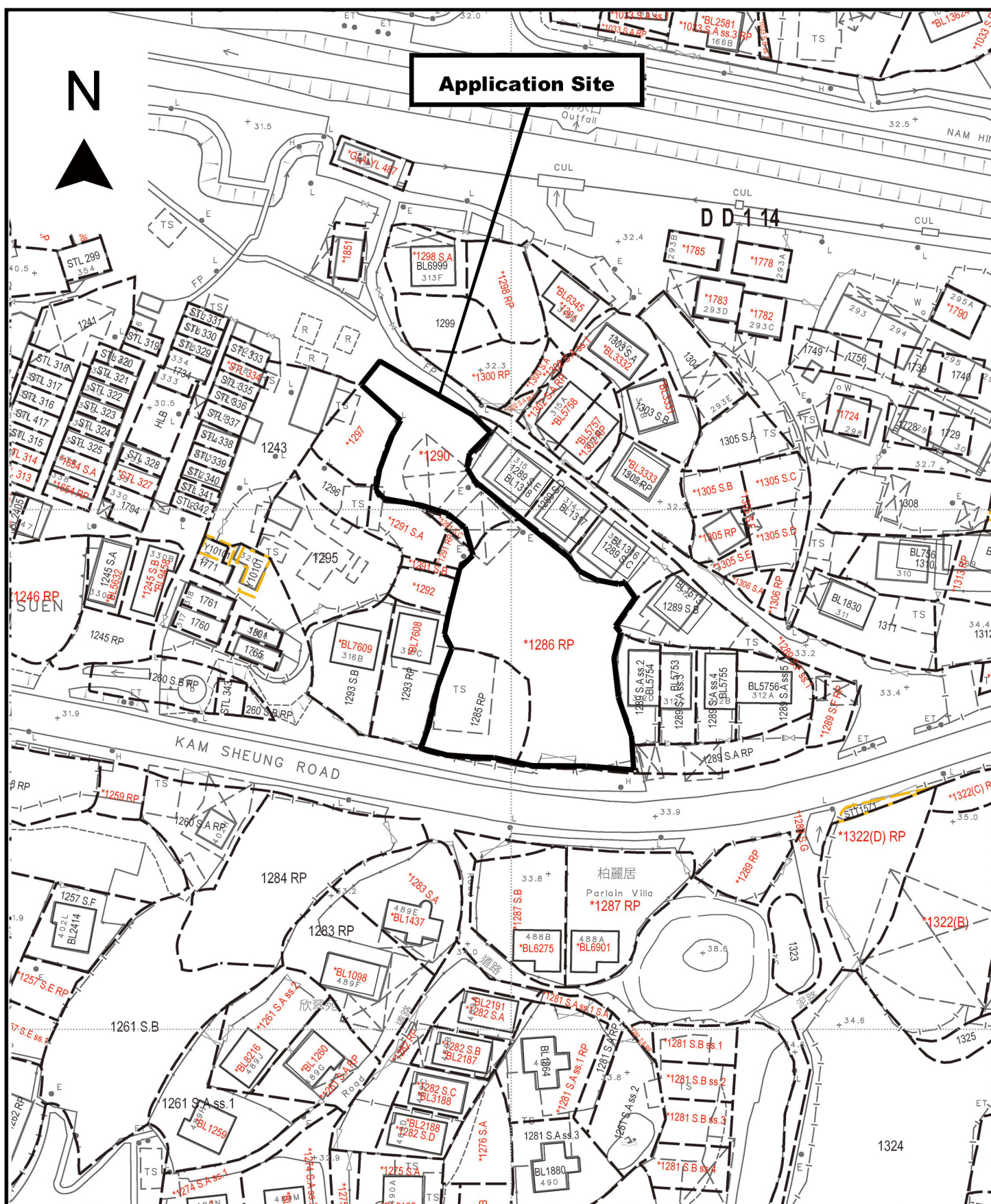
(vii) No. of parking spaces and loading/unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	5
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA	5 0 0 0 0 0
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA	0 0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed drainage plan, site plan, proposed site filling and excavation plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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



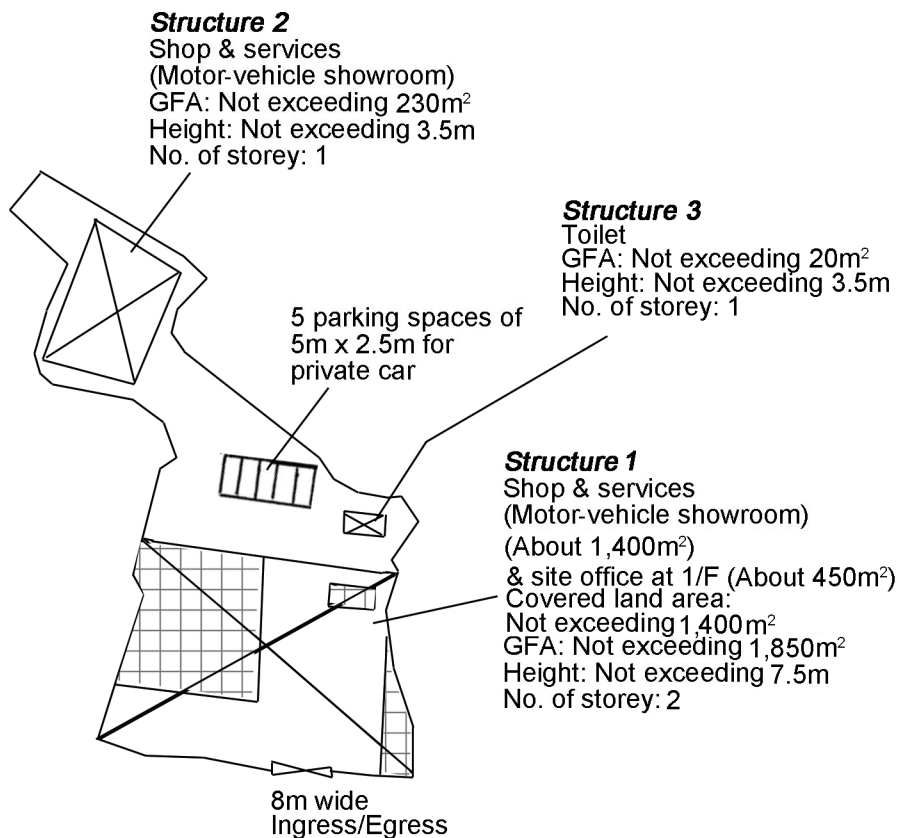
Project 項目名稱:

Drawing Title :

Drawing No. 圖號:

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop & Services
 (Motor-vehicle Showroom) for a Period
 of 5 Years and Filling and Excavation of
 Land at Lots 1285 RP, 1286 RP & 1290
 (Part) in D.D. 114, Shek Kong, Yuen
 Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:



Site office at 1/F

Scale 比例:

1:1000

Proposed Temporary Shop & Services (Motor-vehicle Showroom) for a Period of 5 Years and Filling and Excavation of Land at Lots 1285 RP, 1286 RP & 1290 (Part) in D.D. 114, Shek Kong, Yuen Long, N.T.

Annex 1 DRAINAGE PROPOSAL

1.1 Existing Situation

A. Site particulars

1.1.1 The application site had been paved and occupied an area of about 2,050m².

1.1.2 The application site will be occupied for a motor-vehicle showroom.

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

1.1.3 The lowest point of the site is at the southeastern part which is about +32.7mPD. The highest point of the site is at the northwestern part which is about +32.3mPD.

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

1.1.4 According to **Figure 3**, it is noted that the land to surrounding the application site commands a lower level or about the same level as the application site. Also, the site is surrounded by New Territories Exempted Houses to the north and to the east and it is believed that they have been equipped with drainage facilities. As such, no external catchment is identified.

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

1.1.5 As shown in **Figure 3**, an existing open drain is found to the west of the application site.

1.2 Runoff Estimation

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

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

Assuming that:

- i. The area of the entire catchment is approximately 2,050m²; (**Figure 3**)
- ii. Though the catchment is predominant rural in character, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 32.7\text{m} - 32.3\text{m} = 0.4\text{m}$$

$$L = 93\text{m}$$

$$\therefore \text{Average fall} = 0.4\text{m in } 93\text{m} \text{ or } 1\text{m in } 232.5\text{m}$$

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

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

$$t_c = 0.14465 [93 / (0.43^{0.2} \times 2,050^{0.1})]$$

$$t_c = 7.43 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 300mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 250 \times 2,050 / 3,600$$

$$\therefore Q_1 = 142.36 \text{ l/s} = 8,541.67 \text{ l/min} = 0.14\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, 375mm surface U-channel at 1:230 gradient is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 375mm concrete surface U-channel at gradient of about 1:230 along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 3**).
- 1.3.2 The collected stormwater will then be discharged to the existing open drain to the surface U-channel outside the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense. Also, surface channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 Sand trap or alike will be provided at the terminal catchpit to avoid the addition of load into public drainage.
- 1.3.5 All the proposed drainage facilities will be constructed and maintained at the

expense of the applicant.

- 1.3.6 For the drainage works outside the jurisdiction of the applicant, the applicant will seek the consent of land owners or District Lands Office/Yuen Long for works outside application site prior to the commencement of works.
- 1.3.7 The development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- 1.3.8 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) Adequate gap, say 100mm, will be reserved at the toe of the site hoarding to allow free flowing of surface runoff to and from the application site.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting Kam Sheung Road. In view of that the proposed development is target for the nearby residents and villagers, 5 parking spaces of 5m x 2.5m sufficient for the parking of private car are proposed for the proposed development. The use of the parking spaces at the application site requires pre-booking so that the applicant could control the occupation of the parking spaces at the application site.
- 2.2 The motor-vehicle to be shown at the application site including new vehicle and second-hand vehicle. All the vehicles available for sale will be housed within the 2 proposed showrooms as shown in the proposed layout plan (**Figure 2**).
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.5	0.5	2	2

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. at all days including Sundays and public holidays.

Note 2: The pcu of private car are taken as 1.

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

- 2.4 In association with the intended purpose, adequate space for manoeuvring of vehicle is available within the application site and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Kam Sheung Road and nearby road networks.

Date: 22 July 2024

TPB Ref.: A/YL-SK/370

By Email

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

Dear Sir,

Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years and Associated Excavation and Filling of Land at Lot 1286 RP (Part) in D.D. 114, Shek Kong, Yuen Long, N.T.

The applicant is glad to submit the run-in/out proposal herewith. He also confirms that no vehicle repairing activities will be carried out upon planning approval.

Our response to the comments of DLO/YL is shown below:

The applicant will apply for short term waiver to regularize the temporary structures at the application site upon planning approval.

Our response to the further comments of the Transport Department are as follows:

Transport Department's comment	Applicant's Response
(a) The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Sheung Road; and	(a) Noted. Please see attached figure.
(b) The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department.	(b) Noted.

Our response to the comments of the CE/MN, DSD is as follows:

CE/MN, DSD's comments	Applicant's response
(a) Colour photos to indicate the current conditions of the existing drainage facilities should be included in the submission. The photos taken locations and angles should be shown on the layout plan.	Noted. Please see the updated drainage plan.
(b) The size and gradient of the proposed/existing drainage	Noted. The applicant is subject to previous planning permission No.

<p>facilities to be discharge from the site and/or the overland flow intercepted from the adjacent lands should be indicated in the submission. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development.</p>	<p>A/YL-SK/316. Before the submission, the stormwater captured at the application site is dissipated to the existing drainage facilities due to topography. In view of that the application site has been filled for a long period of time, the proposed drainage facilities would not affect the existing drainage facilities</p>
<p>(c) The ground to the east of the application site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation.</p>	<p>Noted and please see the updated drainage plan and calculation</p>
<p>(d) Drainage plan indicates the locations of the u-channel and how the overland flow from the above area of the site could be properly intercepted and discharged should be included.</p>	<p>Noted.</p>
<p>(e) The cover land invert levels of the proposed u-channels and catchpits should be shown on the drainage plan.</p>	<p>Noted.</p>
<p>(f) Where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.</p>	<p>Noted.100mm gap will be provided at the toe of the site hoarding to allow the interception of the existing overland flow passing through the site.</p>
<p>(g) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.</p>	<p>Noted and please refer to the updated drainage plan.</p>
<p>(h) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.</p>	<p>Noted.</p>
<p>(i) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.</p>	<p>Noted.</p>
<p>(j) The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying</p>	<p>Noted.</p>

<p>new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the application site.</p> <p>(k) In respect of the submitted drainage proposal calculation, the flow time should be taken into account for calculation of the time of concentration. According to the second last paragraph of section 1.2.1 of the drainage proposal, rainfall intensity of 300mm/hr was found from the Intensity-Duration-Frequency curves. However, rainfall intensity of 250mm/hr was used for the calculation, please clarify. For case of reference, please indicate the adopted Intensity-Duration-Frequency curves indicating with the projection points/lines in the submission.</p>	<p>Noted.</p>
---	---------------

Photo showing the existing drainage facilities



Concerning the public comments, the applicant has submitted the drainage proposal and the applicant would implement the drainage proposal once it is found acceptable to the CE/MN, DSD. The application site is abutting the Kam Sheung Road and it is not close to park so that the threat to the elderly and children is low. The proposed development would also benefit the local community because there is a need for private car to access the rural area like the application site. Also, the applicant will provide a vehicle showroom at the application site and neither displaying of scrapped vehicle and workshop activities would be carried out at the application site.

Should you have any questions, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,



The stamp is a purple circular seal. The outer ring contains the text 'METRO PLANNING & DEVELOPMENT COMPANY LIMITED' in English and '都市規劃及發展顧問有限公司' in Chinese. The center of the stamp contains the Chinese characters '都市規劃及發展顧問有限公司'.

Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Tiffany HUI) – By Email

Proposed Temporary Shop & Services (Motor-vehicle Showroom) for a Period of 5 Years and Filling and Excavation of Land at Lots 1285 RP, 1286 RP & 1290 (Part) in D.D. 114, Shek Kong, Yuen Long, N.T.

Annex 1 DRAINAGE PROPOSAL

1.1 Existing Situation

A. Site particulars

1.1.1 The application site had been paved and occupied an area of about 2,050m².

1.1.2 The application site will be occupied for a motor-vehicle showroom.

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

1.1.3 The lowest point of the site is at the southeastern part which is about +32.7mPD. The highest point of the site is at the northwestern part which is about +32.3mPD.

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

1.1.4 According to **Figure 3**, it is noted that the land to surrounding the application site commands a lower level or about the same level as the application site except to the east. Also, the site is surrounded by New Territories Exempted Houses to the north and to the east and it is believed that they have been equipped with drainage facilities. As such, an external catchment has been identified in **Figure 3**.

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

1.1.5 As shown in **Figure 3**, an existing open drain is found to the west of the application site.

1.2 Runoff Estimation

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

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

Assuming that:

- i. The area of the entire catchment is approximately 3,500m²; (**Figure 3**)
- ii. Though the catchment is predominant rural in character, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 34.4\text{m} - 32.3\text{m} = 2.1\text{m}$$

$$L = 140\text{m}$$

$$\therefore \text{Average fall} = 2.1\text{m in } 140\text{m} \text{ or } 1\text{m in } 66.67\text{m}$$

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

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

$$t_c = 0.14465 [140 / (1.5^{0.2} \times 3,500^{0.1})]$$

$$t_c = 8.25 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 240mm/hr (**Figure 9**)

$$\text{By Rational Method, } Q_1 = 1 \times 240 \times 2,050 / 3,600$$

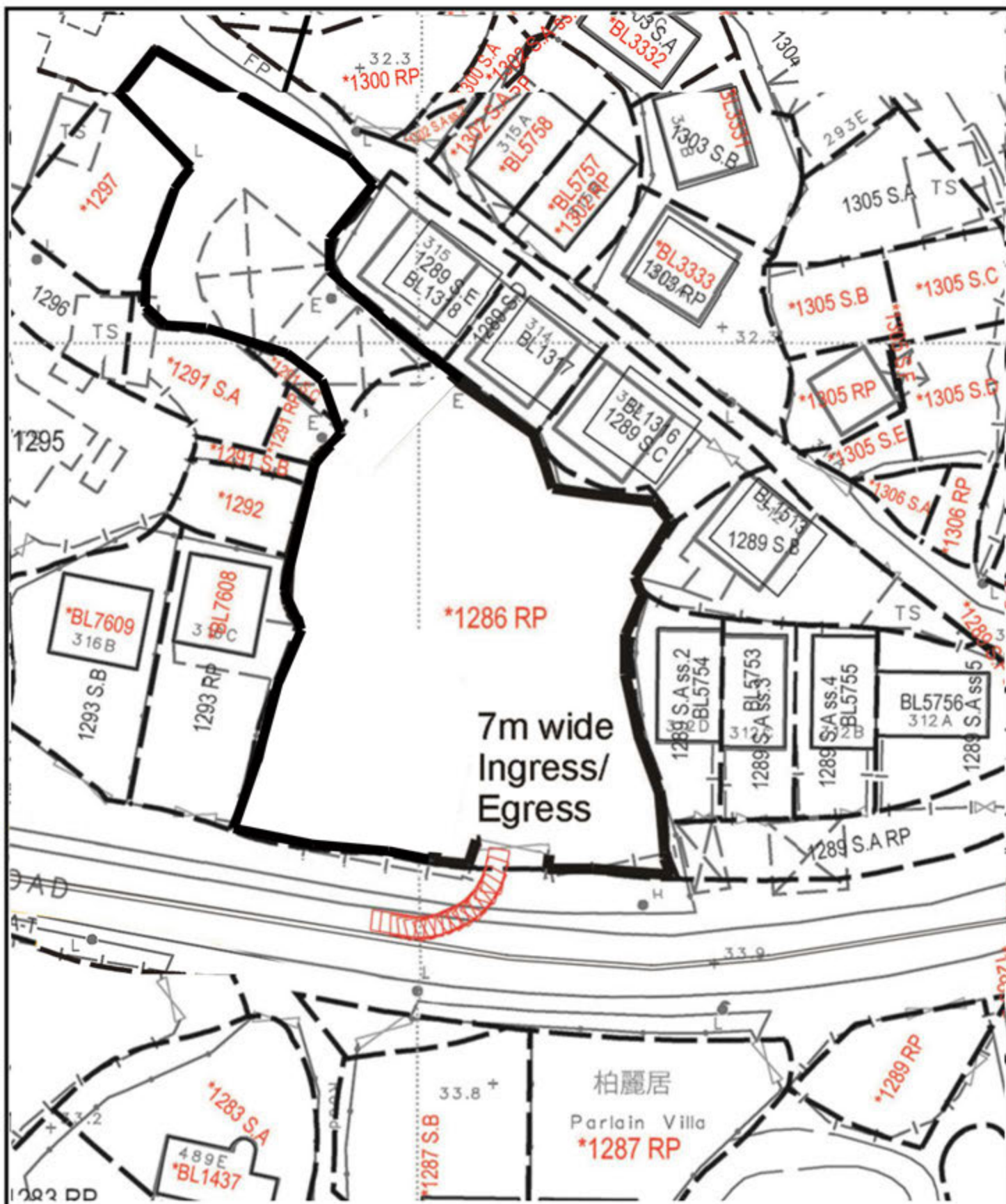
$$\therefore Q_1 = 233.33 \text{ l/s} = 14,000 \text{ l/min} = 0.23\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, 450mm surface U-channel at 1:200 gradient is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

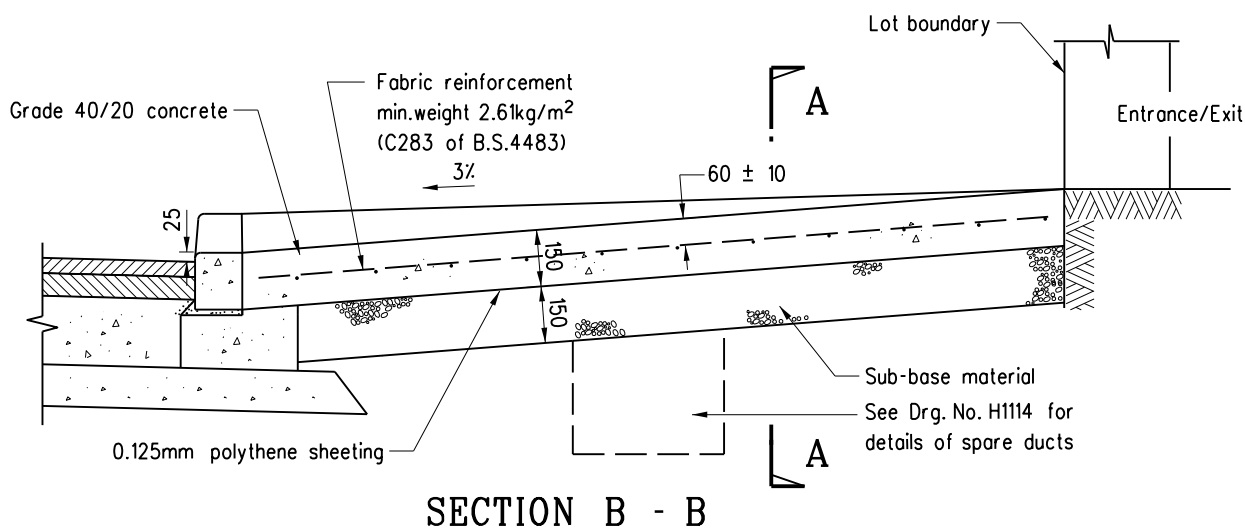
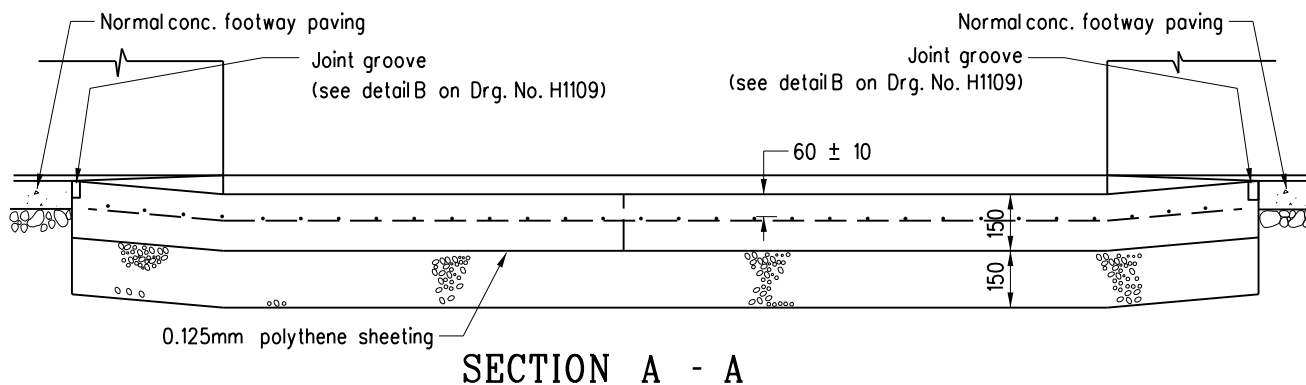
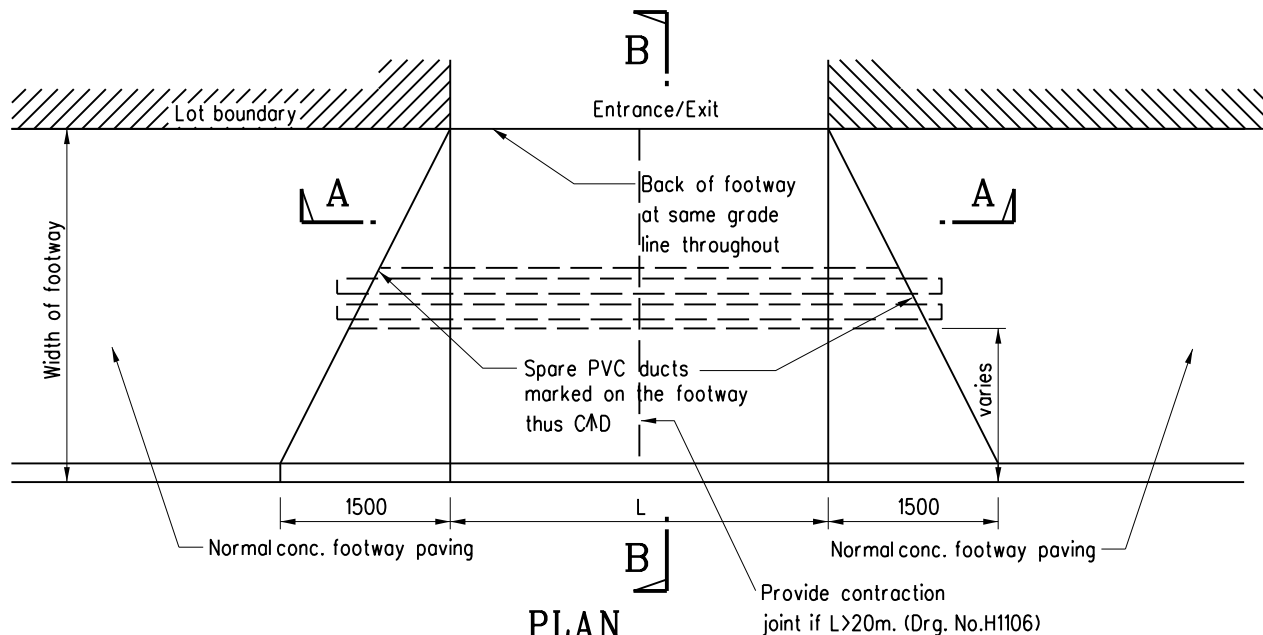
1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 450mm concrete surface U-channel at gradient of about 1:200 along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 3**).
- 1.3.2 The collected stormwater will then be discharged to the existing open drain to the surface U-channel outside the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense. Also, surface channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 Sand trap or alike will be provided at the terminal catchpit to avoid the addition of load into public drainage.

- 1.3.5 All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.6 For the drainage works outside the jurisdiction of the applicant, the applicant will seek the consent of land owners or District Lands Office/Yuen Long for works outside application site prior to the commencement of works.
- 1.3.7 The development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- 1.3.8 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) Adequate gap, say 100mm, will be reserved at the toe of the site hoarding to allow free flowing of surface runoff to and from the application site.



<p>Project 項目名稱:</p> <p>Proposed Temporary Shop & Services (Motor-vehicle Showroom) for a Period of 5 Years and Filling and Excavation of Land at Lots 1285 RP, 1286 RP & 1290 (Part) in D.D. 114, Shek Kong, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Swept Path Analysis for Private Car Getting Into the Site</p> <p>Drawing No. 圖號:</p> <p>Figure 6</p>	<p>Remarks 備註:</p> <p> Private car</p> <p>Scale 比例:</p> <p>1:500</p>
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Note:

1. All dimensions are in millimetres.

C	General revision	Original signed	Oct 19
B	Joint groove details revised	-	Nov 96
A	Grade of concrete revised	-	Sept 96
	Former Drg. No. H1011A with general revision	-	June 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 1 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

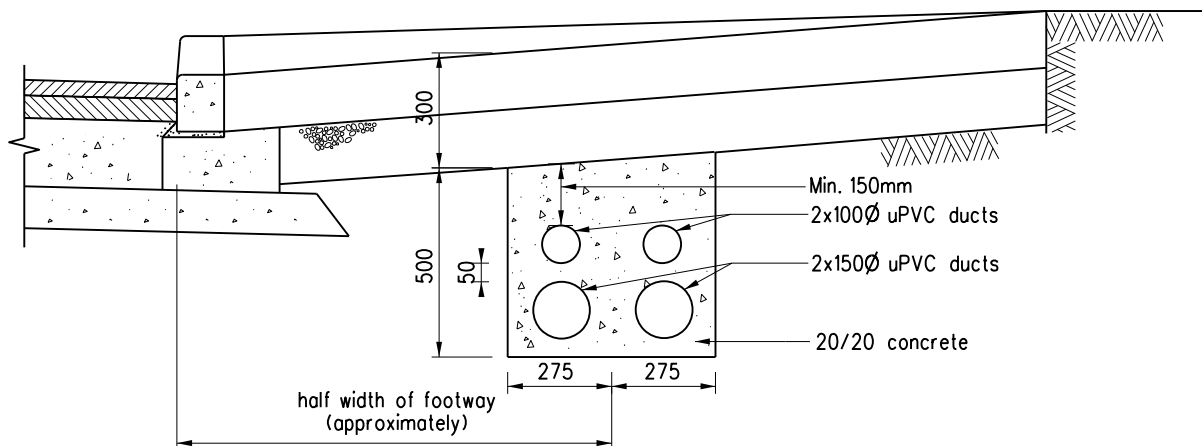
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CAD

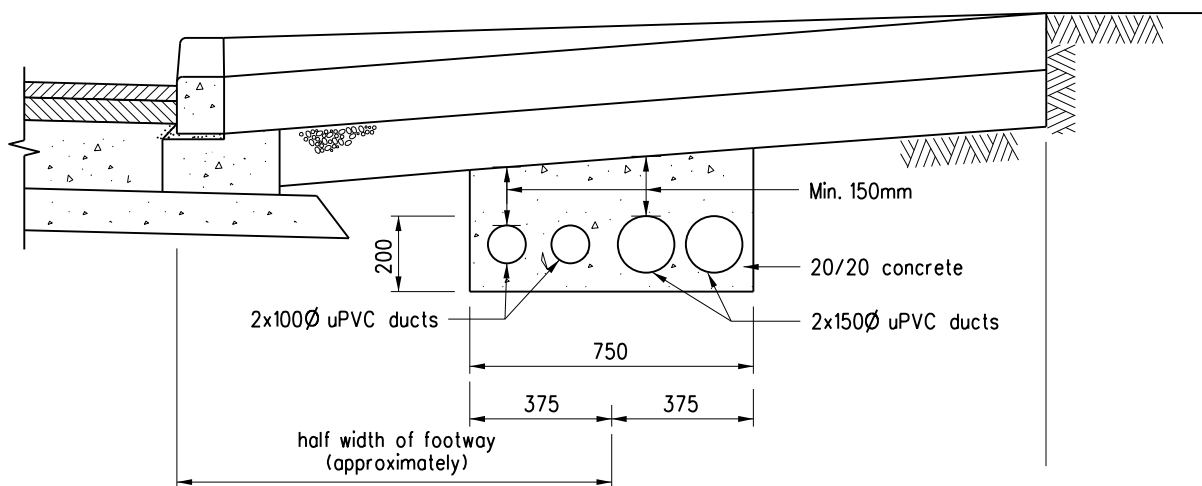
SCALE

1:20

H 1113C



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

B	General revision	Original signed	Oct 19
A	Concrete cover revised		Sep 96
	Former Drg. No. H1011A with general revision		Jun 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE

1:20

H 1114B

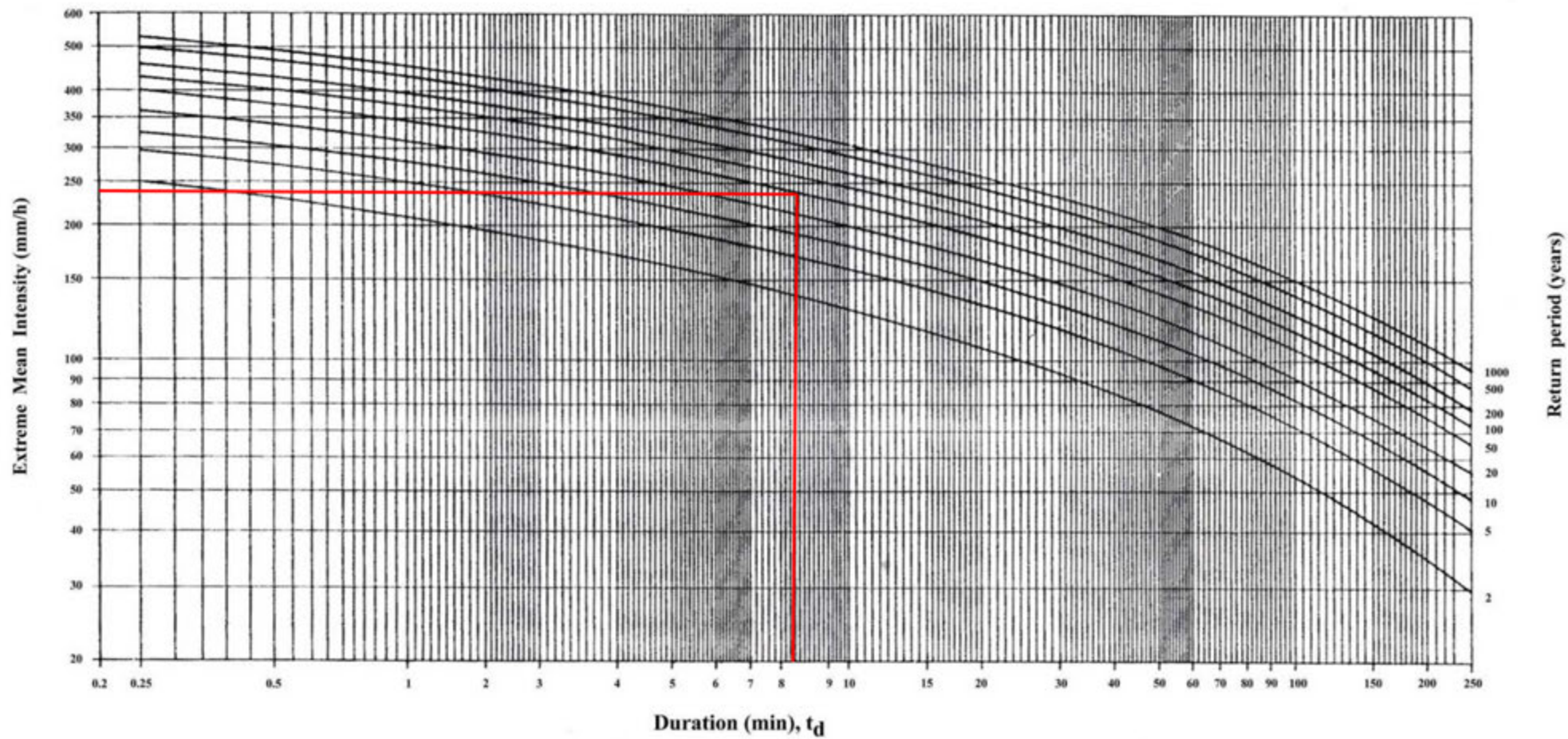
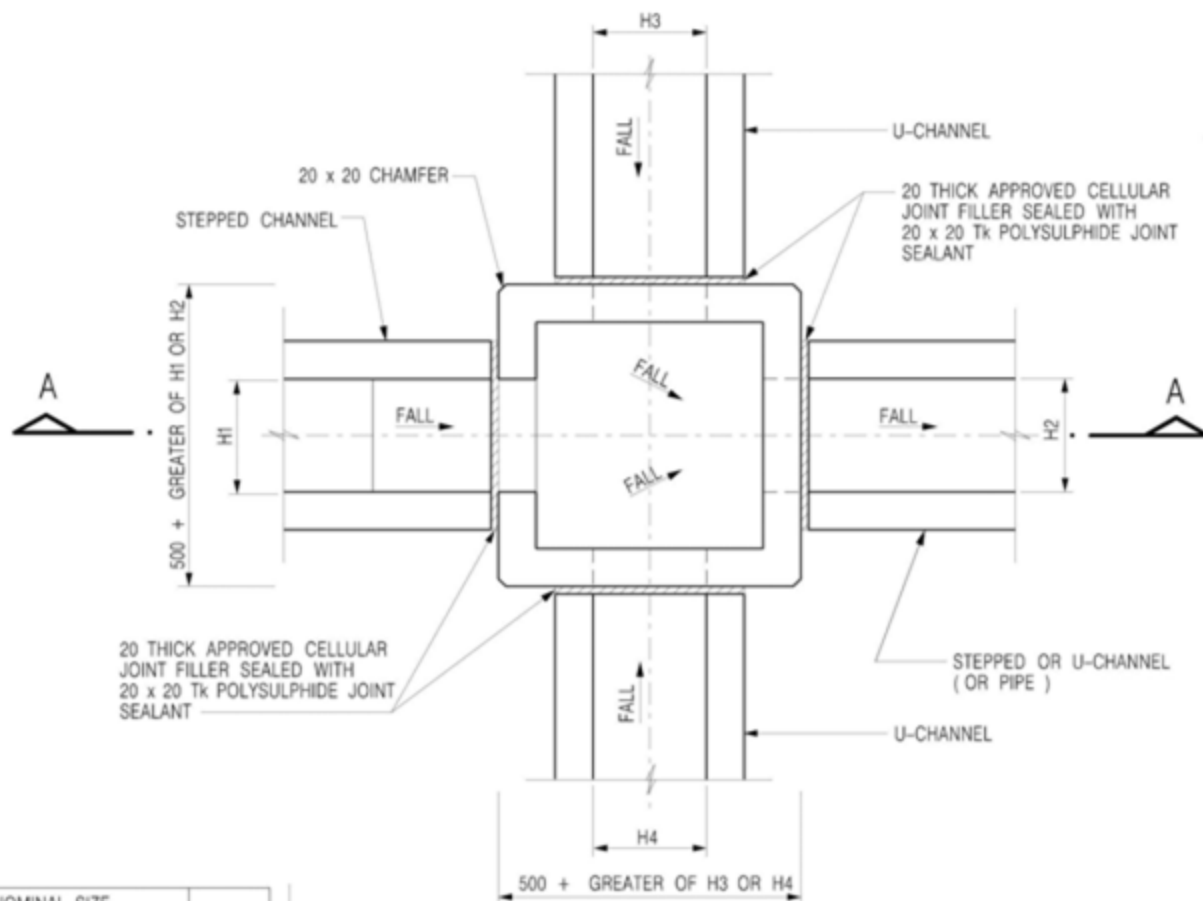


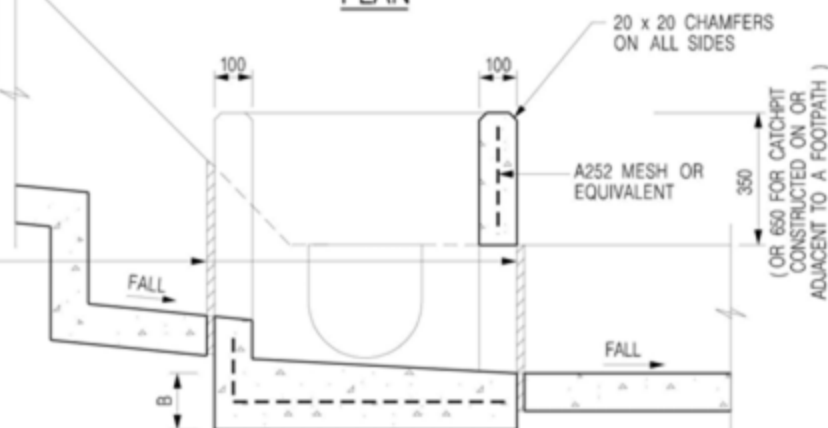
Figure 9 Intensity – Duration – Frequency Curves
(for durations not exceeding 4 hours)



PLAN

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

NOTES:

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

Project 項目名稱:

Proposed Temporary Shop & Services (Motor-vehicle Showroom) for a Period of 5 Years and Filling and Excavation of Land at Lots 1285 RP, 1286 RP & 1290 (Part) in D.D. 114, Shek Kong, Yuen Long, N.T.

Drawing Title 圖目:

The Details of the Proposed Catchpit

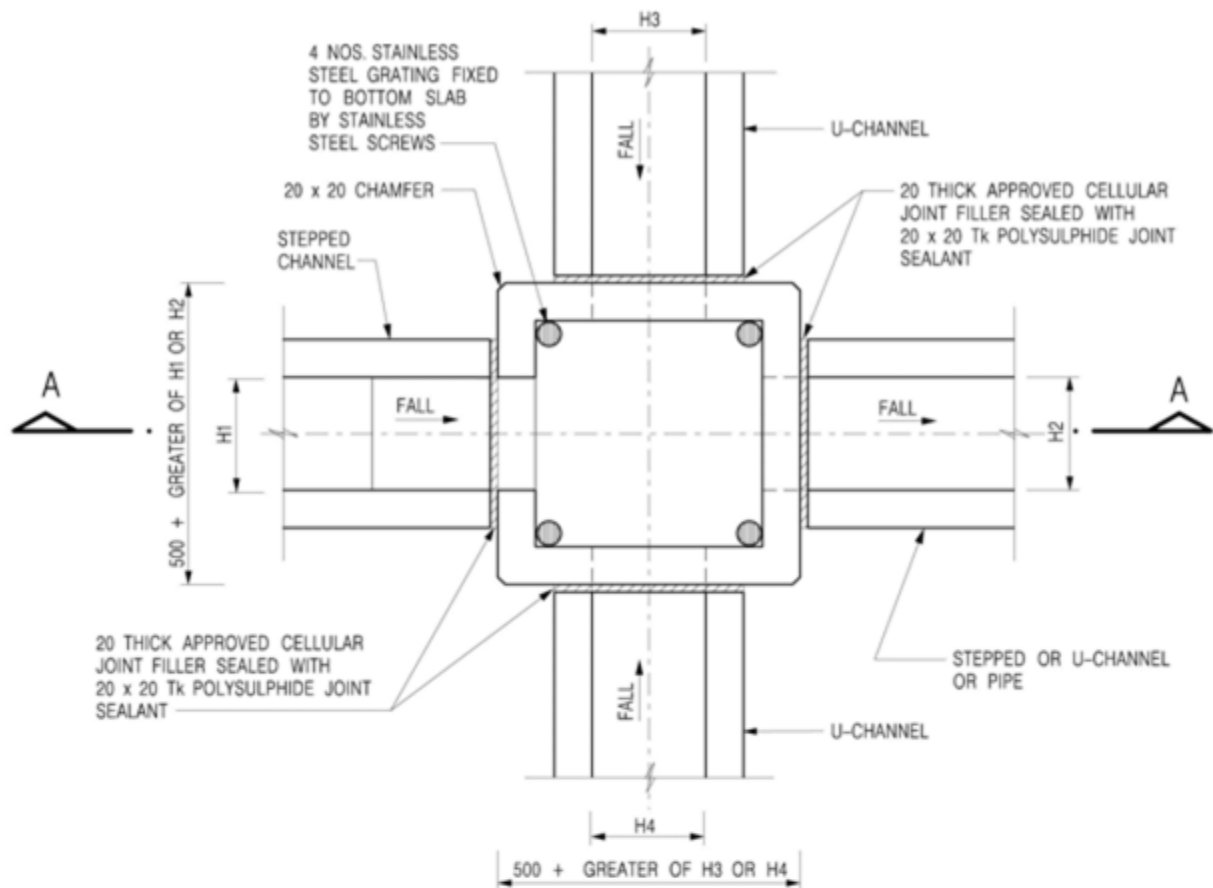
Drawing No. 圖號:

Figure 10

Remarks 備註:

Scale 比例:

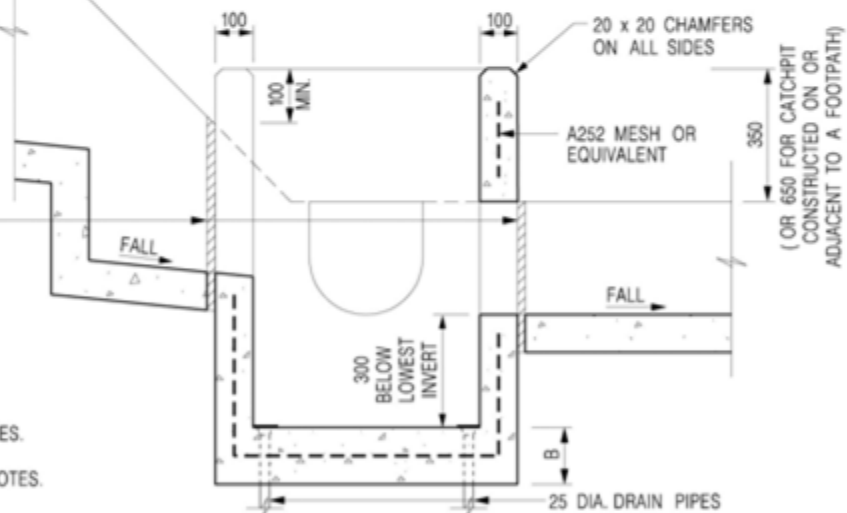
Not to scale



PLAN

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

NOTES:

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

Project 項目名稱:

Proposed Temporary Shop & Services (Motor-vehicle Showroom) for a Period of 5 Years and Filling and Excavation of Land at Lots 1285 RP, 1286 RP & 1290 (Part) in D.D. 114, Shek Kong, Yuen Long, N.T.

Drawing Title 圖名:

The Details of Catchpit with Desilting Function

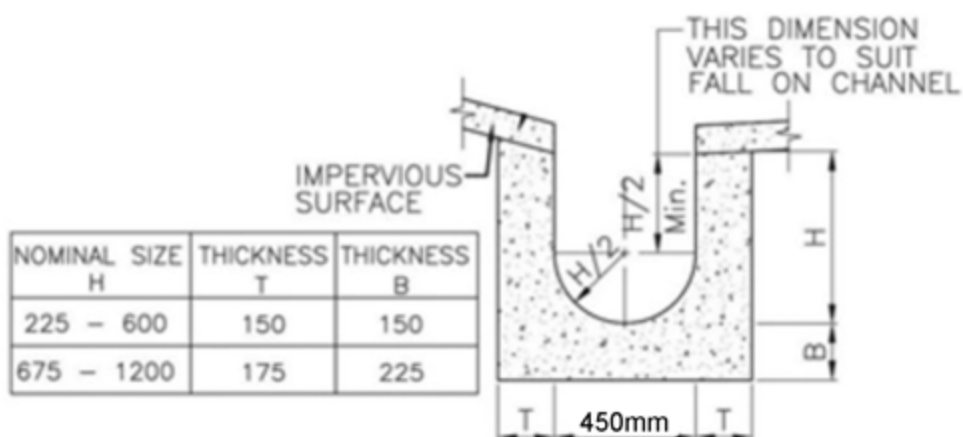
Drawing No. 圖號:

Figure 11

Remarks 備註:

Scale 比例:

Not to scale



DETAILS OF U-CHANNEL
 (REFERENCE : FIG. 8.11 OF
 GEOTECHNICAL MANUAL FOR SLOPES)
 (N.T.S.)

Project 項目名稱:

Proposed Temporary Shop & Services (Motor-vehicle Showroom) for a Period of 5 Years and Filling and Excavation of Land at Lots 1285 RP, 1286 RP & 1290 (Part) in D.D. 114, Shek Kong, Yuen Long, N.T.

Drawing Title 圖目:

Details of Proposed Surface U-channel

Drawing No. 圖號:

Figure 12

Remarks 備註:

Scale 比例:

Not to scale

Date: 1 August 2024

TPB Ref.: A/YL-SK/370

By Email

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

Dear Sir,

Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years and Associated Excavation and Filling of Land at Lot 1286 RP (Part) in D.D. 114, Shek Kong, Yuen Long, N.T.

Our response to the further comments of DLO/YL is shown below:

The existing structures will be demolished should the captioned proposed development be approved by the Town Planning Board. The applicant will apply for short term waiver to cover the temporary structures to be erected at the application site upon planning approval. No temporary structures will be erected at the application site before the issuance of short term waiver.

Please also find attached the proposed FSI plan for the consideration of the Director of Fire Services (D of FS).

Should you have any questions, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Tiffany HUI) – By Email

寄件者: king king <[REDACTED]>
寄件日期: 2024年11月08日星期五 22:01
收件者: Margaret Wai See SZETO/PLAND; Tiffany Cheuk Ting HUI/PLAND; tpbpd/PLAND
主旨: A/YL-SK/370
附件: SK370-ltr-08.pdf

類別: Internet Email

Dear Margaret,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

By Email

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

Dear Sir,

Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years and Associated Excavation and Filling of Land at Lot 1286 RP (Part) in D.D. 114, Shek Kong, Yuen Long, N.T.

The applicant proposes to fill the site with 0.2m thick concrete to allow smooth manoeuvring of the vehicle within the site for staff and visitors for the proposed use. The proposed filling of the site will be from 32.3mPD at the northwestern part of the site and 32.7mPD at the southeastern part of the application site to 32.5mPD at the northwestern part of the site and 32.9mPD at the southeastern part. The proposed excavation of land for the provision of 375mm surface U-channel for dissipation of stormwater will be from 32.325mPD to 31.95mPD.

The last planning permission has been revoked because the applicant is not familiar with the procedure to comply with planning conditions. The applicant acknowledges that this is the last opportunity to comply with the planning conditions or otherwise the next planning application will not be considered by Town Planning Board. As such, the applicant has submitted the FSI proposal and the run-in/out proposal to demonstrate its sincerity to comply with all the planning conditions imposed to last planning permission. The applicant would sincerely to comply with the planning conditions to be imposed by the Town Planning Board should the Board see fits.

The applicant confirms that no car repairing, car spraying and dismantling activities will be carried out at the application site. The applicant reiterates that he will follow strictly to the proposed layout plan and proposed use or otherwise he will reinstates the application site.

Should you have any questions, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Margaret SZETO) – By Email

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

Dear Sir,

Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years and Associated Excavation and Filling of Land at Lot 1286 RP (Part) in D.D. 114, Shek Kong, Yuen Long, N.T.

Our response to the comments of the Highways Department is found below:

Highways Department's comments	Applicant's response
(a) The proposed access arrangement including the width of site ingress/egress and the run-in/out location of the application site should be commented and approved by TD.	Noted.
(b) The proposed width of site ingress/egress in the FI (i.e 7m wide on Figure 8) is inconsistent with that indicated on the Figure 2 of the planning application enclosed in your email dated 29 April 2024 (i.e. 8m wide on Figure 2). Please clarify.	The proposed width of the site ingress/egress in Figure 8 has been updated to 8m. Please see attached.
(c) The dimension "L" for the proposed run-in/out layout in FI (i.e. drg. H113C and H114B) should be specified for easy reference, and the relevant details should be applicable and implemented on the public footpath maintained by HyD only. As HyD shall not be responsible for the maintenance of any access (i.e. if any on the UUGL area) connecting the application site and Kam Sheung Road. Construction details of such access should be commented by the relevant department, if any.	Noted. Please see attached.
(d) Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.	Noted. Surface U-channel is proposed along the site boundary as shown in the proposed drainage plan.

Our response to the comments of the Director of Fire Services (D of FS) is found below:

Director of Fire Services's comments	Applicant's response
Based on the submitted FSI proposal, please clarify the floor level of all site offices as stated on plan.	Site office A, B & C at structure 1 are all situated at 1/F.

Should you have any questions, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,

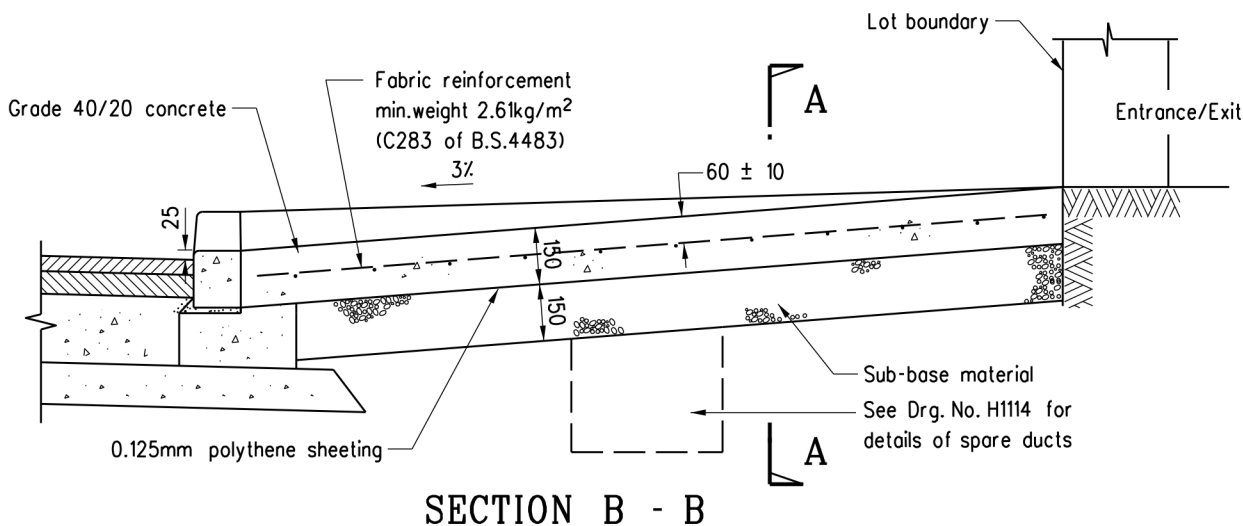
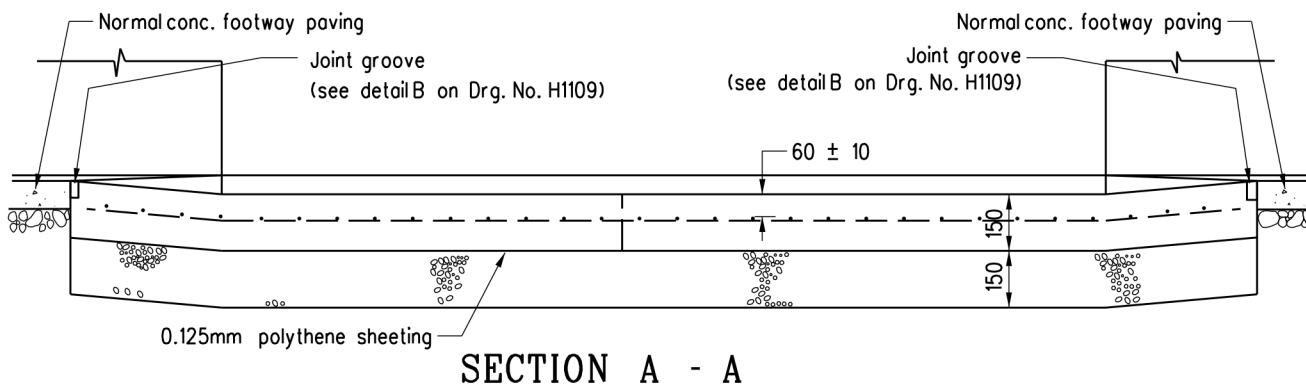
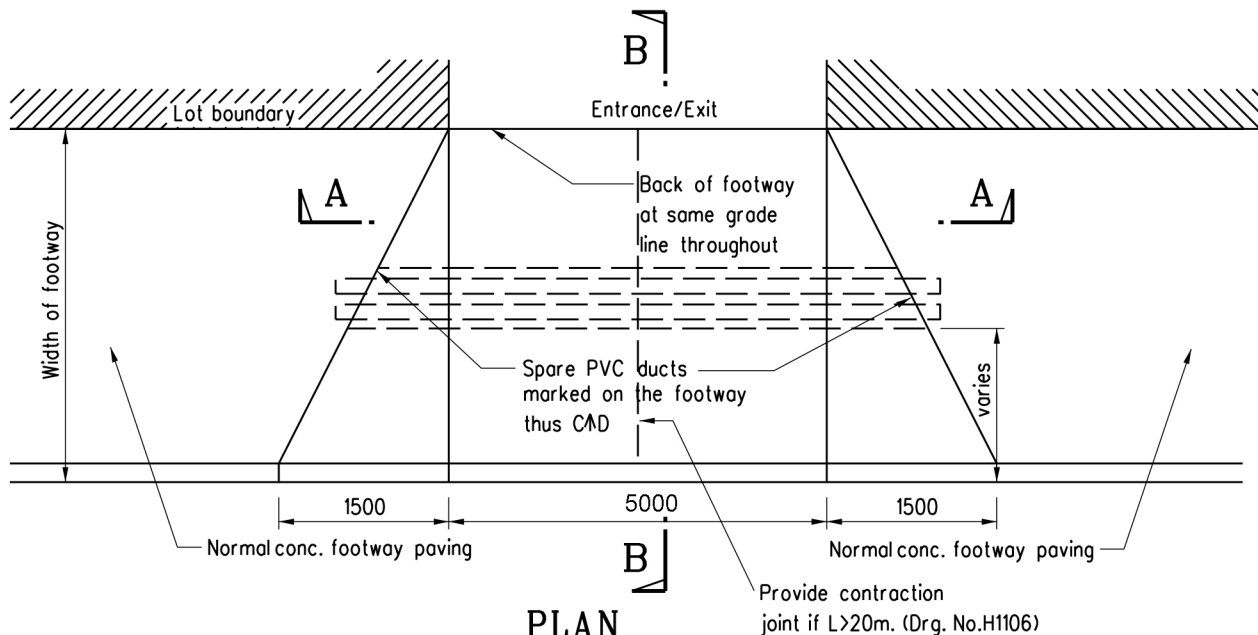


Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Margaret SZETO) – By Email



<p>Project 項目名稱:</p> <p>Proposed Temporary Shop & Services (Motor-vehicle Showroom) for a Period of 5 Years and Filling and Excavation of Land at Lots 1285 RP, 1286 RP & 1290 (Part) in D.D. 114, Shek Kong, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Run-in/out Proposal</p> <p>Drawing No. 圖號:</p> <p>Figure 8</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p> <p>1:500</p>
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Note:

1. All dimensions are in millimetres.

C	General revision	Original signed	Oct 99
B	Joint groove details revised	-	Nov 96
A	Grade of concrete revised	-	Sept 96
	Former Drg. No. H1011A with general revision	-	June 94
REF.	REVISION	SIGNATURE	DATE

**TYPICAL DETAILS
OF RUN-IN
(SHEET 1 OF 2)**

HIGHWAYS DEPARTMENT

REFERENCE

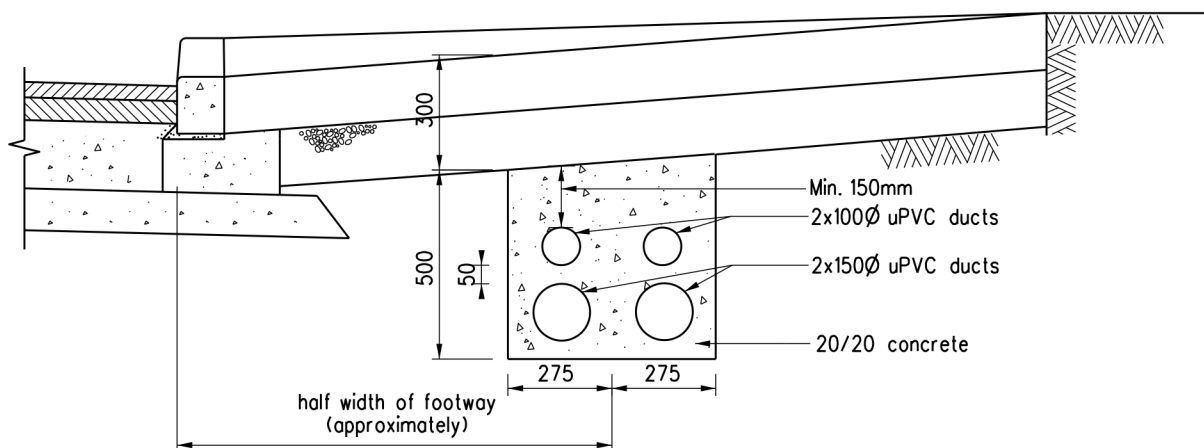
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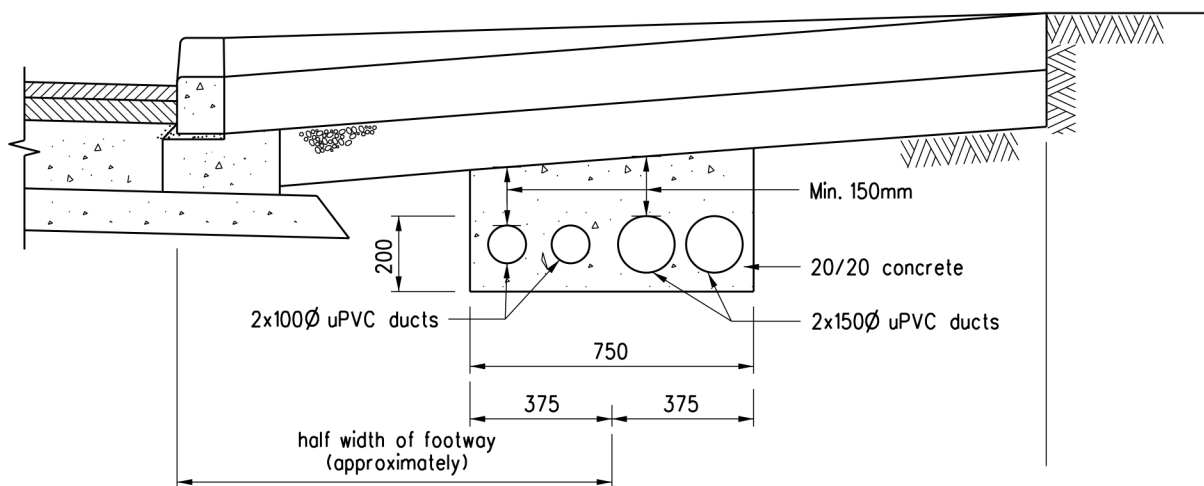
SCALE

1:20

H 1113C



OPTION A



OPTION B

Notes:

- 100 diameter ducts are provided for cables of ATC or CCTV.
150 diameter ducts are provided for power cables.
- The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
- Position of both ends of the duct bank to be marked on footway thus CAD.

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A	Concrete cover revised		Sep 96
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REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE

1:20

H 1114B

