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Form No. S16-III  
表格第 S16-III 號

A/YL-TT/534  
**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14L-77/534
	Date Received 收到日期	30 NOV 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)

Ming Fung Auto Car Limited

### 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)

R-riches Property Consultants Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1012 S.A RP, 1037(A) & (B), 1038, 1039, 1040, 1041 and 1042 in D.D. 115, Au Tau, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,708 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 889 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group C)" zone
(f) Current use(s) 現時用途	Wholesale Centre of Auto Parts and Car Sales Centre  (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" <sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」 <sup>#&</sup> (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" <sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」 <sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner" <sup>#</sup>.  
並不是「現行土地擁有人」 <sup>#</sup>。

- ☐ 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)" <sup>#</sup>.  
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」 <sup>#</sup>。

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
2/11/2021 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 2/11/2021 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Wholesale Centre of Auto Parts and Car Sales Centre for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	879 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	829 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	9
Proposed domestic floor area 擬議住用樓面面積	N/A .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	889 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	889 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to <b>Plan 04</b> . ..... ..... .....	
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	11
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	1 (LGV)
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 09:00 to 18:00 daily, including public holiday																																	
(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)) Accessible from Castle Peak Road - Yuen Long via a local access																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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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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"/>																															

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

位於鄉郊地區臨時用途/發展的許可續期

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

**7. Justifications 理由**

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

The applicant seeks to use Lots 1012 S.A RP, 1037(A) & (B), 1038, 1039, 1040, 1041 and 1042 in D.D. 115, Au Tau, Yuen Long, New Territories (the Site) for 'Temporary Wholesale Centre of Auto Parts and Car Sales Centre for a Period of 3 Years' (proposed development) (**Plan P01**). The applicant would like to continue to use the Site for the proposed use with the addition of two structures for vehicle showroom and canopy for covered parking spaces (**Plan P04**).

The Site falls within an area zoned as "Residential (Group C)" ("R(C)") on the Approved Tai Tong Outline Zoning Plan No.: S/YL-TT/18 (**Plan P02**). According to the Notes of the OZP, the proposed use is not a column 1 or column 2 use within the "R(C)" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "R(C)" zone. In addition, the Site involves of serveral previous application for the same use, within which, the latest application (No. A/YL-TT/454) was approved by the Board on a temporary basis on 1/2/2019.

The Site occupied an area of 1,708 sq.m (about) of private land (**Plan P03**). 9 structures are proposed at the Site with total GFA of 889sq.m (about)(**Plan P04**). Compare with the previous application (No. A/YL-TT/454), the current application is for the same use with the same operation mode and hours, i.e. 09:00 to 18:00 daily (including public holiday). All structures approved under the previous application (No. A/YL-TT/454) will be remained for the current application. The existing drainage facilities, landscaping plantings, trees and fire service installations at the Site will be maintained at all times during the planning approval period. The estimated maximum number of visitor per day are 25 (about). The estimated number of staff working at the Site is 10.

The Site is accessible from Castle Peak Road - Yuen Long via a local access (**Plan P01**). 11 private car parking space and one loading/unloading (L/UL) space for light goods vehicle are provided at the Site. Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period. As traffic trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (**Appendix I**).

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. No dismantling, maintenance, repairing, cleansing, paint spraying, car washing or other workshop activities will be carried out at the Site at any time during the planning approval period.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage, landscape and FSIs proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Temporary Wholesale Centre of Auto Parts and Car Sales Centre for a Period of 3 Years'.



**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

  
.....  
Michael WONG

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

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

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

R-riches Property Consultants Limited



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

Date 日期

9/11/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

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

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 1012 S.A RP, 1037(A) & (B), 1038, 1039, 1040, 1041 and 1042 in D.D. 115, Au Tau, Yuen Long, New Territories		
Site area 地盤面積	1,708	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18		
Zoning 地帶	"Residential (Group C)" zone		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <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 Wholesale Centre of Auto Parts and Car Sales Centre for a Period of 3 Years		

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	889	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.5
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	2.5 - 5.8 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	49 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		11
	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) _____ _____		11 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1 (LGV)

## Trip Generation and Attraction

Temporary Wholesale Centre of Auto Parts and Car Sales Centre for a Period of 3 Years  
in "Residential (Group C)" Zone, Lots 1012 S.A RP, 1037(A) & (B), 1038, 1039,  
1040, 1041 and 1042 in D.D. 115, Au Tau, Yuen Long, New Territories

- (i) The Site is accessible from Castle Peak Road – Yuen Long via a local access. A total of 12 spaces are provided at the Site, details are as follows:

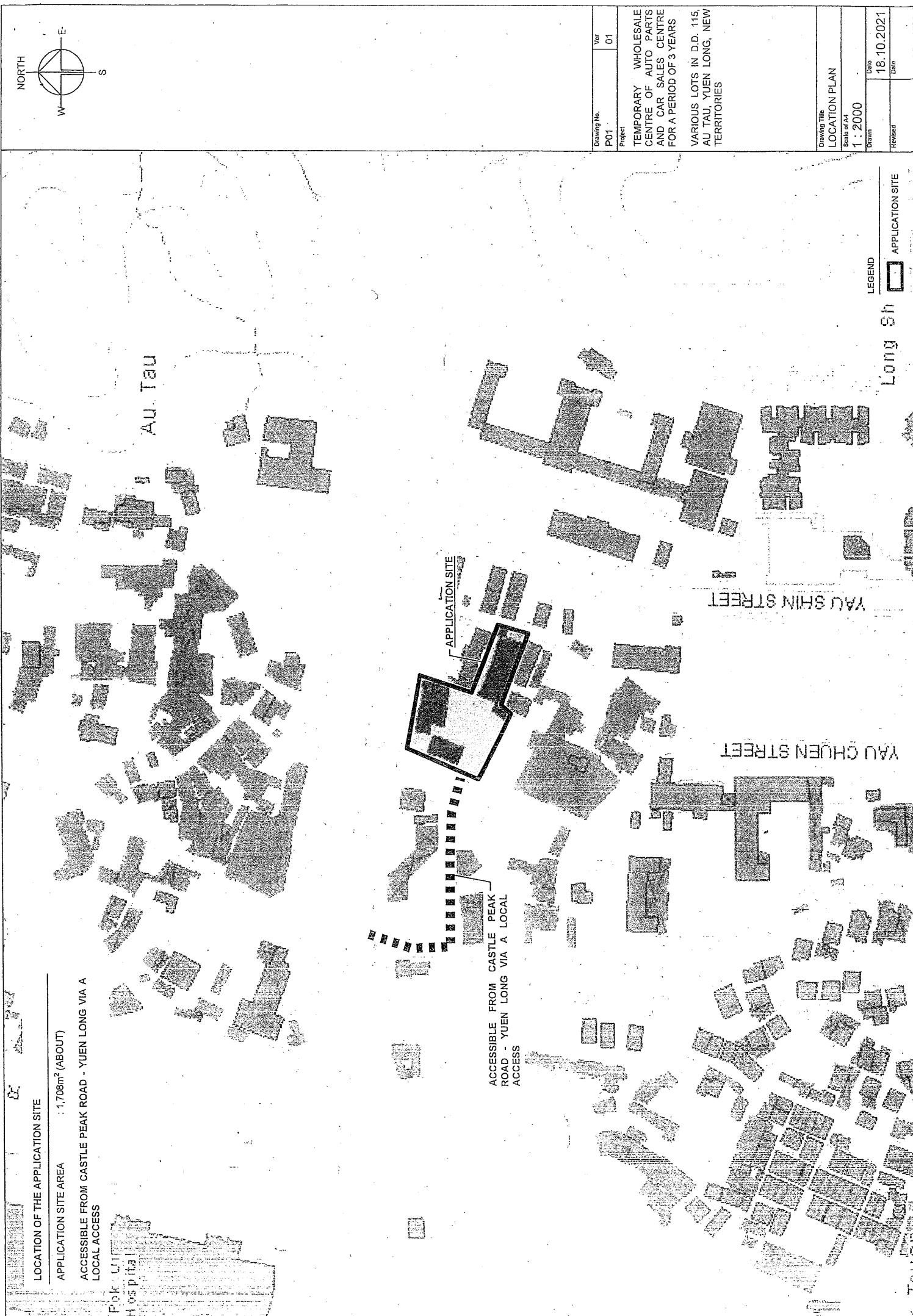
Type of Space	No. of Space
Private Car Parking Space for Visitor	4
Private Car Parking Space for Staff	7
L/UL Space for Light Goods Vehicle	1

- (ii) Advanced booking is required for visitors using the car parking spaces, which could help to regulate the use of the car parking spaces and prevent excessive number of vehicles to the Site and affect the public.

- (iii) Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction						
	Private Car (staff)		Private Car (visitor)		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	5	0	3	3	1	0	12
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	5	3	3	0	1	12
Traffic trip per hour (average)	0	0	4	4	1	1	10

- (iv) No medium and heavy goods vehicles exceeding 5.5 tonnes including container tractors/trailers are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period.
- (v) In view of the above, the parking and loading/unloading provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,708m<sup>2</sup> (ABOUT)

ACCESSIBLE FROM CASTLE PEAK ROAD - YUEN LONG VIA A LOCAL ACCESS

Pok Chu Hospital

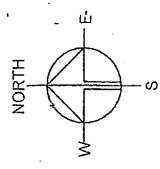
APPLICATION SITE

ACCESSIBLE FROM CASTLE PEAK ROAD - YUEN LONG VIA A LOCAL ACCESS

YAU SHIN STREET

YAU CHUEN STREET

AU TAU

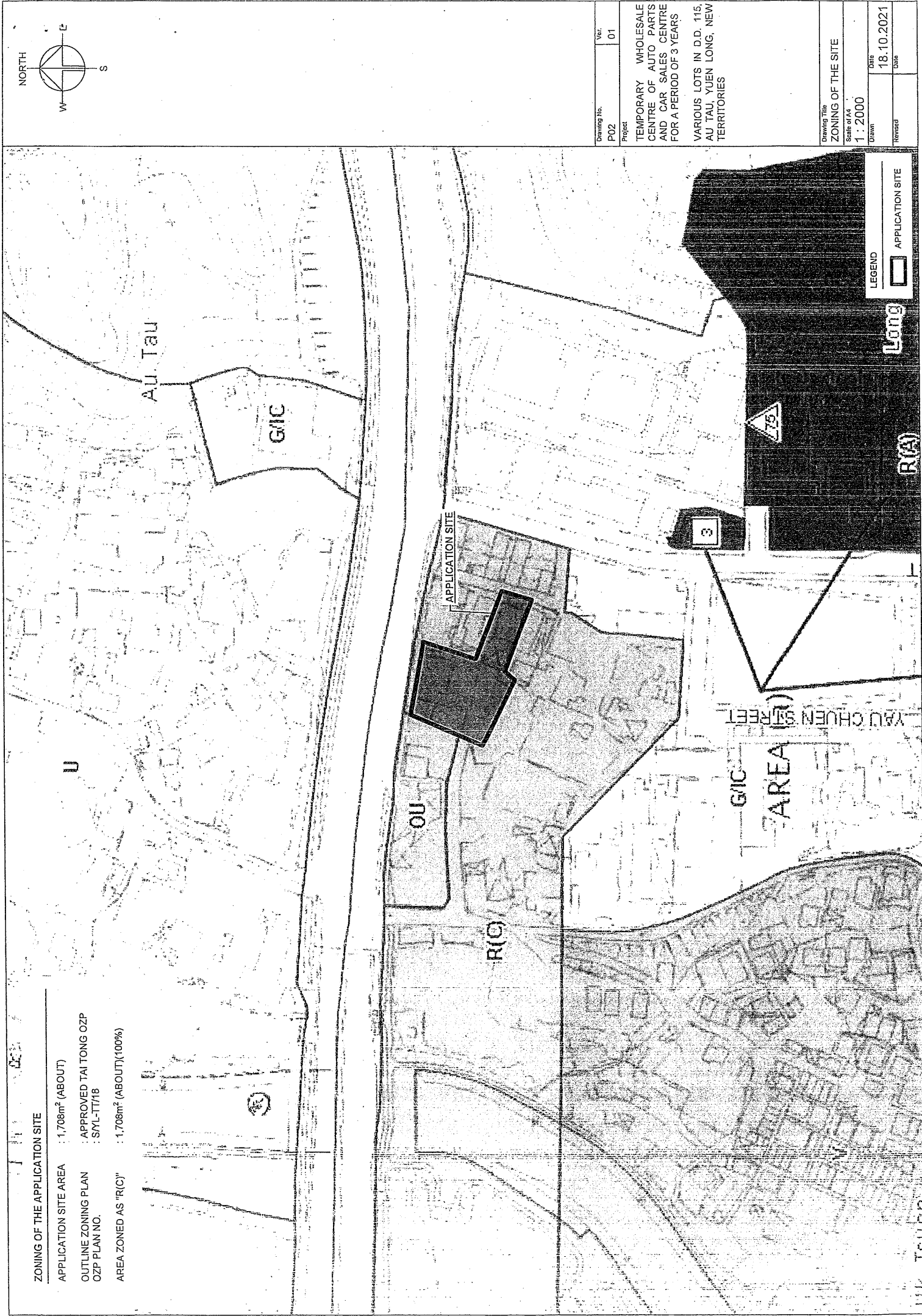


Drawing No.	Var	01
Project		
TEMPORARY WHOLESALE CENTRE OF AUTO PARTS AND CAR SALES CENTRE FOR A PERIOD OF 3 YEARS		
VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES		
Drawing Title	LOCATION PLAN	
Scale of As	1 : 2000	
Drawn	Reviewed	Date
		18.10.2021

Long Sh

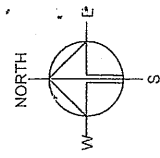
LEGEND

☐ APPLICATION SITE



ZONING OF THE APPLICATION SITE

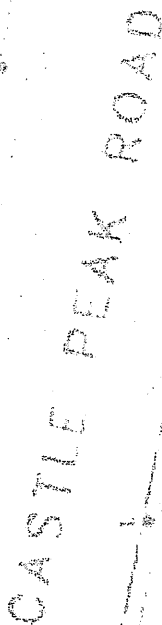
APPLICATION SITE AREA : 1,708m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED TAI TONG OZP  
OZP PLAN NO. : SYL-TT/18  
AREA ZONED AS "R(C)" : 1,708m<sup>2</sup> (ABOUT)(100%)



Drawing No.	Ver.
P02	01
Project	
TEMPORARY WHOLESALE CENTRE OF AUTO PARTS AND CAR SALES CENTRE FOR A PERIOD OF 3 YEARS	
VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	
Drawing Title	
ZONING OF THE SITE	
Scale of A4	
1 : 2000	
Drawn	Date
18.10.2021	
Forward	Date

LEGEND

APPLICATION SITE



APPLICATION SITE AREA	: 1,708m <sup>2</sup> (ABOUT)
AREA OF PRIVATE LAND	: 1,708m <sup>2</sup> (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE

2

APPLICATION SITE

### LEGEND

APPLICATION SITE

Drawing No.	Ver.
P03	01

Project	5
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TEMPORARY WHOLESALE  
CENTRE OF AUTO PARTS  
AND CAR SALES CENTRE  
FOR A PERIOD OF 3 YEARS

VARIOUS LOTS IN D.D. 115,  
AU TAU, YUEN LONG, NEW  
TERRITORIES

**Drawing Title**

### LAND STATUS OF THE SITE

Scale of A4

1 : 500

**Dravyn**

18.10.2021

Date

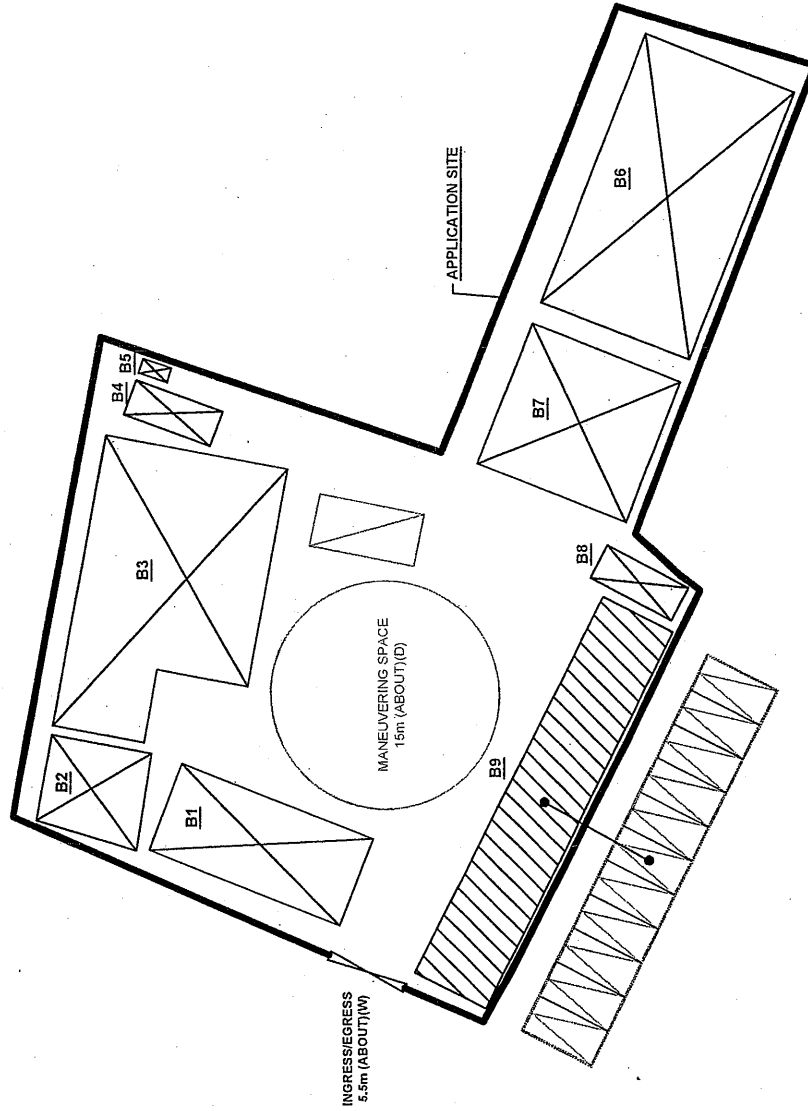
# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,708m <sup>2</sup> (ABOUT)
COVERED AREA	: 829m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 879m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.5 (ABOUT)
SITE COVERAGE	: 48% (ABOUT)
NO. OF STRUCTURE	: 9
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 889m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 2.8m - 5.8m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	SITE OFFICE & RECEPTION	82m <sup>2</sup> (ABOUT)	*142m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(2-STOREY)
B2	VEHICLE SHOW ROOM	41m <sup>2</sup> (ABOUT)	41m <sup>2</sup> (ABOUT)	4.4m (ABOUT)(1-STOREY)
B3	VEHICLE SHOW ROOM	208m <sup>2</sup> (ABOUT)	208m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STOREY)
B4	FIRE SERVICE PUMP & CONTROL ROOM	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B5	FIRE SERVICE WATER TANK	5m <sup>2</sup> (ABOUT)	5m <sup>2</sup> (ABOUT)	2.5m (ABOUT)(1-STOREY)
B6	STORAGE OF VEHICLE	209m <sup>2</sup> (ABOUT)	209m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STOREY)
B7	STORAGE OF AUTO PARTS	110m <sup>2</sup> (ABOUT)	110m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STOREY)
B8	TOILET	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B9	COVERED PARKING SPACE <sup>a</sup>	144m <sup>2</sup> (ABOUT)	144m <sup>2</sup> (ABOUT)	5.5m (ABOUT)(1-STOREY)
TOTAL		829m <sup>2</sup> (ABOUT)	889m <sup>2</sup> (ABOUT)	

\*GFA OF STRUCTURE B1: G/F & 1/F (2 x 59.8m<sup>2</sup> = 119.6m<sup>2</sup>) + BALCONY (16.5m<sup>2</sup>) + REMAINING COVERED AREA (5.9m<sup>2</sup>) = 141.7m<sup>2</sup> (ABOUT)

\*STRUCTURE B9 IS A 4-SIDE OPENED STRUCTURE

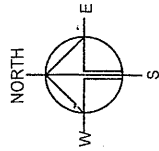


## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	LUL SPACE
	PARKING SPACE
	INGRESS / EGRESS

## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 3.5m (W) X 7m (L)



Drawing No.	Ver.
P04	01
Project	
TEMPORARY WHOLESALE CENTRE OF AUTO PARTS AND CAR SALES CENTRE FOR A PERIOD OF 3 YEARS	
VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	

Drawing Title	LAYOUT PLAN
Scale of As	1 : 500
Drawn	Date
2.11.2021	29.11.2021
Reviewed	





盈卓物業  
顧問有限公司

Our Ref.: DD115 Lot 1012 S.A RP & VL  
Your Ref.: TPB/A/YL-TT/534

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

**By Email**

10 January 2022

Dear Sir,

**1<sup>st</sup> Further Information**

**Temporary Wholesale Centre of Auto Parts and Car Sales Centre for a Period of 3 Years  
in "Residential (Group C)" Zone, Lots 1012 S.A RP, 1037(A) & (B), 1038,  
1039, 1040, 1041 and 1042 in D.D. 115, Au Tau, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-TT/534)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Mr. K. K. NG  
(Attn.: Mr. Colman TANG

email: kknng@pland.gov.hk )  
email: chmtang@pland.gov.hk )



(852) 2339 0884  
(852) [REDACTED]



(852) 2323 3662  
matthewng@r-riches.com.hk

## Responses-to-Comments

**Temporary Wholesale Centre of Auto Parts and Car Sales Centre for a Period of 3 Years  
in "Residential (Group C)" Zone, Lots 1012 S.A RP, 1037(A) & (B), 1038,  
1039, 1040, 1041 and 1042 in D.D. 115, Au Tau, Yuen Long, New Territories**

**(Application No. A/YL-TT/534)**

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
<b>1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Wilson LEE; Tel: 2399 2421)</b>	
(a) The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	The application site (the Site) involves of several previously approved S.16 planning applications, within which, the latest application No. A/YL-TT/454 with the same amount of parking and loading/unloading (L/UL) spaces was approved by the Town Planning Board on 1.2.2019. The applicant would like to continue to use the Site for the same use with the addition of two structures for vehicle showroom and canopy for covered parking spaces. The amount of parking and L/UL spaces of the current application remain unchanged comparing to the previously approved application. The estimated number of visitors per day are 25 (about) and 11 private car parking spaces are provided for staff and visitor. Goods to support the daily operation of the Site are transported by 5.5 tonnes lorries, hence, one loading/unloading space (L/UL) for light goods vehicle (LGV) is required. In view of the above, the parking and L/UL provisions of Site are considered <u>adequate</u> for the Site operation.
(b) The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Castle Peak Road – Yuen Long and the local access;	The amount of parking and L/UL spaces of the current application remain unchanged comparing to the previously approved S.16 planning application No. A/YL-TT/454. As vehicular trips generated and attracted by the proposed development is minimal, adverse

		traffic impact to the nearby road network should not be anticipated ( <b>Annex I</b> ).
(c)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Castle Peak Road – Yuen Long, along the local access and within the site;	Sufficient space is provided for vehicle to smoothly manoeuvre to / from Castle Peak Road – Yuen Long, along the local access and within the Site ( <b>Annex II and Plan 1</b> ).
(d)	The applicant should provide nearest public transport services and indicate on the layout plan; and	The nearest public transport services serving the Site are provided at <b>Annex III</b> .
(e)	The applicant should note the local access between Castle Peak Road – Yuen Long and the site is not managed by this Department.	Noted.

**Annex I – Estimated Trip Generation and Attraction**

- (i) The Site is accessible from Castle Peak Road – Yuen Long via a local access. A total of 12 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor	4
Private Car Parking Space for Staff	7
L/UL Space for Light Goods Vehicle	1

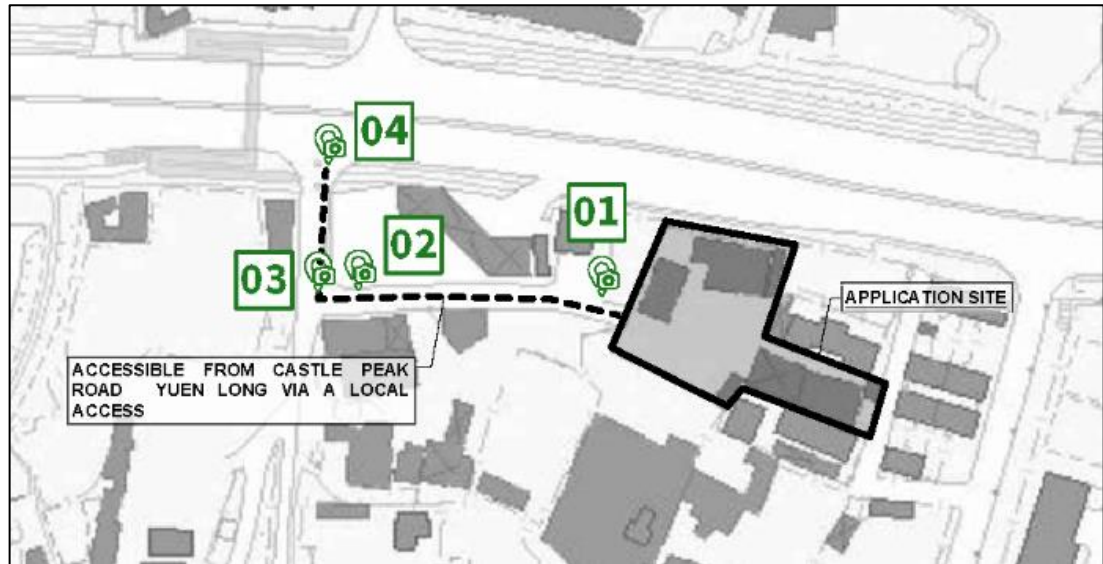
- (ii) Advanced booking is required for visitors using the car parking spaces, which could help to regulate the use of the car parking spaces and prevent excessive number of vehicles to the Site and affect the public.
- (iii) Same traffic arrangement has been adopted by the Applicant of the previously approved S.16 planning application No. A/YL-TT/454 (which is also the Applicant of the current application) and is workable.
- (iv) Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction						
	Private Car (staff)		Private Car (visitor)		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	5	0	3	3	1	0	12
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	5	3	3	0	1	12
Traffic trip per hour (average)	0	0	4	4	1	1	10

- (v) No medium and heavy goods vehicles exceeding 5.5 tonnes including container tractors/trailers are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period.
- (vi) In view of the above, the parking and loading/unloading provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.

**Annex II - Manoeuvring of Vehicles to / from Kam Sheung Road and Along the Local Access**

- (i) The Site is accessible from Castle Peak Road – Yuen Long via a local access.
- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to / from Castle Peak Road – Yuen Long and along the local access, details are as follows:



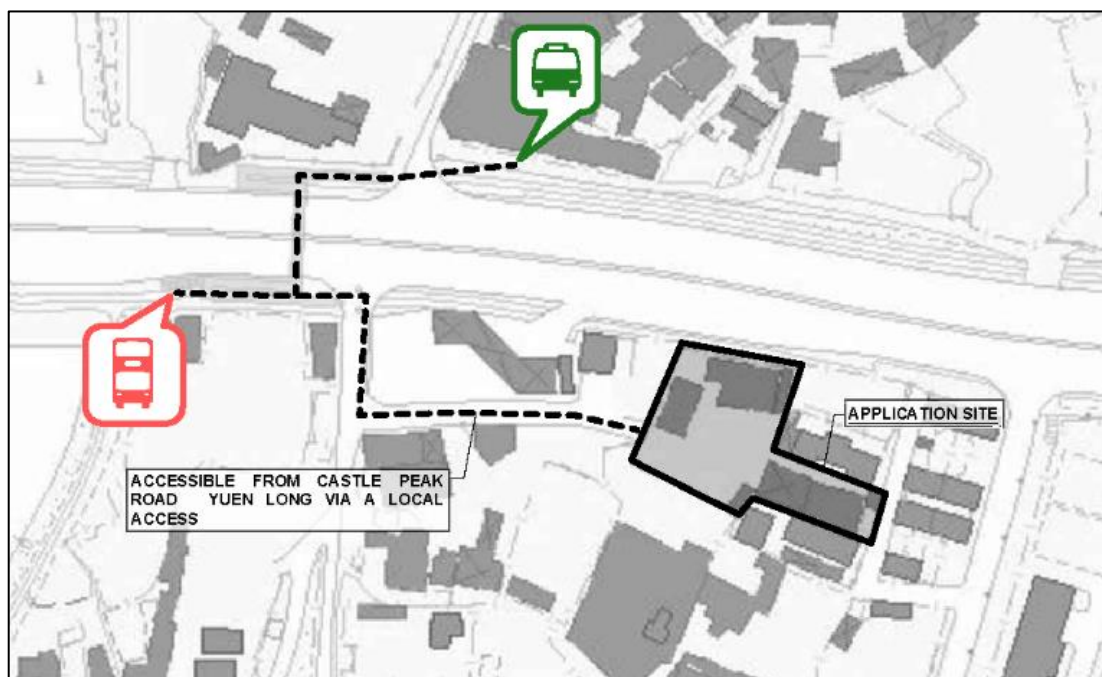




**Annex III - Public Transport Services Serving the Application Site**

- (i) The Site is adjoining Castle Peak Road – Yuen Long, which is served with public transport services. Majority of staff and visitor are required to commute to the Site by taking public transport to Castle Peak Road – Yuen Long then walk to the Site.
- (ii) The nearest public transport services are provided at Castle Peak Road – Yuen Long, details are as follows:

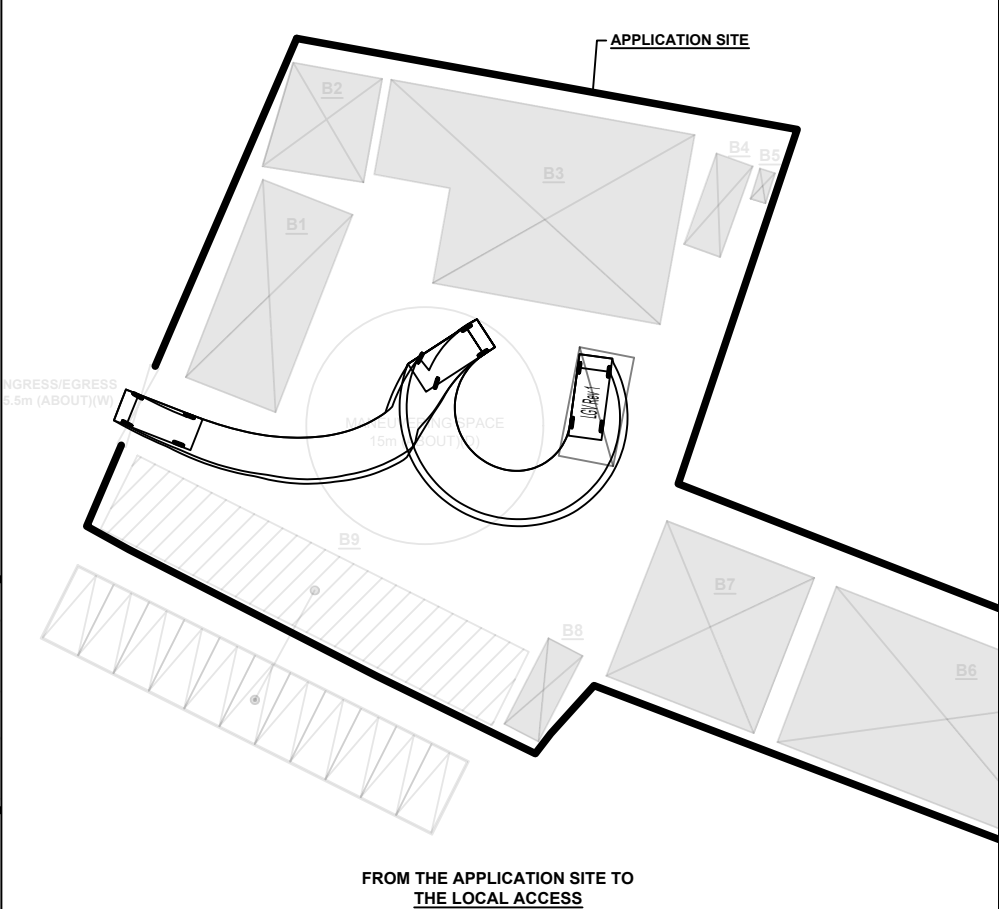
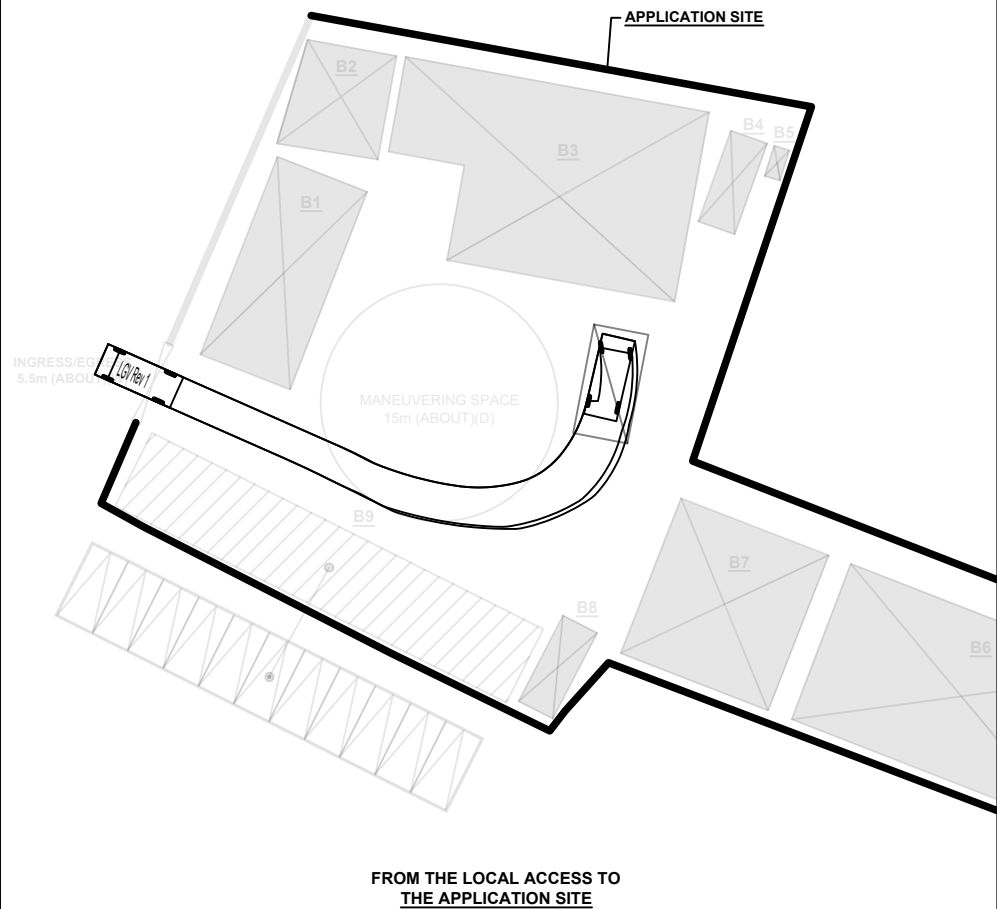
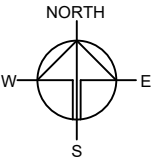
Route No.	Termination Points		Frequency
Franchised Bus			
54	Yuen Long (West)	Sheung Tsuen (Shek Kong)	20 minutes <sup>1</sup>
64K	Yuen Long (West)	Tai Po Market Station	8 - 12 minutes <sup>1</sup>
68	Yoho Mall (Circular)	Park Yoho	30 minutes <sup>1</sup>
76K	Long Ping Estate	Sheung Shui (Ching HO)	25 - 30 minutes <sup>1</sup>
77K	Yuen Long (Fung Cheung Road)	Sheung Shui	20 minutes <sup>1</sup>
Green Minibus			
36	Yuen Long (Fook Hong Street)	Tai Shang Wai Rural Office	10 - 15 minutes <sup>2</sup>
37	Yuen Long (Fook Hong Street)	Yau Tam Mei Village Office	12 – 15 minutes <sup>2</sup>



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



LEGEND	
	PARKING SPACE
	LOADING / UNLOADING SPACE
	LIGHT GOODS VEHICLE
	SWEPT PATH OF VEHICLE

Drawing No.	Ver.
PLAN 1	01
Project	
TEMPORARY WHOLESALE CENTRE OF AUTO PARTS AND CAR SALES CENTRE FOR A PERIOD OF 3 YEARS	
VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	
Drawing Title	
LAYOUT PLAN	
Scale of A4	
1 : 500	
Drawn	Date
	10.1.2020
Revised	Date



**Previous Applications Covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/YL-TT/140	Temporary Showroom and Godown for Car Accessories and Parts with Ancillary Workshop for Installation Work for a Period of 3 Years	23.5.2003 (on review, excluding the workshop)	(1), (2), (3), (4), (10), (11)
2	A/YL-TT/203	Temporary Wholesale Centre of Auto Parts and Storage for a Period of 3 Years	2.2.2007 (revoked on 2.11.2009)	(2), (3), (4), (5), (7), (8), (10), (11)
3	A/YL-TT/260	Temporary Wholesale Centre of Auto Parts and Storage for a Period of 3 Years	23.4.2010	(1), (2), (3), (4), (7), (8), (9), (10), (11)
4	A/YL-TT/314	Temporary Wholesale Centre of Auto Parts and Storage for a Period of 3 Years	2.8.2013 (revoked on 2.7.2015)	(1), (3), (4), (6), (7), (8), (9), (10), (11)
5	A/YL-TT/374	Temporary Wholesale Centre of Auto Parts and Car Sales Centre for a Period of 3 Years	18.3.2016	(1), (3), (4), (6), (7), (8), (9), (10), (11), (12)
6	A/YL-TT/454	Renewal of Planning Approval for Temporary Wholesale Centre of Auto Parts and Car Sales Centre for a Period of 3 Years	1.2.2019	(4), (5), (6), (7), (8), (9), (11), (12)

**Approval Conditions**

- (1) Submission and/or implementation of landscape and/or tree preservation proposal.
- (2) Submission and/or implementation/provision of drainage proposal/facilities.
- (3) Submission and/or implementation/provision of fire services installations (proposal).
- (4) No specific workshop activities are allowed on the site.
- (5) Maintenance of trees and/or landscape plantings.
- (6) Maintenance of drainage facilities on the site.
- (7) No medium and/or heavy vehicles are allowed to be parked/stored on or enter/exit the site.
- (8) No night-time operation and/or no operation on Sundays and public holidays.
- (9) Submission of records of the existing drainage facilities on the site.
- (10) Reinstatement of the site to an amenity area upon expiry of planning permission.
- (11) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (12) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

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

參考編號

Reference Number:

211208-145605-82337

提交限期

Deadline for submission:

28/12/2021

提交日期及時間

Date and time of submission:

08/12/2021 14:56:05

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/534

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設臨時汽車零件批發中心及汽車銷售中心必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

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

參考編號

211221-143121-46427

Reference Number:

提交限期

28/12/2021

Deadline for submission:

提交日期及時間

21/12/2021 14:31:21

Date and time of submission:

有關的規劃申請編號

A/YL-TT/534

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lam Ka Hing

Name of person making this comment:

意見詳情

Details of the Comment :

反對，住屋過於密集地方設臨時汽車零件批發中心及汽車銷售中心商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

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寄件者:  
寄件日期: 2021年12月27日星期一 1:47  
收件者: tpbpd  
主旨: A/YL-TT/534 DD 115 Au Tau

Dear TPB Members,

It took the applicant one and a half years to fulfill conditions.

Members should question why an operation with a long history is not in compliance from Day 1.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 11 January 2019 3:02 AM CST  
**Subject:** A/YL-TT/454 DD 115 Au Tau

A/YL-TT/454

Lots 1012 S.A RP, 1037(A) & (B), 1038, 1039, 1040, 1041 and 1042 in D.D. 115, Au Tau, Yuen Long

Site area : About 1,708m<sup>2</sup>

Zoning : "Res (Group C)"

Applied Use : "Wholesale Centre of Auto Parts / 12 Vehicle Parking

Dear TPB Members,

Another roll over application of existing brownfield use.

This system is at the heart of the Hong Kong land use conundrum.

The only way to trigger the long overdue development of new towns is to terminate this cycle that allows government departments and site owners to procrastinate on the long overdue PERMANENT development in line with the OZP, planning intention and the glossy brochures that are published at regular intervals.

Facilities like this should be accommodated in custom built, high rise industrial compounds complete with industrial lifts and high tek facilities.

TPB is the gate keeper and should use its powers to give the players a kick in the seat to get the ball rolling.

Mary Mulvihill

**Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises 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. Within the Site, Lots 1012 S.A RP, 1037(A)&(B), 1038 & 1941 and 1039, 1040 & 1042 in D.D. 115 are covered by Short Term Waivers (STWs) No. 3449 and 3450 respectively to permit structures erected thereon for the purpose of “wholesale centre of auto parts and storage”. The STW(s) holder(s) will need to apply to her office for modification of the STW(s) conditions where appropriate. Besides, given the proposed 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 her department acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (c) to note the comments of the Commissioner for Transport that the Site is connected to the public road network via a section of a local access road not managed by her department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that his department shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Yuen Long. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads/drains;
- (e) to note the comments of the Director of Environmental Protection that the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department should be followed to minimise any potential environmental nuisances on the surrounding areas;
- (f) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted 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 also 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
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (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 unauthorised building works (UBW) under the 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 building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the 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 abuts on a specified street (Castle Peak Road – Yuen Long) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washrooms or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.