

This document is received on 10 OCT 2022

Form No. S16-III  
表格第 S16-III 號

The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

## APPLICATION FOR PERMISSION

# A/YL-TYST/1188 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

220 24 71

28/9 By Message  
Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A 19C- T45T / 1188
	Date Received 收到日期	10 OCT 2022

- 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 樓及新界沙田上禾輋路 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 )Cheung Kam Kwong  
張錦光

## 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 and 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)

Lot 1543 (Part) in D.D. 121, Shan Ha Tsuen, 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

☒ Site area 地盤面積 1,987.8 sq.m 平方米 ☒ About 約

☒ Gross floor area 總樓面面積 637.6 sq.m 平方米 ☒ 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 ☐ 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 Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Shop and Services (Motor-Vehicle Showroom)  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☒ is not a "current land owner".  
並不是「現行土地擁有人」。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified ..... "current land owner(s)"<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  
27/09/2022 (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 27/09/2022 (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	Proposed Temporary Shop and Services (Motor-Vehicle Showroom)  (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	1350.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	637.6 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	8 .....
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	637.6 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	637.6 .....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 Layout Plan (Plan 3) and Appendix I for details. ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位 (PC)	4 Nos. (PC)
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)	.....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位 (LGV)	1 No. (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

9 a.m. to 6 p.m. every day (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)) A local track connecting to Shan Ha 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) <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?	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"/>

	<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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> 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	<div> <input type="checkbox"/> The permission does not have any approval condition            許可並沒有任何附帶條件         </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions            申請人已履行全部附帶條件         </div> <div> <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)         </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 .....         </div> <div> <input type="checkbox"/> month(s) 個月 .....         </div>

## 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 Justifications at Appendix I.



**8. Declaration 聲明**

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

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

Signature  
簽署



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

LAU TAK FRANCIS

Director

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 ..... MRTPI, FRICS, RPS (GP)

on behalf of  
代表

Goldrich Planners and Surveyors Limited

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

Date 日期

27/09/2022

(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	Lot 1543 (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long, New Territories
Site area 地盤面積	1,987.8 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 Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	"Village Type Development" ("V")
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	Proposed Temporary Shop and Services (Motor-Vehicle Showroom)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	637.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.34 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5 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	32.1 % <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  Private Car Parking Spaces 私家車車位 (PC) 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) _____ _____		4 Nos.  4 Nos. (PC)
	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 (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) _____ _____		1 No.  1 No. (LGV)

### Executive Summary

1. The application site is on Lot 1543 (Part) in D.D.121, Shan Ha Tsuen, Yuen Long, New Territories.
2. The site falls within "Village Type Development" zone.
3. The applied use is 'Proposed Temporary Shop and Services (Motor-Vehicle Showroom)' for a Period of 3 Years.
4. The site area is about 1,987.8m<sup>2</sup>. No government land is involved.
5. 8 structures are proposed on site which use as site office, storeroom, toilet and open shed use. The total floor area is about 637.6m<sup>2</sup>.
6. Operation hours are 9 a.m. to 6 p.m. every day (including Sundays and Public Holidays).

### 行政摘要

1. 申請地點位於新界元朗山下村丈量約份第 121 約地段第 1543 號(部分)。
2. 申請地點位於「鄉村式發展」地帶。
3. 申請用途為「擬議臨時商店及服務行業(汽車陳列室)」，為期 3 年。
4. 申請面積為大約 1,987.8 平方米。申請地點並不包括任何政府土地。
5. 申請地點擬議提供 8 個構築物用作辦公室、儲物室、洗手間及開放式蔭棚用途。總樓面面積約為 637.6 平方米。
6. 營業時間為每日上午 9 時至下午 6 時 (包括星期日及公眾假期)。

## JUSTIFICATION

(Lot 1543 (Part) in D. D. 121, Shan Ha Tsuen, Yuen Long, New Territories)

**1. The Proposed Use**

The applied use is 'Proposed Temporary Shop and Services (Motor-Vehicle Showroom)' for a Period of 3 Years.

**2. Application Background**

The application is the subject of previous planning approval no.: A/YL-TYST/912 which was approved on 7.9.2018. The applicant has complied with all the approval conditions.

The applicant would like to propose one more office to meet the growth of business. Four additional open sheds are proposed to protect the vehicles from the sunlight. As the floor area has increased, submission of a fresh application is required.

**3. Location**

The application site is on Lot 1543 (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long, New Territories.

**4. Site Area (same as previous application)**

The site area is about 1,987.8m<sup>2</sup>. No Government Land is involved.

**5. Town Planning Zoning**

The site falls within an area zoned "Village Type Development" ("V") zone on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14.

The planning intention of the "V" zone is to designate both existing recognized villages and area of land considered suitable for village expansion. Land within this zone is intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development patterns, efficient use of land and provision of infrastructures and services.

According to the Notes of the OZP, 'Shop and Services' is a column 2 use in "V" zone. A s.16 application to Town Planning Board (TPB) is required.

## 6. Development Parameters

### (a) Nature of Business

The proposed use provides a venue for the display of second-hand private cars. No car beauty, car washing, car repairing, car dismantling or other workshop activities will be conducted at the site.

### (b) Operation Hours (same as previous application)

The operation hours will be from 9:00 a.m. to 6:00 p.m. everyday (including Sundays and public holidays).

### (c) Structure

The details of the structures on site are as follow:

Table 1—Development Parameters of the structures on site

No.	Use	Covered Area	Floor Area	Height	No of Storey
1	Toilet	6.6m <sup>2</sup>	6.6m <sup>2</sup>	3m	1
2	Open Shed	75.0m <sup>2</sup>	75.0m <sup>2</sup>	5m	1
3	Site Office	under structure 2	-	3m	1
4	Storeroom	under structure 2	-	3m	1
5	Open Shed	225.0m <sup>2</sup>	225.0m <sup>2</sup>	5m	1
6	Site Office	21.0m <sup>2</sup>	21.0m <sup>2</sup>	3m	1
7	Open Shed	155.0m <sup>2</sup>	155.0m <sup>2</sup>	5m	1
8	Open Shed	155.0m <sup>2</sup>	155.0m <sup>2</sup>	5m	1
Total:		637.6m <sup>2</sup>	637.6m <sup>2</sup>		

Please refer to layout plan (Plan 3) for details.

### (d) Access to the site (same as previous application)

The site is accessible via a local track (about 4.5m wide) connecting to Shan Ha Road (Plan 1). An existing pavement, with a water pipe underneath, connects the local track to the site via the 2m existing village drain. Hence, no proposed work is necessary to connect the site to the local track. Please refer to layout plan (Plan 3) for details.

A 4.5m access to other sites is reserved at the north-eastern part of the site. It allows vehicular access from the local track to residential dwellings of Shan Ha Tsuen to the east of the site. Please refer to layout plan (Plan 3) for details.

## 7. Previous Application

Application No.	Applied Use	Date of Decision	Decision
A/YL-TYST/912	Proposed Temporary Shop and Services (Motor-vehicle Showroom)for a Period of 3 Years	7.9.2018	Approved with conditions (3 Year)

## 8. Planning Gain

The proposed use can create employment opportunities to the local residents. It can also fulfil the local demand for private cars.

## 9. No Adverse Environmental Impact

(a) Visual

The subject car park is compatible with the surrounding environment which comprises open storage uses to the west of the site and residential dwellings to the north, east and south of the site. No significant adverse visual impact is anticipated resulting from the one-storey structures.

Existing trees at the east of the site, located at area out of the application site, can soften the visual impact of the subject development. The visual impact of the proposed use can be further alleviated by the existing trees along the site boundary, which will be deliberated in the following section.

(b) Drainage (same as previous application)

There is an existing 600mm covered village drain running along the eastern and southern part of the site. This covered village drain consequentially discharges to an existing 2m village channel at the west of the site. There is a space of about 0.3m under the existing 2.5m fencing within the site so that water can flow underneath the fencing to reach the 600mm covered village drain. Please refer to the drainage proposal (Plan 4.1 and 4.2) for details.

(c) Traffic (same as previous application)

The site provides 4 private car parking spaces (5m (L) x 2.5m (W) each) for staff and customers. A loading/unloading space for light goods vehicle (7m (L) x 3.5m (W) each) will be provided for weekly logistics. Please refer to the layout plan (Plan 3) for the detail parking arrangement. Sufficient manoeuvring space will be provided within the site. Hence, no queuing, reversing and manoeuvring of vehicles out of the site is required for private cars travelling into and out of the site.

Only private cars will be displayed at the site. No medium or heavy goods vehicles over 24 tonnes, as defined by the Road Traffic (Construction and Maintenance of Vehicles) Regulations (Cap. 374 A), will be parked at the site. Container tractors and trailers are not allowed to park at the site.

The daily trip generation and attraction rate of the proposed temporary public vehicle park on a normal weekday (where light goods vehicles are also used) are shown in Table 3.

Table 3—Trip generation and attraction rate of the proposed public vehicle park

Timeslot	Trip Generation Rate		Trip Attraction Rate	
	Private Car	LGV	Private Car	LGV
09:00 – 10:00	1	0	0	0
10:00 – 11:00	0	1	0	0
11:00 – 12:00	0	0	0	1
12:00 – 13:00	0	0	0	0
13:00 – 14:00	0	0	0	0
14:00 – 15:00*	1	0	0	0
15:00 – 16:00*	1	0	1	0
16:00 – 17:00	0	0	1	0
17:00 – 18:00*	0	0	1	0
Total:	<u>3</u>	<u>1</u>	<u>3</u>	<u>1</u>
Remarks: * = Peak Hours				

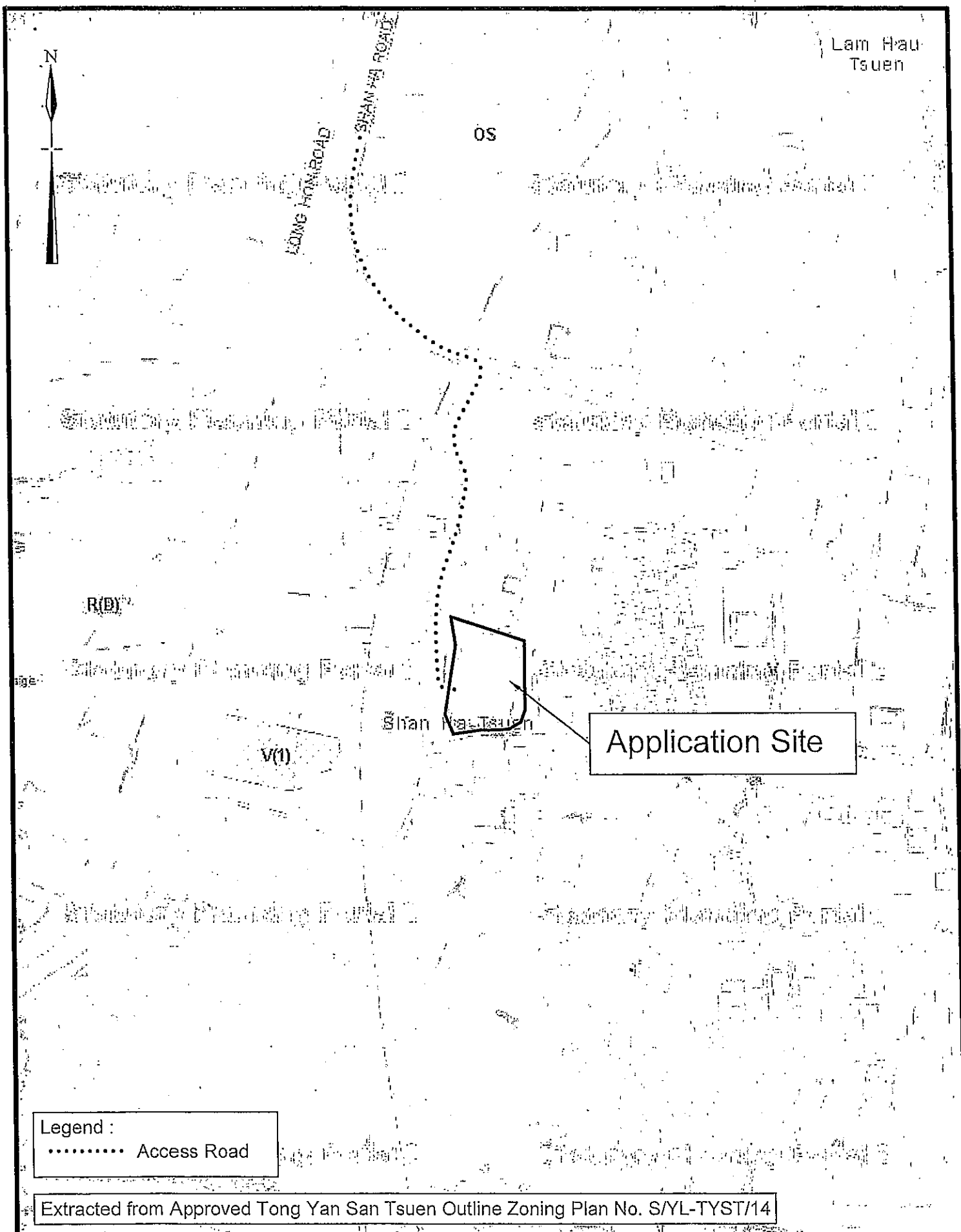
The estimated daily trip generation and attraction rate for Private Car and Light Goods Vehicle is 3 per day and 1 per week respectively.

The daily trip generation and attraction rate only accounts for the trips generated by the staff and customers, as the vehicles on display will station for a relatively longer period of time.

Given the low level of trip generation and attraction rate and the limited number of parking spaces to be provided at the site, no significant adverse traffic impact is anticipated to the local road network, especially Shan Ha Road.

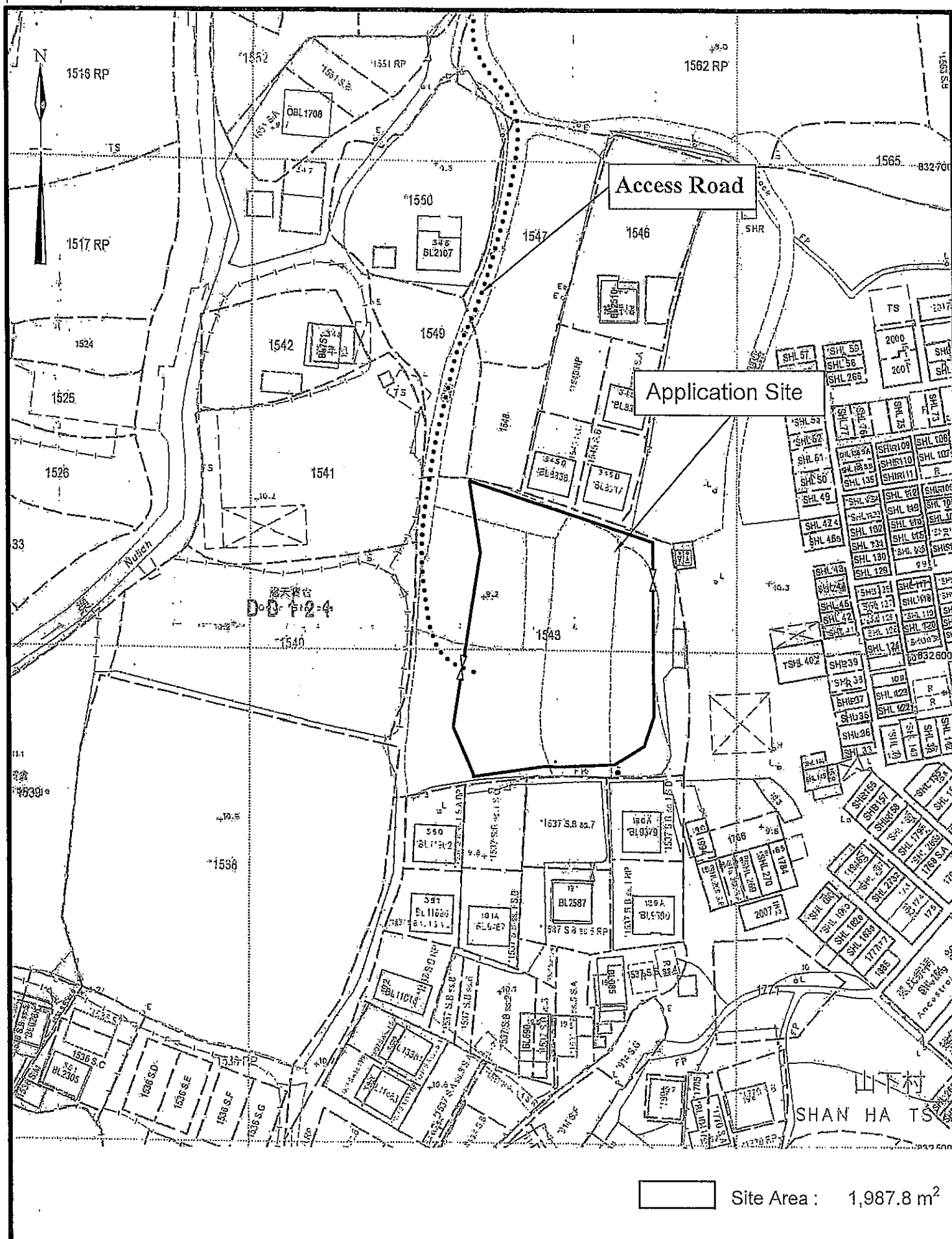
- End -





Not to Scale	Location Plan	Goldrich Planners & Surveyors Ltd.
January 2022		Plan 1 (P 17121)

Lot 1543 (Part) in D.D.121, Shan Ha Tsuen,  
Yuen Long, New Territories



1:1000

January 2022

## Lot Index Plan

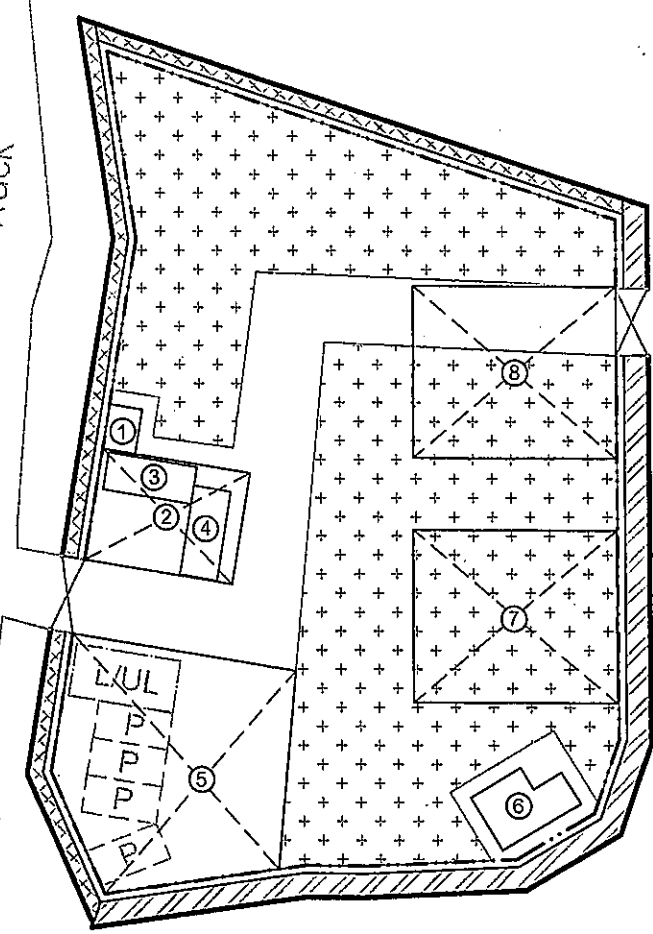
Lot 1543 (Part) in D.D.121, Shan Ha Tsuen,  
Yuen Long, New Territories

**Goldrich Planners &  
Surveyors Ltd.**

Plan 2  
(P 17121)



Local Track



Application Site

# Legend:

Ingress/ egress: x and y through z (5m vehicular Access)



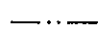
Private Car Parking Space x 4  
(5m (L) x 2.5m (W))



Loading/Unloading Bay (Light Goods Vehicle) x 1  
(7m (L) x 3.5m (W))



Outdoor Motor-vehicle Showroom Area  
(about 1,048 sq.m)



Existing 2.5m high boundary fencing



1m area for tree plantation



1.6m area for tree plantation and drainage facilities

No.	Structure / Use	Covered Area (about)	Floor Area (about)	No. of Storey	Height
1	Toilet	6.6m <sup>2</sup>	6.6m <sup>2</sup>	1	3m
2	Open Shed	75.0m <sup>2</sup>	75.0m <sup>2</sup>	1	5m
3	Site office	under structure 2	-	1	3m
4	Storeroom	under structure 2	-	1	3m
5	Open Shed	225.0m <sup>2</sup>	225.0m <sup>2</sup>	1	5m
6	Site office	21.0m <sup>2</sup>	21.0m <sup>2</sup>	1	3m
7	Open Shed	155.0m <sup>2</sup>	155.0m <sup>2</sup>	1	5m
8	Open Shed	155.0m <sup>2</sup>	155.0m <sup>2</sup>	1	5m
Total:		637.6m <sup>2</sup>	637.6m <sup>2</sup>		

1:500

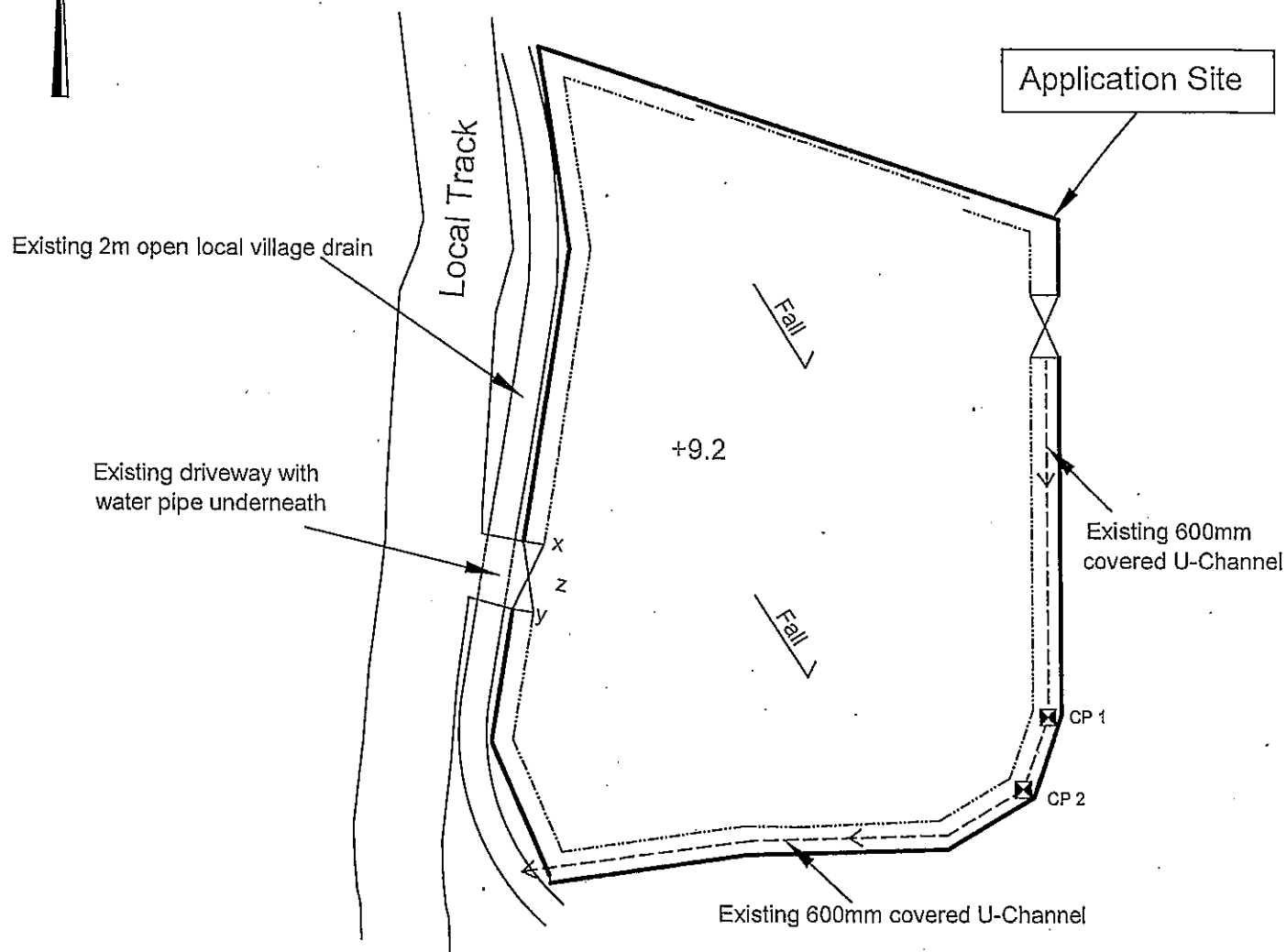
## Layout Plan

Goldrich Planners & Surveyors Ltd.

October 2022

Lot 1543 (Part) in D.D.121, Shan Ha Tsuen,  
Yuen Long, New Territories

Plan 3  
( P 17121 )



Site Area : 1,987.8 m<sup>2</sup>

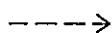
Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1 (existing)	9.2	8.34
CP 2 (propose)	9.2	8.28

Legend:

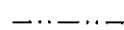
Ingress/ egress: x and y through z



Existing Catchpit



Existing 600mm covered U-Channel



Existing 2.5m high boundary fencing

Note: There is a space of about 0.3m under each fence to allow free flow of water to the existing U-Channel

1:500

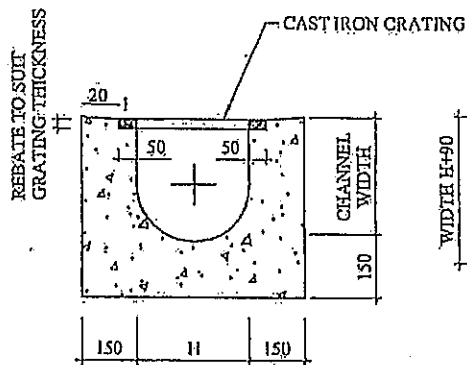
## Drainage Proposal

Goldrich Planners &  
Surveyors Ltd.

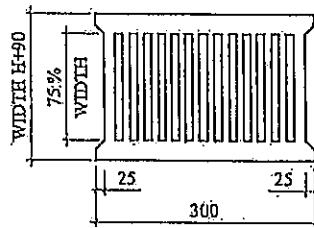
January 2022

Lot 1543 (Part) in D.D.121, Shan Ha Tsuen,  
Yuen Long, New Territories

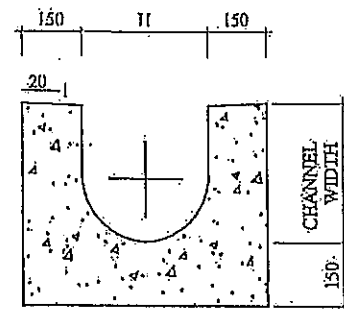
Plan 4.1  
( P 17121 )



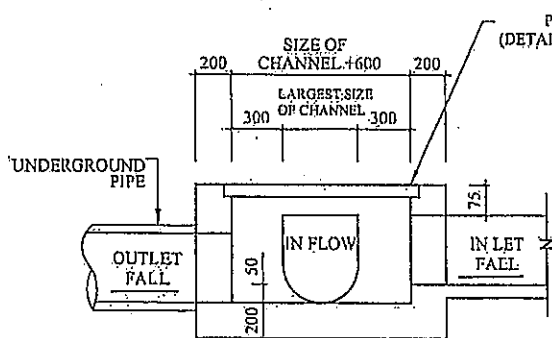
TYPICAL SECTION OF  
U-CHANNEL WITH COVER  
(N.T.S.)



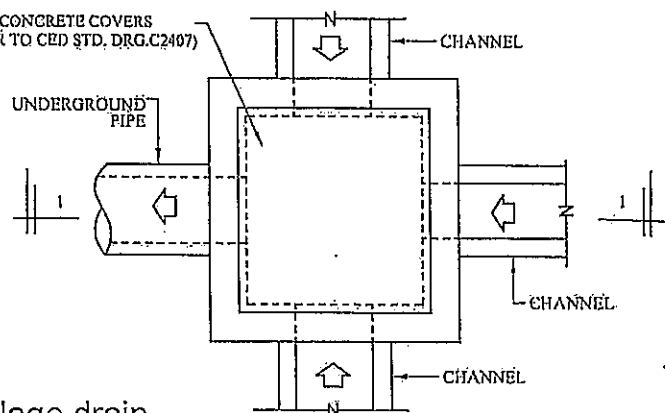
CAST IRON GRATING  
(HEAVY DUTY)



TYPICAL SECTION OF  
U-CHANNEL (N.T.S.)



Connection to existing 2m open local village drain



PLAN OF CATCH-PIT (N.T.S.)

N.T.S

Drainage Miscellaneous Details

Goldrich Planners &  
Surveyors Ltd.

January 2022

Lot 1543 (Part) in D.D.121, Shan Ha Tsuen,  
Yuen Long, New Territories

Plan 4.2  
(P 17121)

**Previous Application covering the Application Site**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TYST/912	Proposed Temporary Shop and Services (Motor-Vehicle Showroom) for a Period of 3 Years	7.9.2018

**Similar Applications within/straddling the subject “V” Zone  
on the Tong Yan San Tsuen OZP**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TYST/855	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle and Shop and Services (Real Estate Agency) for a Period of 3 Years	22.9.2017
2	A/YL-TYST/974	Proposed Temporary Shop and Services (Convenience Store) for a Period of 3 Years	16.8.2019 [revoked on 16.11.2021]
3	A/YL-TYST/998*	Temporary Shop and Services for a Period of 3 Years	26.5.2020
4	A/YL-TYST/1043	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle and Shop and Services (Real Estate Agency) for a Period of 3 Years	21.8.2020
5	A/YL-TYST/1113	Proposed Temporary Shop and Services for a Period of 3 Years	24.9.2021 [revoked on 24.3.2022]
6	A/YL-TYST/1115	Proposed Temporary Shop and Services for a Period of 3 Years	15.10.2021 [revoked on 15.4.2022]
7	A/YL-TYST/1134	Proposed Temporary Shop and Services for a Period of 3 Years	28.1.2022

Remarks:

\* Straddling the adjacent “Residential (Group D)” zone.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application; and
- there is no Small House application approved/under processing within the application site (the Site).

**2. Traffic**

(a) Comments of the Commissioner for Transport:

- no comment on the application from the traffic engineering viewpoint; and
- the local track leading to the Site is not under her purview.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department:

No adverse comment on the application.

**3. Environment**

Comments of the Director of Environmental Protection:

- no adverse comment on the application; and
- no environmental complaint concerning the Site received in the past three years.

**4. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the proposed development from the public drainage point of view and no adverse comment on the submitted drainage proposal;
- based on the drainage proposal enclosed in the application, apparently the applicant would maintain the same drainage facilities as those implemented under the previous planning application No. A/YL-TYST/912; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring the implementation and maintenance of the accepted drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.



**5. Fire Safety**

Comments of the Director of Fire Services:

No objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

**6. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

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

**7. District Officer's Comments**

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

His office has not received any feedback from locals.

**8. Other Departments**

- Chief Engineer/Construction, Water Supplies Department, Director of Agriculture, Fisheries and Conservation, Project Manager (West), Civil Engineering and Development Department and Commissioner of Police have no comment on the application.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises an Old Schedule Agricultural Lot 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; and
  - (ii) the lot owner(s) will need to apply to his 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 his 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 his department;
- (d) to note the comments of the Commissioner for Transport that:
  - (i) the proposed parking spaces shall not be used for any purpose other than car parking and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services;
  - (ii) consent of the owners/managing parties of the local track should be obtained for using it as the vehicular access to the Site; and
  - (iii) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
  - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) the access road connecting the Site with Shan Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Shan Ha Road;
- (f) 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” should be followed to minimise any potential environmental nuisances on the surrounding area;

- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
  - (i) the drainage facilities should be implemented on site in accordance with the agreed drainage proposal;
  - (ii) the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
  - (iii) the development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas; and
  - (iv) DLO/YL should be consulted and consent from the relevant owners should be sought for any works to be carried out outside your lot boundary before commencement of the drainage works;
- (h) to note the comments of the Director of Fire Services that:
  - (i) 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;
  - (ii) 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; and
  - (iii) 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) 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;
  - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iii) 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;
  - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (v) 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 under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (vi) 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; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

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

參考編號

Reference Number:

221025-170107-32676

提交限期

Deadline for submission:

08/11/2022

提交日期及時間

Date and time of submission:

25/10/2022 17:01:07

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1188

「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，郊區設倉庫及工場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

Reference Number:

221104-160437-19009

## 提交限期

Deadline for submission:

08/11/2022

## 提交日期及時間

Date and time of submission:

04/11/2022 16:04:37

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1188

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

## 意見詳情

Details of the Comment :

反對，住屋過於密集地方設商業活動，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。

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



**A/YL-TYST/1188 DD 121 Shan Ha Tsuen**

07/11/2022 03:39

From:

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

File Ref:

Dear TPB Members,

Approved in **Sept 2018 for 3 Years**. It appears that conditions were not fulfilled but operation continued.

Members should question the actual nature of the business:

"no car beauty, car washing, car repairing, car dismantling or other workshop activities, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;"

Showroom is one thing, repair and maintenance is brownfield.

Mary Mulvihill

**From:**

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

**Date:** Friday, 17 August 2018 3:04 AM CST

**Subject:** A/YL-TYST/912 DD 121 Shan Ha Tsuen

A/YL-TYST/912

Lot 1543 (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long

Site area : About 1,987.8m<sup>2</sup>

Zoning ; "VTD"

Applied Use : ?? Vehicle Parking (5)

Dear TPB Members,

It is very obvious from Google Map that this is in fact a long time brownfield site used for 'Car Repair and Maintenance', a land use totally incompatible with the residential zoning of VTC.

TPB should not perpetuate the brownfield use by approving the application.

Mary Mulvihill