

This document is received on - 8 JAN. 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

TYST/1071

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

STP/YLW1
PA
TPG/1
SSO/YLW2
STO/YLW1
Adh
1/1

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17L-7457/1071
	Date Received 收到日期	- 8 JAN 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)

耀高發展有限公司 Bright Top Development 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)Goldrich Planners & Surveyors Limited
金潤規劃測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 964 (Part), 965 (Part) and 969 (Part) in D.D.121, 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 745 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 153.8 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)	..... 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 Outline Zoning Plan (OZP) No. S/YL-TYST/13
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" ("R(D)")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
2/12/2020 (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 2/12/2020 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Car Washing Centre (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	591.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	153.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5
Proposed domestic floor area 擬議住用樓面面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	153.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	153.8 .....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 Appendix 1	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	Private Car or Light Goods Vehicle Waiting Spaces: 2
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 10:00 a.m. to 8:00 p.m. everyday (including Sundays and Public Holidays).....																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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)) Long Hon Road.....																															
	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)																															
(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 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) <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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 30 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 2.2 m 米 <input checked="" type="checkbox"/> About 約																															
	No 否	<input 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"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	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)
.....	
.....	
.....	
.....	
.....	

(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

Please refer to Appendix 1

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in 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



FRANCIS LAU

Name in Block Letters
姓名（請以正楷填寫）

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

Planning Manager

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會



Others 其他 MRTPI, RPP, FRICS, RPS(GP)

on behalf of
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

2.12.2020

(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 964 (Part), 965 (Part) and 969 (Part) in D.D.121, Yuen Long, New Territories
Site area 地盤面積	745 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Outline Zoning Plan (OZP) No. S/YL-TYST/13
Zoning 地帶	"Residential (Group D)" ("R(D)")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Car Washing Centre

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米	Plot Ratio 地積比率
	Non-domestic 非住用	153.8	
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(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	3.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	20.6 % <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		2
	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) <u>Private Car or Light Goods Vehicle Waiting Space</u>		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan (Plan 1), Lot Index Plan (Plan 2), Drainage Proposal (Plan 4), Sewerage Proposal (Plan 5)		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
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。

Executive Summary

1. The application site (the site) is on Lots 964 (Part), 965 (Part) and 969 (Part) in D.D.121, Yuen Long, New Territories.
2. The site falls within "Residential (Group D)" ("R(D)") zone under the Approved Outline Zoning Plan (OZP) No. S/YL-TYST/13.
3. The applied use is 'Proposed Temporary Car Washing Centre' for a Period of 3 years.
4. The site area is about 745 m².
5. A total of 5 structures (total floor area of about 153.8m²) are proposed on the site for open shed for car washing space and office.
6. Operation hours are 10:00 a.m. to 8:00 p.m. every day (including Sundays and Public Holidays).

行政摘要

1. 申請地點位於新界元朗丈量約份第 121 約地段第 964 號 (部分)、第 965 號 (部分)、第 969 號 (部分)。
2. 申請地點處於唐人新村分區計劃大綱核准圖編號 S/YL-TYST/13 "住宅(丁類)"地帶。
3. 申請用途為'擬議臨時洗車場'用途，為期 3 年。
4. 申請面積為大約 745 平方米。
5. 申請地點將提供 5 個構築物(總樓面面積大約為 153.8 平方米)作洗車處遮蔭棚及辦公室用途。
6. 營業時間為每日上午 10 時至下午 8 時 (包括星期日及公眾假期)。

JUSTIFICATION

Lots 964 (Part), 965 (Part) and 969 (Part) in D.D. 121, Yuen Long, New Territories.

1 Applied Use

The applied use is 'Proposed Temporary Car Washing Centre' for a Period of 3 years.

2 Location

The application site (the site) is on Lots 964 (Part), 965 (Part) and 969 (Part) in D.D. 121, Yuen Long, New Territories.

3 Site Area

The site area is about 745m² where no Government Land is involved.

4 Planning Context

4.1 Zoning

The site falls within "Residential (Group D)" ("R(D)") zone under the Approved Outline Zoning Plan (OZP) No. S/YL-TYST/13.

4.2 Planning intention

4.2.1 The planning intention of the zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

4.2.2 Nevertheless, according to covering notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board.

5 Proposed Development

5.1 Development parameters

5.1.1 Five structures are proposed on the site. The detail dimensions are shown as follows:

No.	Structure	Covered Area	Floor Area	No. of storey	Height
1	Open Shed for Self-Serve Car Washing Space	31.2 m ²	31.2 m ²	1	3.5 m
2	Open Shed for Self-Serve Car Washing Space	31.2 m ²	31.2 m ²	1	3.5 m
3	Open Shed for Self-Serve Car Washing Space	31.2 m ²	31.2 m ²	1	3.5 m
4	Open Shed for Automatic Car Washing Space	45.6 m ²	45.6 m ²	1	3.5 m
5	Office	14.6 m ²	14.6 m ²	1	3.5 m
Total:		<u>153.8 m²</u>	<u>153.8 m²</u>		

5.1.2 Structure 1 to 3 are open sheds for self-serve car washing space. Structure 4 is an open shed for automatic car washing facility. Structure 5 is used as an office. Please refer to the Layout Plan (Plan 3) for details.

5.2 Operation hours

The operation hours will be from 10:00 a.m. to 8:00 p.m. every day, including Sundays and public holidays.

5.3 Mode of operation

5.3.1 The proposed temporary car washing service is intended to serve the needs of residents and the public.

5.3.2 The operator provides three self-serve car washing spaces and one automatic car washing facility. Tools and equipment are also provided. The car owners have to clean their cars themselves.

5.3.3 No workshop activities such as car dismantling, spraying, repairing, maintaining or change of lubricant oil are allowed on site.

6 No adverse impact to the environment

6.1 Visual

The proposed development comprises of temporary single-storey open shed and structure. It is compatible with the surrounding low-density developments. No adverse visual impact is anticipated.

6.2 Drainage

Drainage

6.2.1 The proposed drainage system is part of a larger drainage system which includes the adjacent site (adjacent to a planning application under the same applicant) and the subject site. 375mm u-channels are proposed along the northern and eastern side of the site. They will then connect to an existing public drain. Please see Drainage Proposal (Plan 4) for details.

Sewerage

6.2.2 To minimize the adverse impact on the local drainage system, an underground sewage disposal system will be installed to serve the proposed use. The sewage disposal system includes one petrol interceptor and one soakage pit. The petrol interceptor will be designed and constructed in accordance with the Practice Note for Professional Person (ProPECC) PN 5/93. The petrol interceptor and soakage pit will always be maintained in proper working order. Periodic desludging will be carried out.

6.2.3 Wastewater produced from the car washing services will be directed to the proposed 150mm u-channel located at the periphery of the car washing spaces. The wastewater will then be collected by the proposed catch pit connecting to the petrol interceptor and soakage pit. Wastewater collected from the car washing spaces will be treated in a petrol interceptor and soakage pit. Please see the Drainage Proposal (Plan 5) for details. No sewage water will leak to the drainage system.

6.3 Noise

6.3.1 The site is away from residential area. The noise nuisance affecting nearby users will be kept to the minimum.

6.4 Traffic

6.4.1 The site is accessible from Long Hon Road. Please refer to the Location Plan (Plan 1) for details.

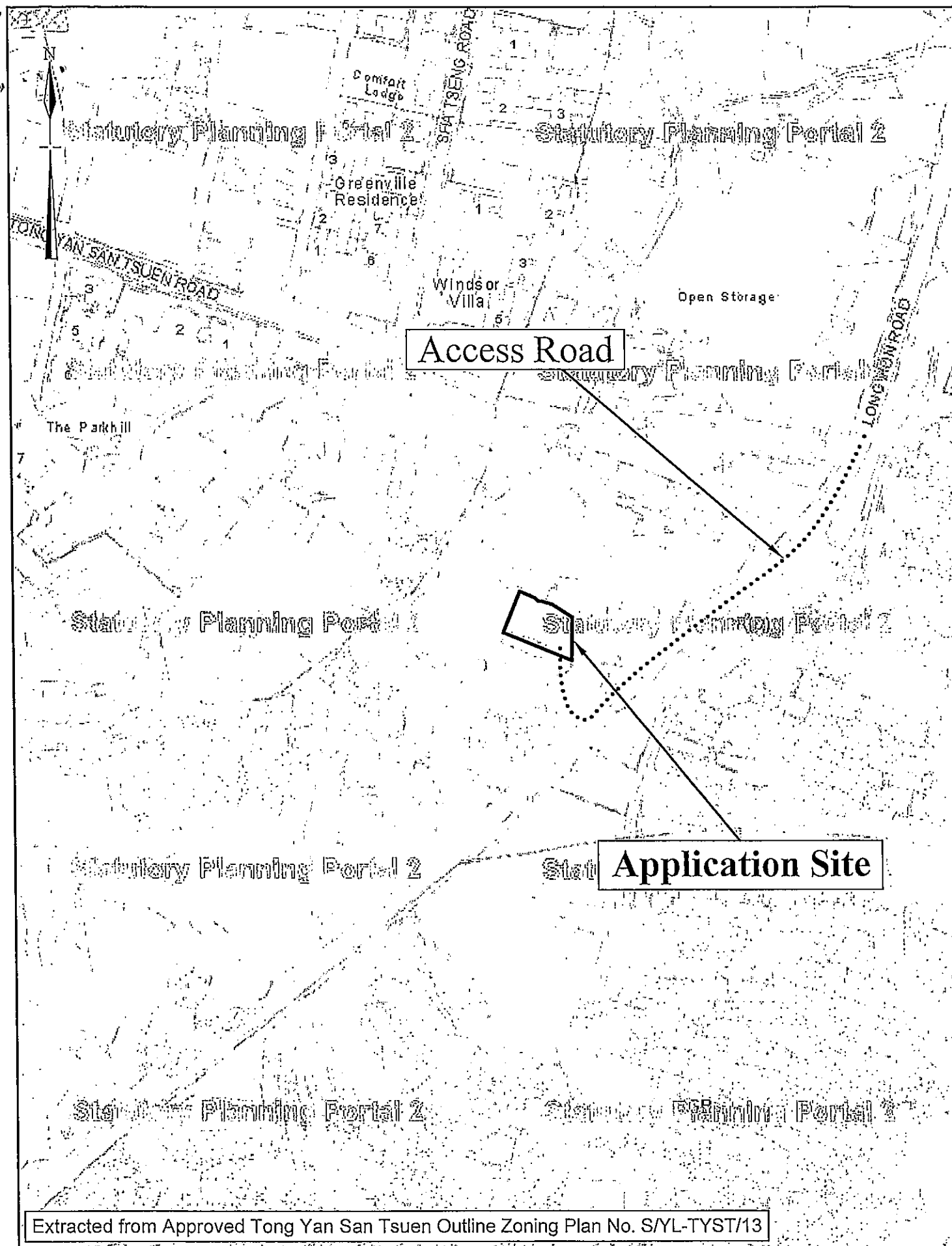
6.4.2 Four car washing spaces and two waiting spaces are provided. Only private car or light goods vehicle will be served. The spaces are for car washing purpose only. The waiting spaces would avoid vehicles tail back to adjacent site or the main road.

Appendix I

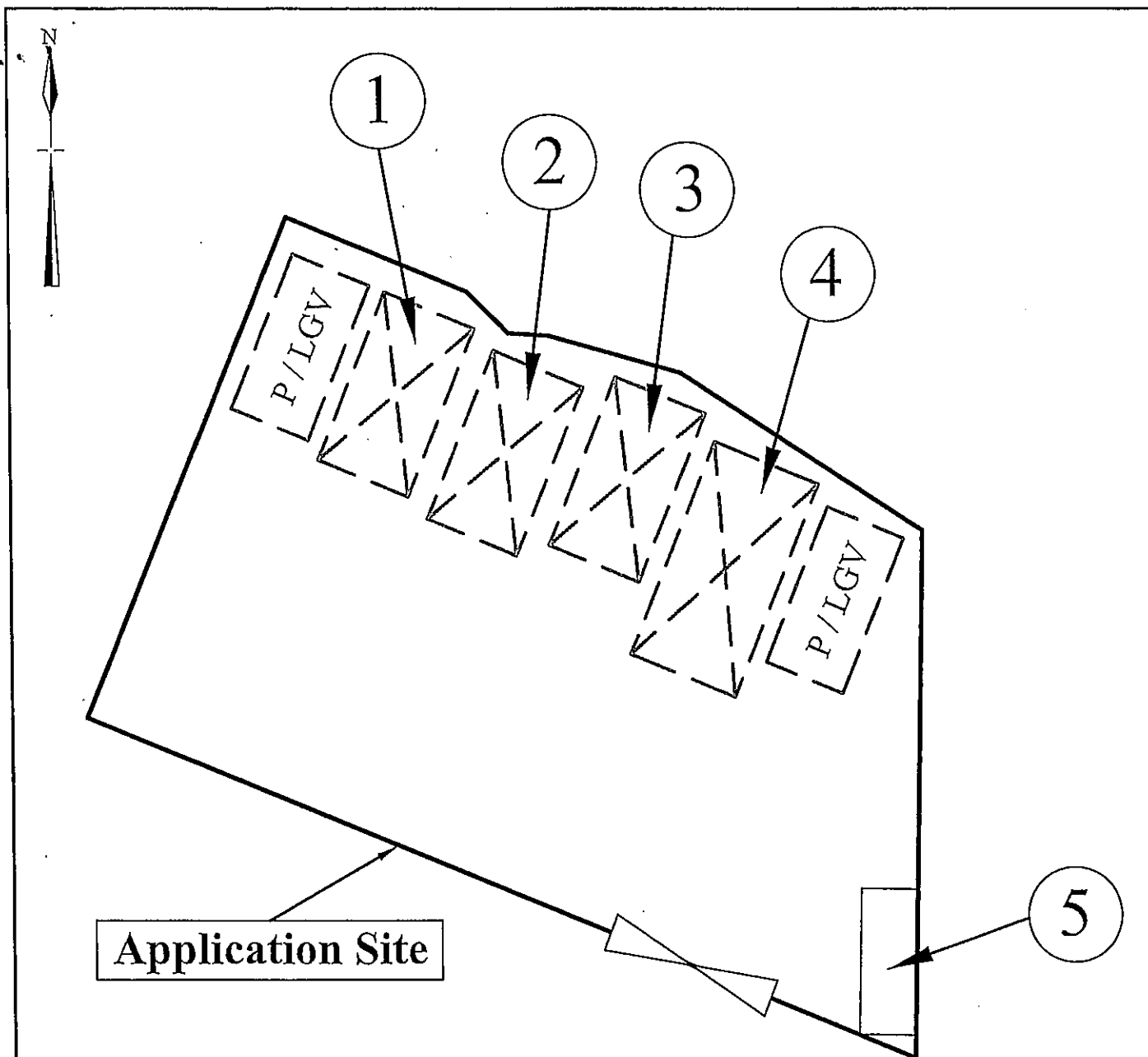
- 6.4.3 Advanced booking is required. Workers are hired from nearby village. They go to the site within walking distance.
- 6.4.4 Most customers would come after work or on Saturdays or Sundays. Not many customers would come during working hours.
- 6.4.5 Each customer takes about 40 minutes to complete the cleaning. The estimated trip generation and attraction rate for vehicle is as follows:

Time	Estimated Trip Generation Per Hour (In and Out)	
	Weekdays	Saturdays / Sundays
10:00-13:00	4	8
14:00-18:00	6	8
18:00-20:00	8	6

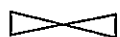
-End-



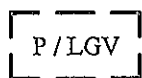
Not to scale	Location Plan	Goldrich Planners & Surveyors Ltd.
December 2020	Lots 964 (part), 965 (part) and 969 (part) in D.D. 121	Plan 1 (P 20100)



Legend



Ingress / Egress (7.3m wide)

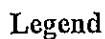




Private Car / LGV Waiting Space (7m (L) x 3.5m (W))

Site Area: 745m² (about)

No.	Structure / Use	Covered Area	Floor Area	Height	Storey
1	Open Shed for Self-Serve Car Washing Space	31.2 m ²	31.2 m ²	3.5 m	1
2	Open Shed for Self-Serve Car Washing Space	31.2 m ²	31.2 m ²	3.5 m	1
3	Open Shed for Self-Serve Car Washing Space	31.2 m ²	31.2 m ²	3.5 m	1
4	Open Shed for Automatic Car Washing Facility	45.6 m ²	45.6 m ²	3.5 m	1
5	Office	14.6 m ²	14.6 m ²	3.5 m	1
Total:		153.8 m ²	153.8 m ²		

1 : 250	Layout Plan	Goldrich Planners & Surveyors Ltd.
December 2020		Plan 3 (P 20100)
Lots 964 (part), 965 (part) and 969 (part) in D.D. 121		



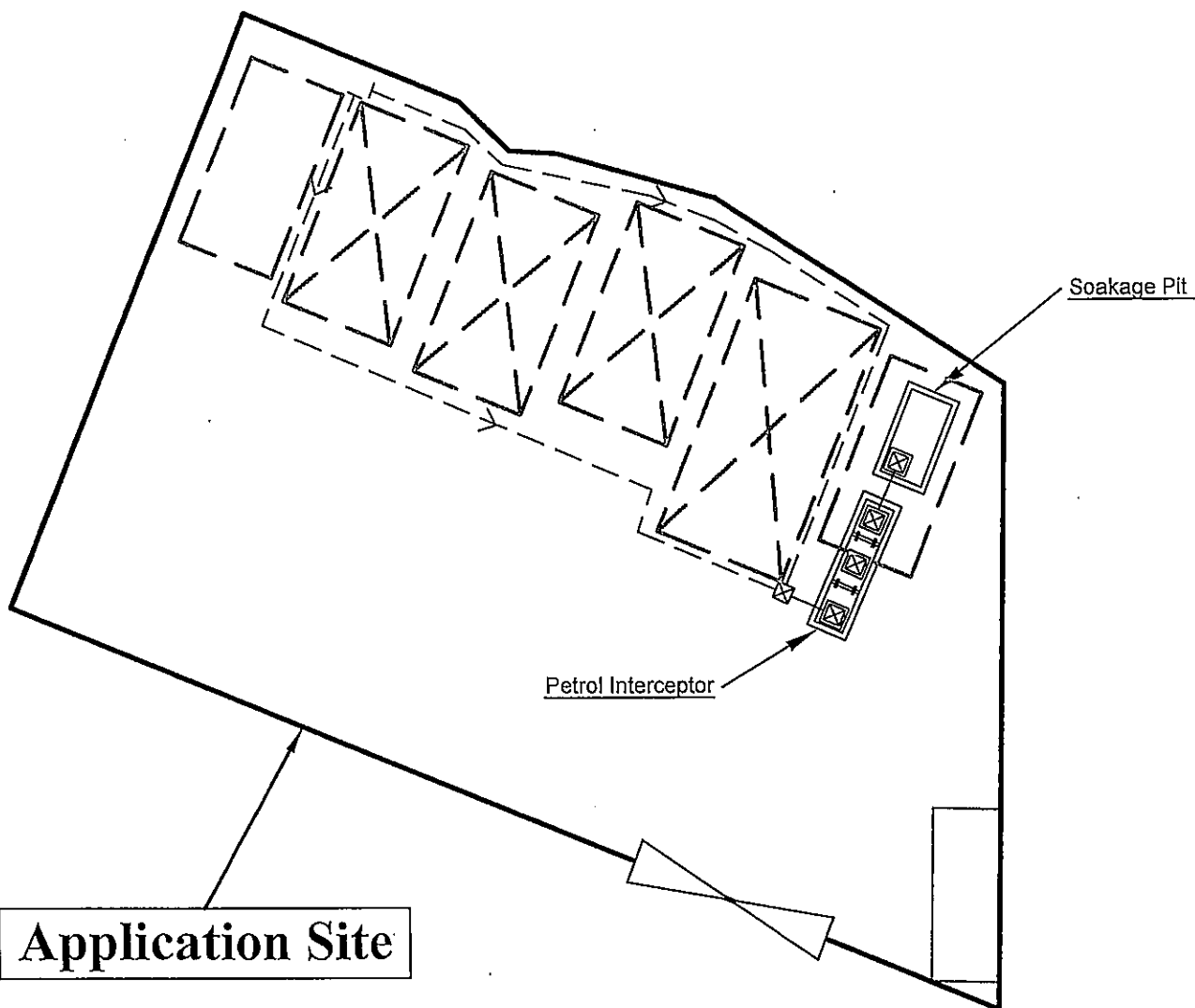
- ☐ Proposed Last Catch-pit
☒ Proposed Catch-pit
 Proposed U-Channel
 Proposed U-Channel with C.I. Cover

Note: According to the Technical Note to Prepare a Drainage Submission by DSD of November 2001 (p.6), 375mm is the acceptable size of U-channels within catchment area between 2,401m² and 3,999m²

Total area of subject and adjacent site is 2,943m²

Catch-pit	G.L. (mPD)	I.L. (mPD)
CP1	+13.5	+12.85
CP2	+13.5	+12.73
CP3	+13.5	+12.66
CP4	+13.4	+12.62

Plan 4
(P 20100)



Application Site

LEGEND



Soakage Pit



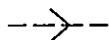
Petrol Interceptor



Manhole



Proposed Catch-pit



Proposed 150mm U-Channel (Fall 1:100)

Site Area: 745m² (about)

1 : 250

Sewerage Proposal

**Goldrich Planners &
Surveyors Ltd.**

December 2020

Lots 964 (part), 965 (part) and 969 (part) in D.D. 121

**Plan 5
(P 20100)**

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TYST/1071

Our Ref.: P20100/TL21133

20 April 2021

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


Dear Sir,

Submission of Further Information

**S.16 Application for
'Proposed Temporary Car Washing Centre'
for a period of 3 years
Lots No. 964 (Part), 965 (Part) and 969 (Part) in D.D.121,
Yuen Long, New Territories**

We would like to submit a further information for the captioned application to respond to the departmental comments.

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



Francis Lau

Encl.

Comments of the Transport Department

Contact Person: Ms. Grace Fok, Tel: 2399 2565

	Comments dated 16.2.2021	Response
(a)	The applicant should provide reference to the trip generation and attraction of the existing car washing centre to demonstrate that the estimated trip generation and attraction of the proposed development are in order.	<p>The car washing centre will open at 10 a.m. and close at 8 p.m. daily. More customers will come on Sundays and Public Holidays.</p> <p>For weekdays, fewer cars will come to the centre. It is estimated that about 2 cars will come in the morning and 7 cars will come in the afternoon.</p>
(b)	The land status of the access road/path/track leading to the Site from Long Hon Road/Shan Ha Road junction shall be checked with the lands authority. The road section between the junction and the proposed development is not managed by TD.	Noted.
(c)	The management and maintenance responsibilities of the access road/path/track should be clarified and consulted with the relevant management and maintenance authorities accordingly.	Noted.
(d)	The applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.	The site has enough space for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are required. Please refer to Swept Path Analysis (Plan 6) for details.

Comments of the Environmental Protection Department

Contact Person: Ms Pauline POON; Tel.: 2835 1150

Comments dated 11.3.2021	Response
<p>Given there are residential dwellings immediate north of the subject site, there could be potential noise nuisance from the automatic car washing facility. We further note that new residential uses may be developed near the site given the area is zoned R(D). Please request the applicant to provide further information including the detailed design of the automatic car washing facility (given as under an "open shed" in the application), and the proposed mitigation measures to address the noise nuisance from the proposed use, in particular for the protection of surrounding residential uses including No. 355 Shan Ha Tsuen north of the site.</p>	<p>Three sides and the top of the sheds are covered by waterproof soundproof materials such as noise insulating fabric. The car washing machines are placed inside the open sheds. These mitigation measures would mitigate the noise nuisance from the car washing facility.</p> <p>No. 355 Shan Ha Tsuen is at the north side of the site. The openings of the sheds face the south. Therefore, there is no direct line of sight from No. 355 Shan Ha Tsuen to the automatic car washing machine. Please refer to the attached photograph (encl. 1) for the design.</p>
<p>Furthermore, the application now "suggests" serving only private cars and light goods vehicles, by providing 2 waiting spaces for private car or light goods vehicle. The applicant should clarify if only private cars and light goods vehicles will be served, while medium goods vehicles and heavier vehicles will be not be served by the proposed car wash facility, as well as the applicant's method/mechanism to avoid serving them. The applicant should also clarify if there is any public announcement system.</p>	<p>According to the Code of Practice for the Loading of Vehicles issued by the Transport Department. Light goods vehicles and medium/heavy goods vehicles are restricted at a height of 3.5m and 4.6m respectively. The height of the open sheds on site is 3.5m. Medium/heavy goods vehicles are unable to enter the open shed. A height restrict notice and a "not allow medium/heavy goods vehicles entering" notice would be place at the entrance of the site to forbid medium/heavy goods vehicles entering the site.</p> <p>We would like to clarify that the site does not have any public announcement system.</p>

Application No.: A/YL-TYST/1071

Date: 20 April 2021

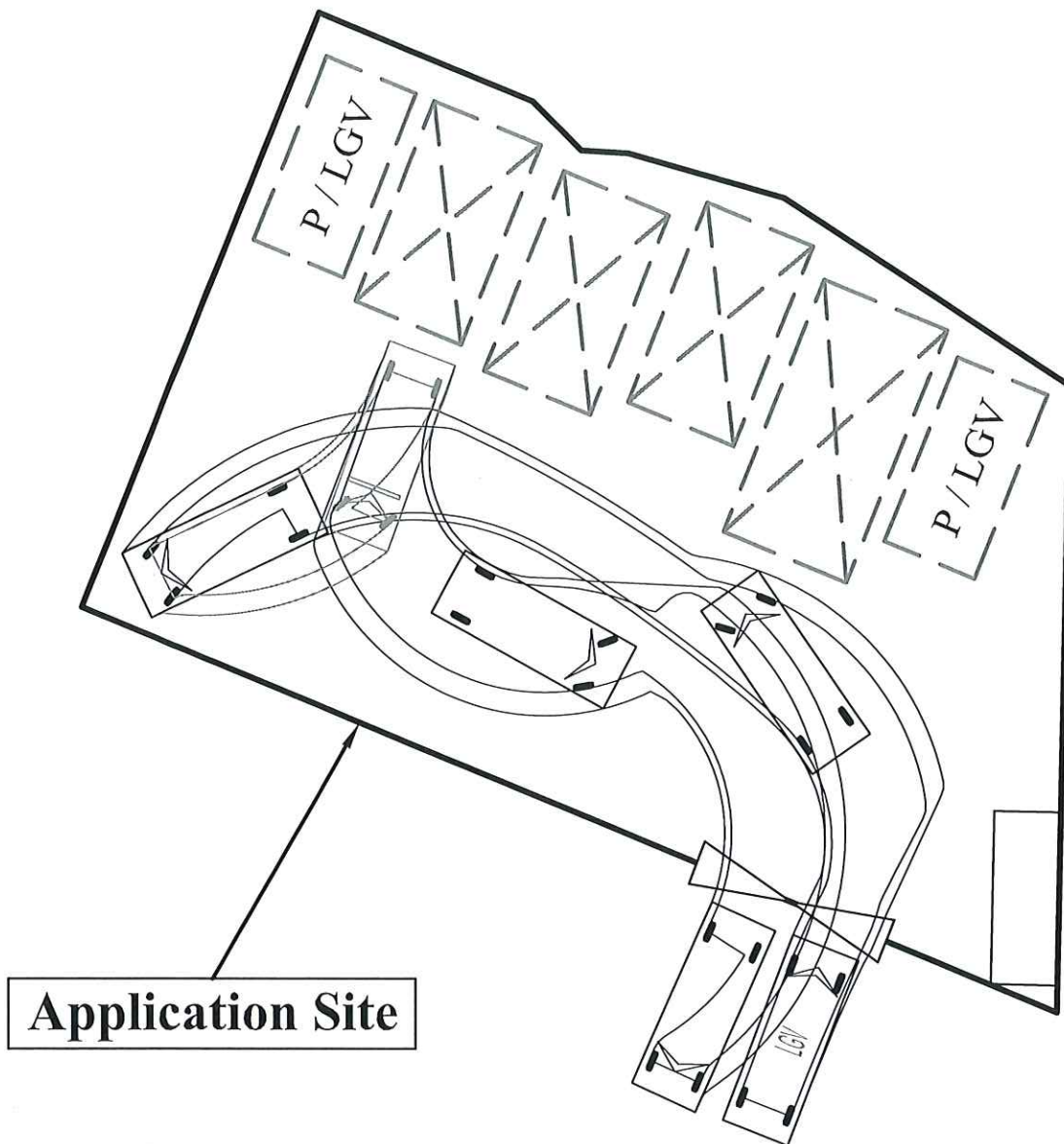
Proposed Development: Proposed Temporary Car Washing Centre

Location: Lots 964 (Part), 965 (Part) and 969 (Part) in D.D.121, Yuen Long, New Territories

Comments of the Environmental Protection Department

Contact Person: Ms Pauline POON; Tel.: 2835 1150

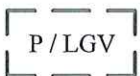
Comments dated 20.4.2021	Response
The applicant is also reminded to adopt waterproof soundproof material given the wet working environment within the automatic car washing bay.	Noted.



Legend



Ingress / Egress (7.3m wide)



Private Car / LGV Waiting Space (7m (L) x 3.5m (W))

Site Area: 745m² (about)

1 : 250

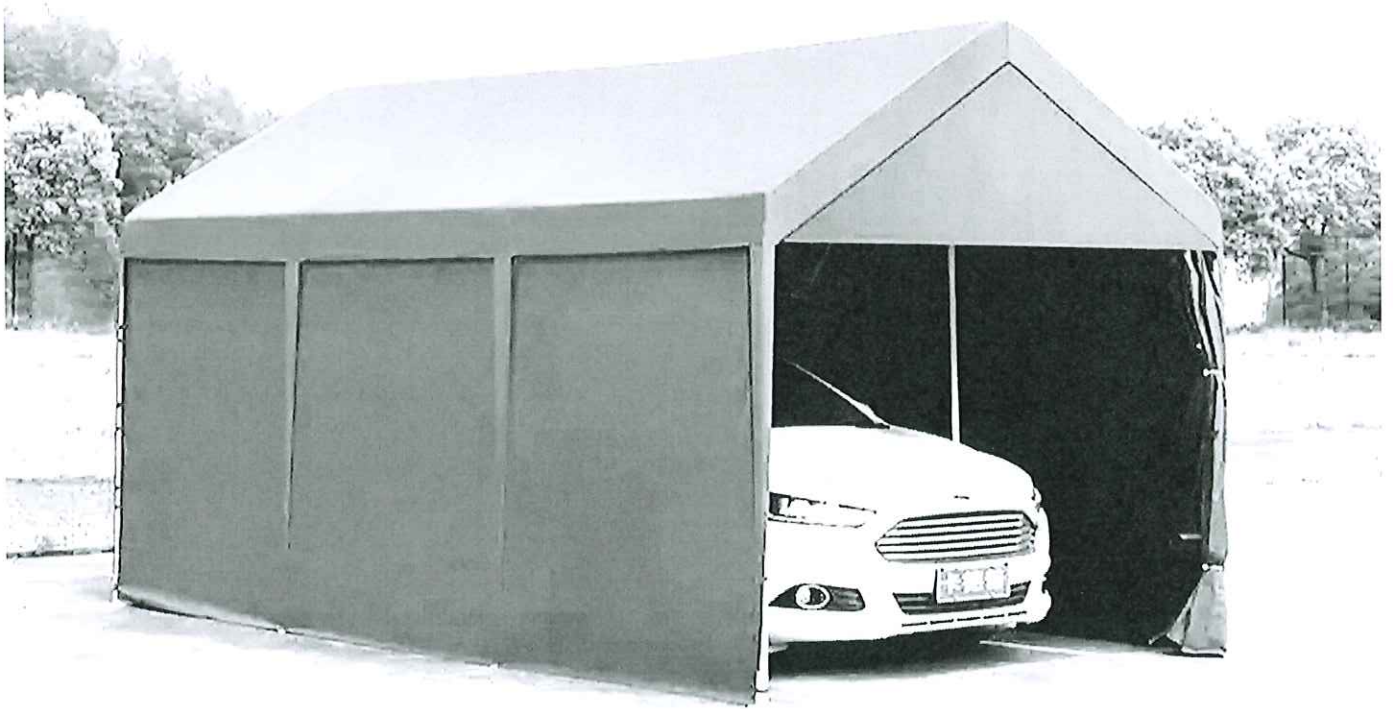
Swept Path Analysis

**Goldrich Planners &
Surveyors Ltd.**

February 2021

Lots 964 (part), 965 (part) and 969 (part) in D.D. 121

**Plan 6
(P 20100)**



Three sides and the top of the open sheds will be covered by water proof soundproof materials such as noise insulating fabric

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TYST/1071

Our Ref.: P20100/TL21179

27 May 2021

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

Dear Sir,

Submission of Further Information

**S.16 Application for
'Proposed Temporary Car Washing Centre'
for a period of 3 years
Lots No. 964 (Part), 965 (Part) and 969 (Part) in D.D.121,
Yuen Long, New Territories**

We would like to submit a revised Drainage Proposal (Plan 4a) to update the proposed drainage system facility.

We would like to clarify that the operator would provide tools, equipment and water to the car owners to clean their cars by themselves. They would be charged fees based on the length of the time-slot for car washing.

The excavation on site is used to place a sewerage treatment system (petrol interceptor and soakage pit) underground to treat the wastewater produced by car washing activity. The site does not involve any petrol filling activity.

We refer to the comment of the Transport Department dated 25.5.2021. Our response to comment is as follows:

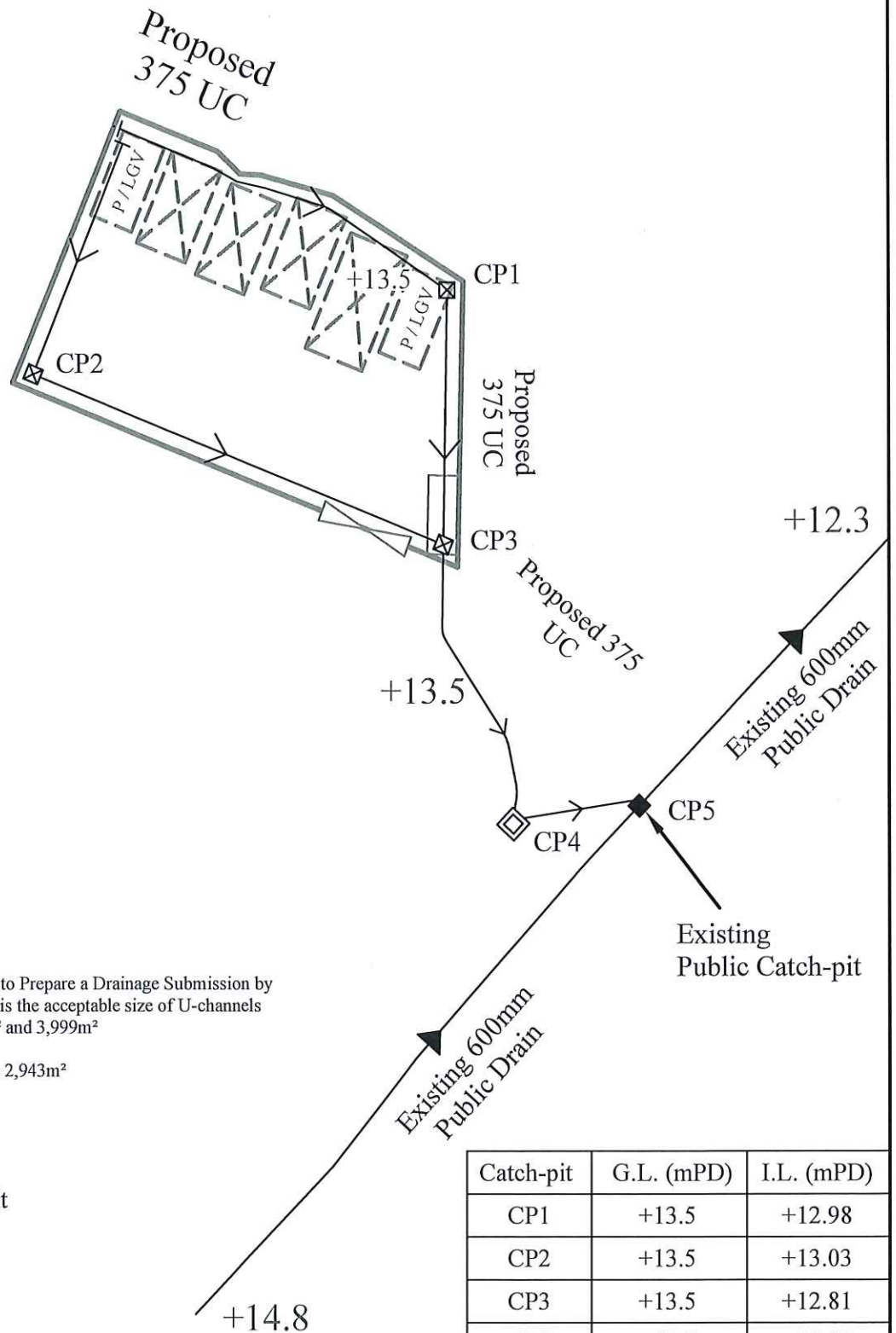
Comment: "The applicant should advise whether there is a booking system for the car washing service, or the vehicle may line up outside the site for car washing."

Response: The visitors must make an appointment beforehand to reserve a time-slot and car washing space.

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







Francis Lau



Note: According to the Technical Note to Prepare a Drainage Submission by DSD of November 2001 (p.6), 375mm is the acceptable size of U-channels within catchment area between 2,401m² and 3,999m²

Total area of subject and adjacent site is 2,943m²

Legend

-  Proposed Last Catch-pit
-  Proposed Catch-pit
-  Proposed U-Channel
-  Proposed U-Channel with C.I. Cover

Catch-pit	G.L. (mPD)	I.L. (mPD)
CP1	+13.5	+12.98
CP2	+13.5	+13.03
CP3	+13.5	+12.81
CP4	+13.5	+12.70
CP5	+13.4	+12.66

1 : 500	Drainage Proposal	Goldrich Planners & Surveyors Ltd.
May 2021		
	Lots 964 (part), 965 (part) and 969 (part) in D.D. 121	Plan 4a (P 20100)

Previous Applications covering the Application Site

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use/Development</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-TYST/124	Temporary Container Tractor/Trailer Park for a Period of 2 Years	16.3.2001	(1) to (5)
2	A/YL-TYST/545	Temporary Community Based Recyclable Collection Centre (including Plastics, Paper and Metals) for a Period of 3 Years	16.12.2011	(1), (6), (7)

Rejection Reasons

- (1) The development is not in line with the planning intention of the "R(D)" zone which is to improve and upgrade the existing domestic accommodations which are largely temporary structures. No strong justifications have been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The development is not compatible with the residential structures in the vicinity area.
- (3) The current environmental and traffic conditions associated with the access track to the application site are already deteriorating. Approving the application would result in a further degradation of the environmental and traffic conditions of the area.
- (4) There is insufficient information in the submission to demonstrate that the development would not generate adverse drainage impact on the surrounding areas.
- (5) An area between Shan Ha Tsuen and Kung Um Road is zoned "Undetermined" ("U") which is intended to cater for open storage uses. There is insufficient information in the submission to demonstrate why suitable sites within the "U" zone cannot be made available for the development.
- (6) The application did not comply with the Town Planning Board PG-No. 13E in that no previous planning approval had been granted for the use on the site, no relevant technical assessments had been included in the submission to demonstrate that the development would not generate adverse environmental impact on the surrounding areas, and there were adverse departmental comments on and local objections to the application. The development was also not compatible with the current and planned residential use in the surrounding areas.
- (7) Approval of the application, even on a temporary basis, would set an undesirable precedent for similar uses to proliferate into the "R(D)" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

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

參考編號

Reference Number:

210115-152102-18037

提交限期

Deadline for submission:

05/02/2021

提交日期及時間

Date and time of submission:

15/01/2021 15:21:02

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1071

「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，鄉郊設臨時洗車場將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。

5-1 附加

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

參考編號

Reference Number:

210115-150714-32135

提交限期

Deadline for submission:

05/02/2021

提交日期及時間

Date and time of submission:

15/01/2021 15:07:14

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1071

「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，鄉郊設臨時洗車場將會增加附近車輛出入流量，可引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/YL-TYST/1071 DD 121 Tong Yan San Tsuen

05/02/2021 03:13

From:

[REDACTED]

To:

tpbpd <tpbpd@pland.gov.hk>

FileRef:

A/YL-TYST/1071

Lots 964 (Part), 965 (Part) and 969 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long

Site area : About 745sq.m

Zoning: "Res (Group D)"

Applied use : Car Washing Centre / 5 Vehicle Parking

Dear TPB Members,

Car washing centre in the middle of nowhere? These facilities are always located along main roads.

So this is an existing brownfield hoping to hang on in there.

This is part of the 'Res D' zone that is currently under consultation with the intention that public housing estates will be developed.

In the most recent Policy Address the CE promised that development would be implemented with all haste.

Approval of applications encourages both government officials and operators to procrastinate and delay implementation of plans.

TPB must play its part in accelerating the process by rejecting inappropriate land use that is not in line with the current zoning intention.

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. The lot owner(s) will need to apply to her office to permit the structures to be erected or to regularise any irregularities on site, if any. 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 of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (c) to note the comments of the Commissioner for Transport that the land status of the access road/path/track leading to the Site from Long Hon Road/Shan Ha Road junction shall be checked with the lands authority. The road section between the junction and the proposed development is not managed by his department. The management and maintenance responsibilities of the access road/path/track should be clarified and consulted with the relevant management and maintenance authorities accordingly. Sufficient space should be provided within the Site for manoeuvring of vehicles. No parking of vehicles on public road is allowed;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. Currently, only the section of Long Hon Road of about 31m abutting Tong Yan San Tsuen Interchange is maintained by his department. His department shall not be responsible for the maintenance of any access connecting the Site and the section of Long Hon Road being maintained by his department;
- (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” and the Professional Persons Environmental Consultative Committee Practice Note No. 5/93 – “Drainage Plans Subject to Comment by the Environmental Protection Department” should be followed to minimise any potential environmental nuisance on the surrounding area. It is your obligation to comply with all relevant ordinances in Hong Kong. Waterproof and soundproof material should be adopted in view of the wet working environment within the proposed automatic car washing bay;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by his department. The owner of the existing drainage facilities to which the proposed connection will be made should be identified and consent from the owner should be sought prior to commencement of the proposed works. In the case that it is a local village drain, District Officer (Yuen Long) should be consulted. The hydraulic capacity of the existing drainage facilities should be checked to ensure that it would not be adversely affected by the development. The location and details (i.e. cross section) of the proposed hoarding/peripheral wall, if any, should be shown on the proposed drainage

plan. Overland flow from adjacent area should not be obstructed. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. DLO/YL, LandsD should be consulted and consent from the relevant owners should be sought for any drainage works to be carried out outside your lot boundary before commencement of the drainage works;

- (g) 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;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that 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 Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's 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. 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 the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom 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; and
- (i) to note the comments of the Project Manager (West), Civil Engineering and Development Department that based on the preliminary project boundary of the proposed Yuen Long South (YLS) Development, the Site falls within the boundary of the proposed YLS Development – Stage 4. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme with phasing and packaging of works for YLS Development – Stage 4 is being formulated.