

21/3

2024年 3月 2 8日
此文件在 收到所有必要的資料及文件後才正式確認受理
申請的日期。

2400735

This document is received on 28 MAR 2024.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

2400735 2/3 by hand

| | | |
|---------------------------------|-------------------------|---------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/YL-KTN/1009 |
| | Date Received 收到日期 | 28 MAR 2024 |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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 |
| (<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) |
| Maxtop Sky Limited 冠天有限公司 |

| |
|---|
| 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用) |
| (<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) |
| R-riches Property Consultants Limited 盈卓物業顧問有限公司 |

| | |
|--|--|
| 3. Application Site 申請地點 | |
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | Lots 3316 RP, 3331 RP (Part), 3337 RP, 3338 RP (Part), 3339 (Part), 3340 RP, 3341 RP (Part), 3342 (Part), 3343, 3344, 3345, 3346, 3347 (Part), 3348 (Part), 3349 RP (Part), 3350, 3351 (Part), 3359 RP (Part) and 3360 RP in D.D. 104 and Adjoining Government Land, Long Ha, 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 3,963 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,197 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) | 245 sq.m 平方米 <input checked="" 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 Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "Comprehensive Development Area" zone |
| (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
01/02/2024 - 15/02/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 11/03/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

| 6. Type(s) of Application 申請類別 | |
|-------------------------------------|--|
| <input type="checkbox"/> | Type (i) Change of use within existing building or part thereof 第(i)類 更改現有建築物或其部分內的用途 |
| <input type="checkbox"/> | Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程 |
| <input type="checkbox"/> | Type (iii) Public utility installation / Utility installation for private project 第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置 |
| <input type="checkbox"/> | Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制 |
| <input checked="" type="checkbox"/> | Type (v) Use / development other than (i) to (iii) above 第(v)類 上述的(i)至(iii)項以外的用途／發展 |

Note 1: May insert more than one 「✓」.
註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.
註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

| (i) For Type (i) application 供第(i)類申請 | | | |
|--|--|------------------------------------|----------------------------------|
| (a) Total floor area involved 涉及的總樓面面積 | sq.m 平方米 | | |
| (b) Proposed use(s)/development 擬議用途/發展 | (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) | | |
| (c) Number of storeys involved 涉及層數 | | Number of units involved 涉及單位數目 | |
| (d) Proposed floor area 擬議樓面面積 | Domestic part 住用部分 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| | Non-domestic part 非住用部分..... | sq.m 平方米 | <input type="checkbox"/> About 約 |
| | Total 總計 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| (e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明) | Floor(s) 樓層 | Current use(s) 現時用途 | Proposed use(s) 擬議用途 |
| | | | |
| | | | |

| (ii) For Type (ii) application 供第(ii)類申請 | |
|---|--|
| (a) Operation involved 涉及工程 | <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 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) |
| (b) Intended use/development 有意進行的用途/發展 | |

| (iii) For Type (iii) application 供第(iii)類申請 | | | | | | | | | | | | | |
|--|---|---|---------------------------|---|--|--|--|--|--|--|--|--|--|
| (a) Nature and scale 性質及規模 | <input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%; padding: 5px;">Name/type of installation 裝置名稱/種類</th> <th style="width: 15%; padding: 5px;">Number of provision 數量</th> <th style="width: 52%; padding: 5px;">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td style="height: 40px;"></td> <td></td> <td></td> </tr> <tr> <td style="height: 40px;"></td> <td></td> <td></td> </tr> <tr> <td style="height: 40px;"></td> <td></td> <td></td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局) | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高) | | | | | | | | | |
| Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高) | | | | | | | | | | | |
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(iv) For Type (iv) application 供第(iv)類申請

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

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

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years

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

(b) Development Schedule 發展細節表

| | | |
|---|--|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 | 1,197 sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | 0.30 | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 30 % | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 6 | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 1 storeys 層 | |
| | <input type="checkbox"/> include 包括..... storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | mPD 米(主水平基準上) <input type="checkbox"/> About 約 | |
| | 3.5 - 10 m 米 <input checked="" type="checkbox"/> About 約 | |

- Domestic part 住用部分
- GFA 總樓面面積 sq. m 平方米 About 約
- number of Units 單位數目
- average unit size 單位平均面積sq. m 平方米 About 約
- estimated number of residents 估計住客數目

- Non-domestic part 非住用部分 GFA 總樓面面積
- eating place 食肆 sq. m 平方米 About 約
- hotel 酒店 sq. m 平方米 About 約
- (please specify the number of rooms
請註明房間數目)
- office 辦公室 sq. m 平方米 About 約
- shop and services 商店及服務行業 sq. m 平方米 About 約

- Government, institution or community facilities (please specify the use(s) and concerned land
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積/總
樓面面積)
-
-
-

- other(s) 其他 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積/總

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|--------------|---|------------------------------------|------------------------------------|------------------------|
| B1 | SHOP AND SERVICES (VEHICLE SHOWROOM), RECEPTION, WASHROOM | 220 m ² (ABOUT) | 220 m ² (ABOUT) | 10 m (ABOUT)(1-STORY) |
| B2 | SHOP AND SERVICES (VEHICLE SHOWROOM), SHOP AND SERVICES (VEHICLE SHOWROOM) | 220 m ² (ABOUT) | 220 m ² (ABOUT) | 10 m (ABOUT)(1-STORY) |
| B3 | SHOP AND SERVICES (VEHICLE SHOWROOM) | 110 m ² (ABOUT) | 110 m ² (ABOUT) | 10 m (ABOUT)(1-STORY) |
| B4 | SHOP AND SERVICES (VEHICLE SHOWROOM) | 220 m ² (ABOUT) | 220 m ² (ABOUT) | 10 m (ABOUT)(1-STORY) |
| B5 | SHOP AND SERVICES (VEHICLE SHOWROOM) | 220 m ² (ABOUT) | 220 m ² (ABOUT) | 10 m (ABOUT)(1-STORY) |
| B6* | SITE OFFICE AND WASHROOM | 207 m ² (ABOUT) | 207 m ² (ABOUT) | 3.5 m (ABOUT)(1-STORY) |
| TOTAL | | 1,197 m² (ABOUT) | 1,197 m² (ABOUT) | |

*STRUCTURE B6 IS AN EXISTING STRUCTURE, WHILE STRUCTURES B1 TO B5 ARE PROPOSED STRUCTURES.

- Open space 休憩用地 (please specify land area(s) 請註明地面面積)
- private open space 私人休憩用地 sq. m 平方米 Not less than 不少於
- public open space 公眾休憩用地 sq. m 平方米 Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|--------------|---|------------------------------------|------------------------------------|------------------------|
| B1 | SHOP AND SERVICES (VEHICLE SHOWROOM), RECEPTION, WASHROOM | 220 m ² (ABOUT) | 220 m ² (ABOUT) | 10 m (ABOUT)(1-STORY) |
| B2 | SHOP AND SERVICES (VEHICLE SHOWROOM), SHOP AND SERVICES (VEHICLE SHOWROOM) | 220 m ² (ABOUT) | 220 m ² (ABOUT) | 10 m (ABOUT)(1-STORY) |
| B3 | SHOP AND SERVICES (VEHICLE SHOWROOM) | 110 m ² (ABOUT) | 110 m ² (ABOUT) | 10 m (ABOUT)(1-STORY) |
| B4 | SHOP AND SERVICES (VEHICLE SHOWROOM) | 220 m ² (ABOUT) | 220 m ² (ABOUT) | 10 m (ABOUT)(1-STORY) |
| B5 | SHOP AND SERVICES (VEHICLE SHOWROOM) | 220 m ² (ABOUT) | 220 m ² (ABOUT) | 10 m (ABOUT)(1-STORY) |
| B6* | SITE OFFICE AND WASHROOM | 207 m ² (ABOUT) | 207 m ² (ABOUT) | 3.5 m (ABOUT)(1-STORY) |
| TOTAL | | 1,197 m² (ABOUT) | 1,197 m² (ABOUT) | |

*STRUCTURE B6 IS AN EXISTING STRUCTURE, WHILE STRUCTURES B1 TO B5 ARE PROPOSED STRUCTURES.

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Parking, loading/unloading space and circulation area

.....

.....

.....

.....

| 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間 |
|--|
| Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月) (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份) |
| May 2025 |

| 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排 | | |
|--|---|---|
| Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物? | Yes 是 No 否 | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from San Tam Road via a local access <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) |
| Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位? | Yes 是 No 否 | <input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 5 Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 3 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 3 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ _____ _____ |
| Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位? | Yes 是 No 否 | <input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ _____ _____ |

11. Declaration 聲明

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

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

Signature
簽署



Applicant 申請人 / Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

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

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司



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

Date 日期

20/3/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;

每個龕位內可安放的骨灰容器的最高數目；

- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and

在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

- the total number of sets of ashes that may be interred in the columbarium.

在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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 available 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於規劃署規劃資料查詢處供一般參閱。)

| | | | |
|---|--|--|---|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) | | |
| Location/address 位置/地址 | Lots 3316 RP, 3331 RP (Part), 3337 RP, 3338 RP (Part), 3339 (Part), 3340 RP, 3341 RP (Part), 3342 (Part), 3343, 3344, 3345, 3346, 3347 (Part), 3348 (Part), 3349 RP (Part), 3350, 3351 (Part), 3359 RP (Part) and 3360 RP in D.D. 104 and Adjoining Government Land, Long Ha, Yuen Long, New Territories | | |
| Site area 地盤面積 | 3,963 sq. m 平方米 | <input checked="" type="checkbox"/> About 約 | |
| | (includes Government land of 包括政府土地 | 245 sq. m 平方米 | <input checked="" type="checkbox"/> About 約) |
| Plan 圖則 | Approved Kam Tin North Outline Zoning Plan No. : S/YL-KTN/11 | | |
| Zoning 地帶 | "Comprehensive Development Area" zone | | |
| Applied use/ development 申請用途/發展 | Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years | | |
| (i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | / <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | / <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 1,197 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.30 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | / | |
| | Non-domestic 非住用 | 6 | |
| | Composite 綜合用途 | / | |

| | | | | |
|--|---------------------|-------------------|--|---|
| (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) | |
| | | / | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) | |
| | | / | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) | |
| | Non-domestic 非住用 | 3.5 to 10 (about) | m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | / | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) | |
| | | 1 | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) | |
| | Composite 綜合用途 | / | m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | / | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) | |
| | | / | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) | |
| (iv) Site coverage 上蓋面積 | | 30 | % | <input checked="" type="checkbox"/> About 約 |
| (v) No. of units 單位數目 | | / | | |
| (vi) Open space 休憩用地 | Private 私人 | / | sq.m 平方米 | <input type="checkbox"/> Not less than 不少於 |
| | Public 公眾 | / | sq.m 平方米 | <input type="checkbox"/> Not less than 不少於 |

| | | |
|--|--|---|
| (vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | 11 |
| | Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) | 5 (PC) / 3 (LGV) 3 (MGV) / / |
| | 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"/> |
| <u>Location Plan, Plans showing the zoning and land status of the application site, Swept path analysis,</u> | | |
| <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"/> |
| <hr/> | | |
| <hr/> | | |

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

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 104 and Adjoining Government Land (GL), Long Ha, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years** (the proposed development) (**Plan 1**).
- 1.2 There is a growing demand for commercial light goods vehicles (LGV) and medium goods vehicles (MGV), especially with the rise of the last-mile delivery services and food and beverage business. In view of this, the applicant intends to operate a shop and services (vehicle showroom) to serve the fleet operators and delivery companies in the New Territories.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Comprehensive Development Area" zone ("CDA") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, 'vehicle showroom' is subsumed under 'shop and services', which is a column 2 uses within the "CDA" zone, which requires permission from the Board.
- 2.2 Although the proposed development is not entirely in line with the planning intention of "CDA" zone, there is no known/planned programme for implementation of the subject "CDA" zone for the Site. Therefore, approval of the current application on a temporary basis would not jeopardize the long-term planning intention within the "CDA" zone and would better utilize precious land resources.
- 2.3 The Site is surrounded by open storage yards, warehouse and cluster of village developments separating the Site with San Tam Road. In addition, similar planning application (No. A/YL-KTN/874) for 'shop and services and wholesale trade' use was approved by the Board on a temporary basis in 2023 and it is only located at approximately 30m north of the Site. The nature and scale of the proposed development is similar to the approved application; hence, it is considered not incompatible with the surrounding environment and would not set an undesirable precedent within the "CDA" zone.

3) Development Proposal

3.1 The Site occupies an area of 3,963 m² (about), including 245m² of GL (**Plan 3**). A total of 6 structures are proposed at the Site for shop and services (vehicle showroom), site office, reception and washrooms with a total GFA of 1,197 m² (about) (**Plan 4**). The operation hours of the proposed development are 09:00 to 19:00 daily (including public holidays). The estimated number of staff working at the Site are 10 and it is estimated that the Site would attract not more than 15 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

| | |
|------------------------------|--|
| Application Site Area | 3,963 m ² (about), including 245 m ² (about) of GL |
| Covered Area | 1,197 m ² (about) |
| Uncovered Area | 2,766 m ² (about) |
| Plot Ratio | |
| | 0.30 (about) |
| Site Coverage | |
| | 30% (about) |
| Number of Structure | |
| | 6 |
| Total GFA | |
| - Domestic GFA | Not applicable |
| - Non-Domestic GFA | 1,197m ² (about) |
| Building Height | |
| | 3.5m – 10m (about) |
| No. of Storey | |
| | 1 |

3.2 It is estimated that about 15 unlicensed commercial vehicles (i.e. MGV and LGV) will be displayed indoor (with minimum headroom of 6m) at the Site (**Plan 4**). Unlicensed vehicles for display will be driven to the Site by staff with trade license, hence, towing of vehicle is not required. Licensed commercial vehicles will also be parked at the Site for test driving purpose and collection of vehicles by customers, hence, parking spaces for LGV and MGV are provided at the Site.

3.3 The Site is accessible from San Tam Road via a local access (**Plan 1**). A total of 11 parking spaces are provided at the Site for staff and visitors., details are shown at **Table 2** below:

Table 2 – Parking Provisions

| Type of Space | No. of Space |
|---|--------------|
| Parking Space for PC for Staff - 2.5 m (W) x 5 m (L) | 3 |
| Parking Space for PC for Visitor - 2.5 m (W) x 5 m (L) | 2 |
| Parking Space for LGV - 3.5 m (W) x 7 m (L) | 3 |
| Parking Space for MGV - 3.5 m (W) x 11 m (L) | 3 |

3.4 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local road (**Plan 5**). As trips generated and attracted by the proposed development is minimal (as shown below **Table 3**), adverse traffic impacts on the surrounding road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

| Time Period | Trip Generation and Attraction | | | | | | |
|--|--------------------------------|-----|-----|-----|-----|-----|-------------|
| | PC | | LGV | | MGV | | 2-Way Total |
| | In | Out | In | Out | In | Out | |
| Trips at <u>AM peak</u> per hour (09:00 – 10:00) | 3 | 0 | 0.5 | 0.5 | 0.5 | 0.5 | 5 |
| Trips at <u>PM peak</u> per hour (17:00 – 18:00) | 0 | 3 | 0.5 | 0.5 | 0.5 | 0.5 | 5 |
| Traffic trip per hour (average) | 1 | 1 | 0.5 | 0.5 | 0.5 | 0.5 | 4 |

3.5 The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs 1/23)* when designing the on-site sewage system within the Site.

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas.

Adequate mitigation measures will be provided, i.e. submission of the drainage and fire service installations proposal to mitigate any adverse impact arising from the proposed development after planning approval has been granted from the Board.

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Year**’.

R-riches Property Consultants Limited

March 2024

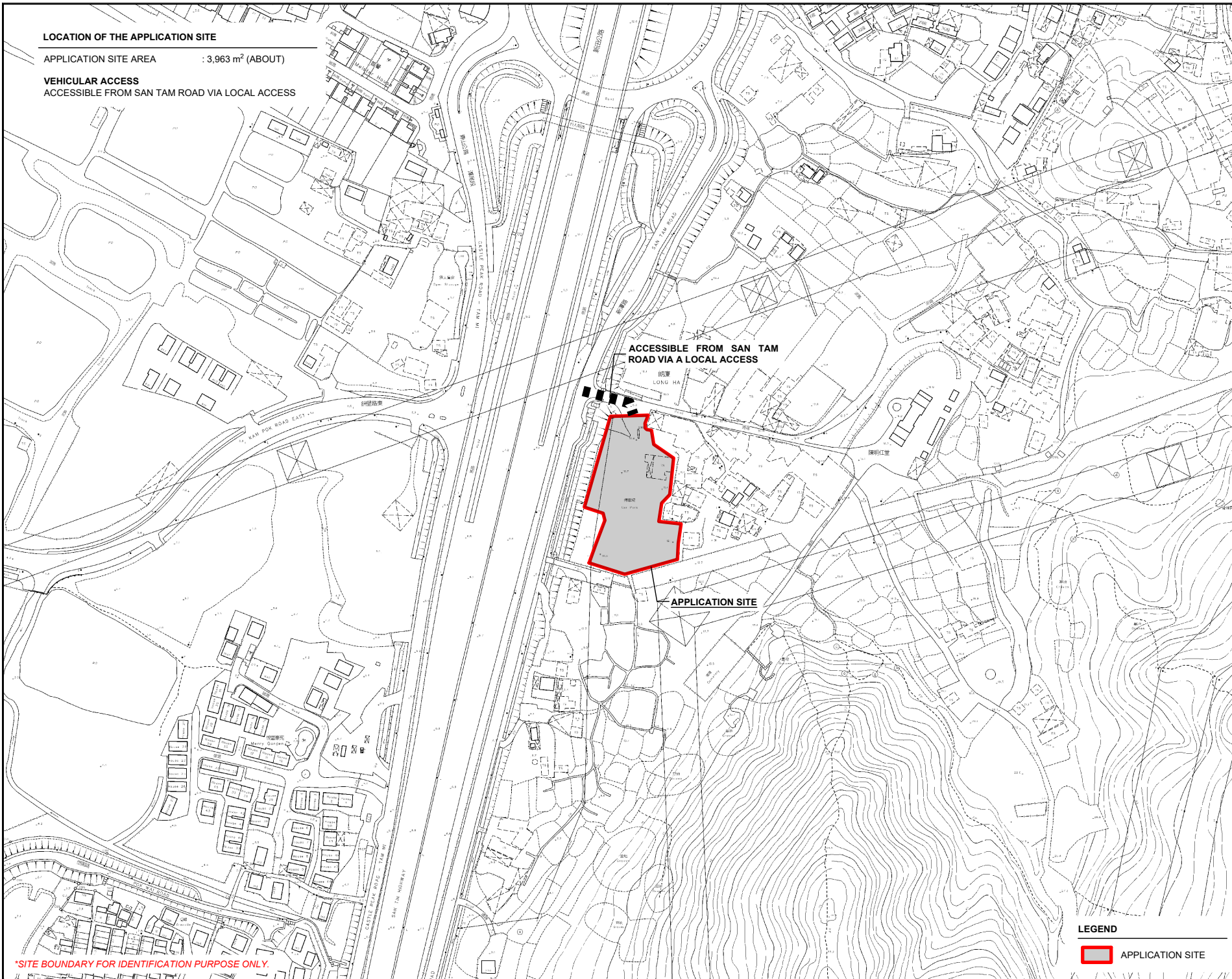
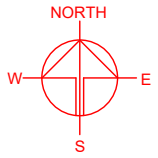
LIST OF PLANS

| | |
|---------------|--|
| Plan 1 | Location Plan |
| Plan 2 | Plan Showing the Zoning of the Application Site |
| Plan 3 | Plan Showing the Land Status of the Application Site |
| Plan 4 | Layout Plan |
| Plan 5 | Swept Path Analysis |

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,963 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM SAN TAM ROAD VIA LOCAL ACCESS



ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

27.2.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

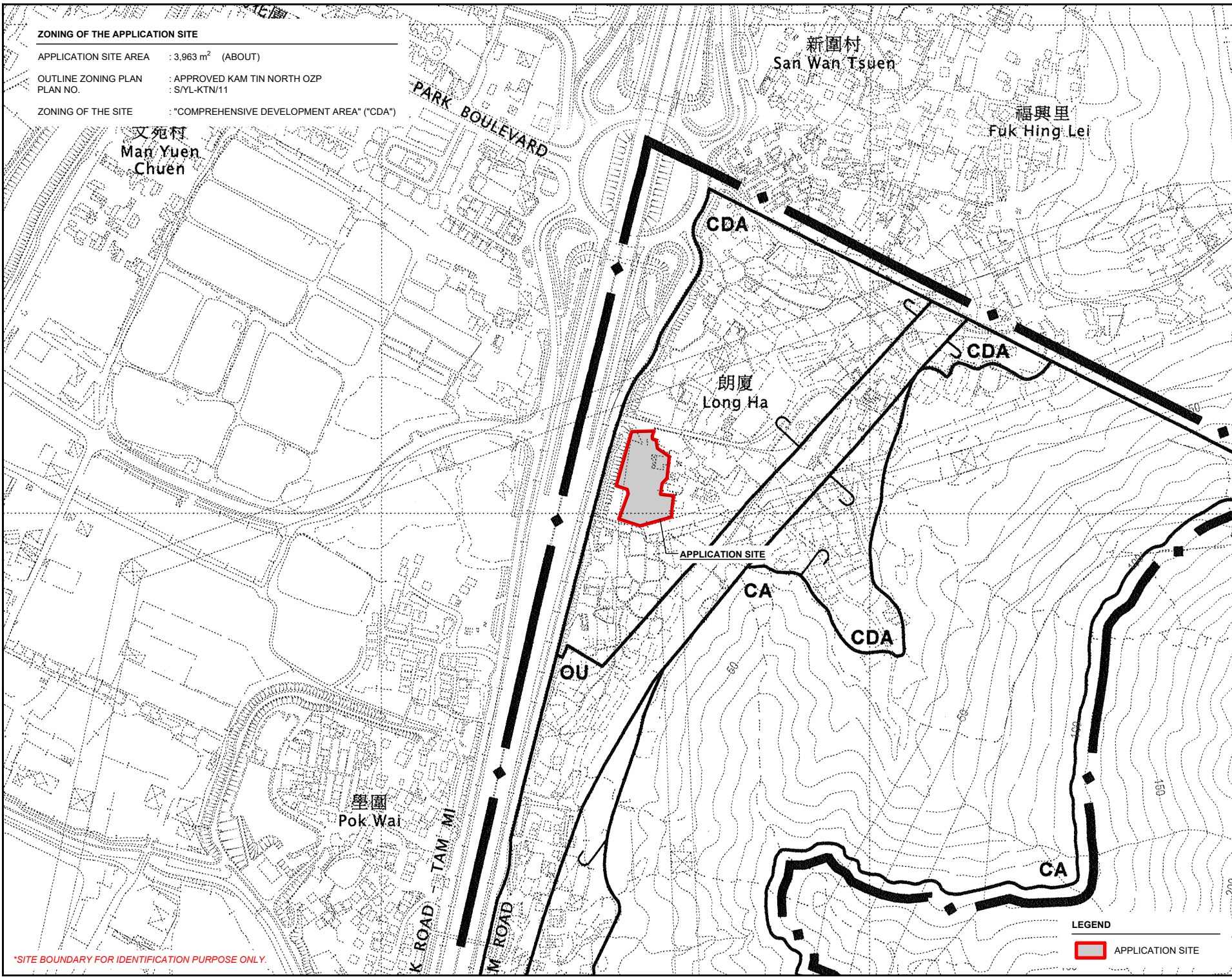
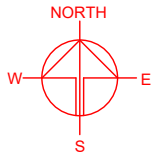
PLAN 1

VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,963 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
 PLAN NO. : S/YL-KTN/11
 ZONING OF THE SITE : "COMPREHENSIVE DEVELOPMENT AREA" ("CDA")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT
 R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 5000 @ A4

| | |
|----------------|-------------------|
| DRAWN BY MN | DATE 27.2.2024 |
| REVISED BY | DATE |

| | |
|-------------|------|
| APPROVED BY | DATE |
|-------------|------|

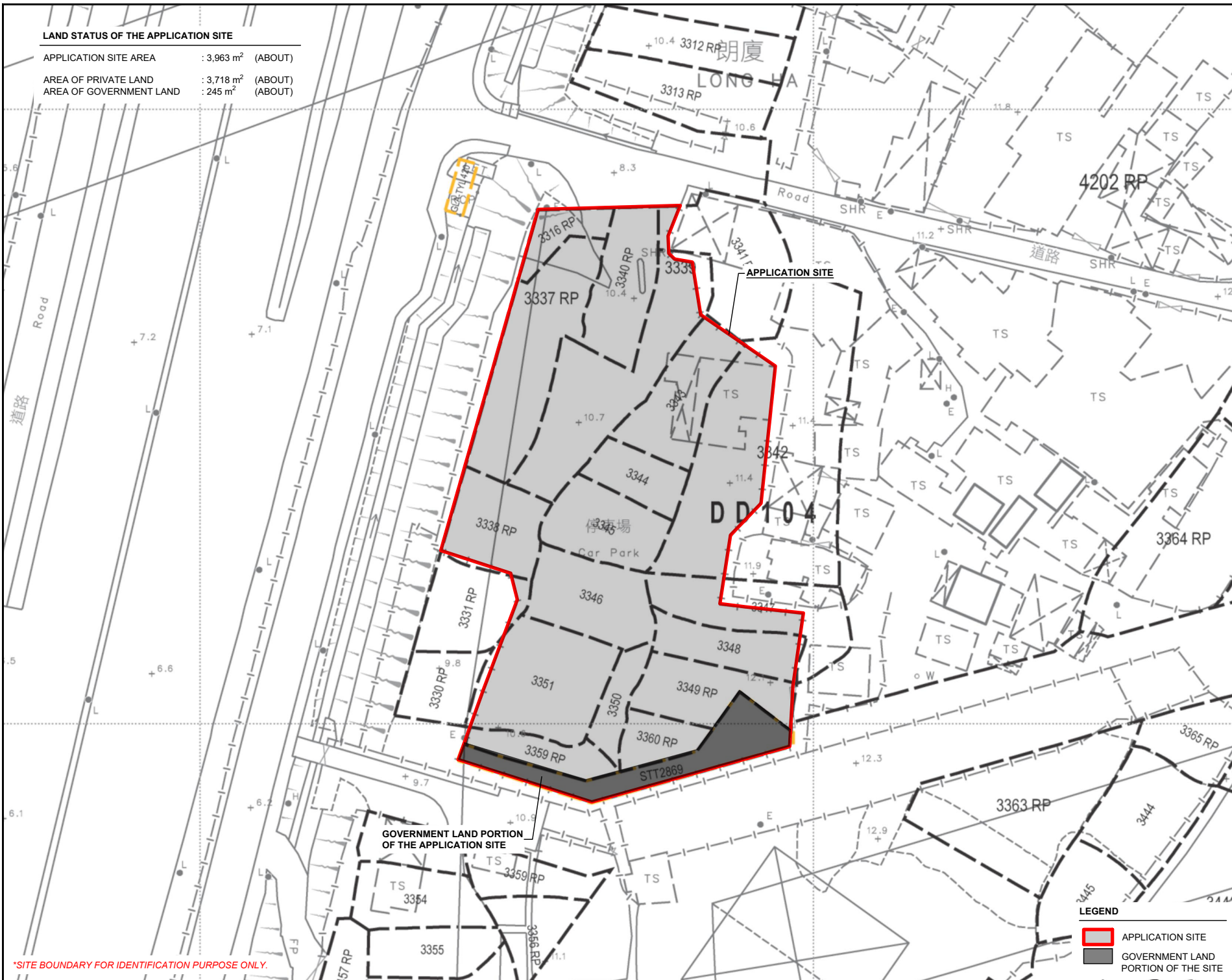
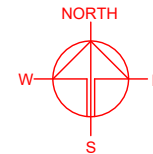
DWG. TITLE
 ZONING OF THE SITE

| | |
|--------------------|-------------|
| DWG. NO. PLAN 2 | VER. 001 |
|--------------------|-------------|

LEGEND
 APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,963 m² (ABOUT)
 AREA OF PRIVATE LAND : 3,718 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 245 m² (ABOUT)



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

27.2.2024

REVISED BY

DATE

APPROVED BY

DATE

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND PORTION OF THE SITE

DWG. TITLE
LAND STATUS OF THE SITE

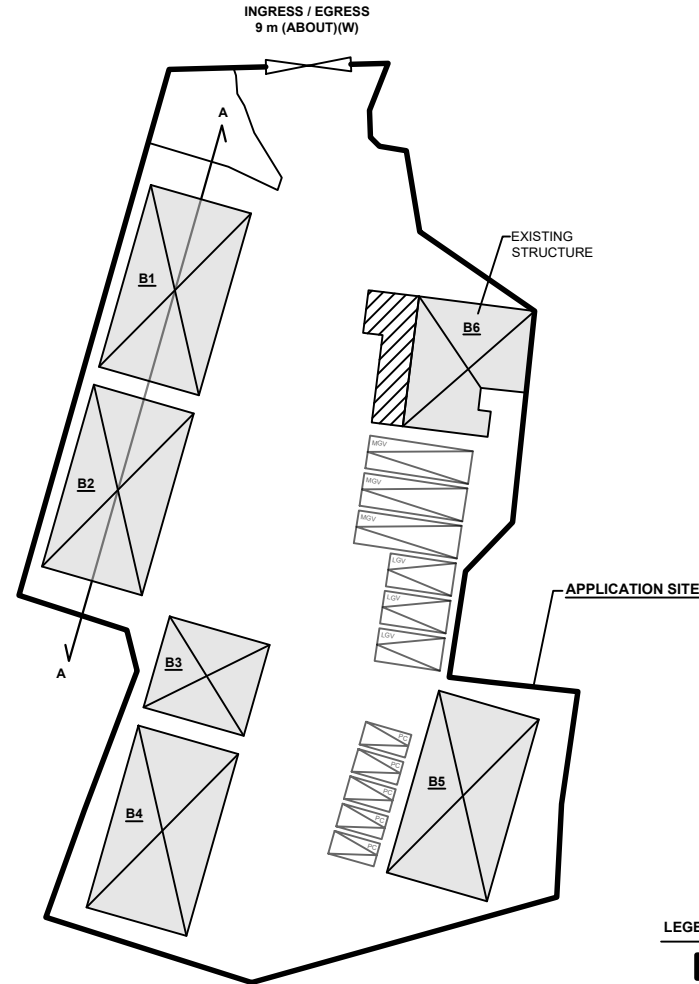
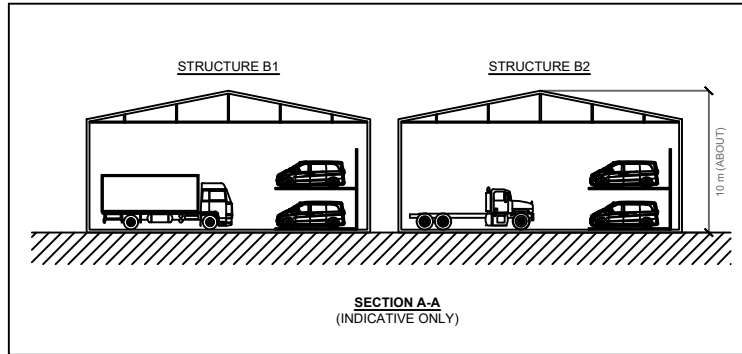
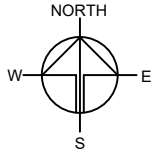
DWG. NO. PLAN 3
VER. 001

DEVELOPMENT PARAMETERS

| | | |
|-----------------------|------------------------|---------|
| APPLICATION SITE AREA | : 3,963 m ² | (ABOUT) |
| COVERED AREA | : 1,197 m ² | (ABOUT) |
| UNCOVERED AREA | : 2,766 m ² | (ABOUT) |
| | | |
| PLOT RATIO | : 0.30 | (ABOUT) |
| SITE COVERAGE | : 30 % | (ABOUT) |
| | | |
| NO. OF STRUCTURE | : 6 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 1,197 m ² | (ABOUT) |
| TOTAL GFA | : 1,197 m ² | (ABOUT) |
| | | |
| BUILDING HEIGHT | : 3.5 - 10 m | (ABOUT) |
| NO. OF STOREY | : 1 | |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|--------------|---|------------------------------------|------------------------------------|-------------------------|
| B1 | SHOP AND SERVICES (VEHICLE SHOWROOM), RECEPTION, WASHROOM | 220 m ² (ABOUT) | 220 m ² (ABOUT) | 10 m (ABOUT)(1-STOREY) |
| B2 | SHOP AND SERVICES (VEHICLE SHOWROOM) | 220 m ² (ABOUT) | 220 m ² (ABOUT) | 10 m (ABOUT)(1-STOREY) |
| B3 | SHOP AND SERVICES (VEHICLE SHOWROOM) | 110 m ² (ABOUT) | 110 m ² (ABOUT) | 10 m (ABOUT)(1-STOREY) |
| B4 | SHOP AND SERVICES (VEHICLE SHOWROOM) | 220 m ² (ABOUT) | 220 m ² (ABOUT) | 10 m (ABOUT)(1-STOREY) |
| B5 | SHOP AND SERVICES (VEHICLE SHOWROOM) | 220 m ² (ABOUT) | 220 m ² (ABOUT) | 10 m (ABOUT)(1-STOREY) |
| B6* | SITE OFFICE AND WASHROOM | 207 m ² (ABOUT) | 207 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| TOTAL | | 1,197 m² (ABOUT) | 1,197 m² (ABOUT) | |

*STRUCTURE B6 IS AN EXISTING STRUCTURE, WHILE STRUCTURES B1 TO B5 ARE PROPOSED STRUCTURES.



LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- PARKING SPACE (MGV)
- INGRESS / EGRESS

PARKING PROVISIONS

| | |
|---|-----------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 5 |
| DIMENSION OF PARKING SPACE | : 5 m (L) x 2.5 m (W) |
| | |
| NO. OF LIGHT GOODS VEHICLE PARKING SPACE | : 3 |
| DIMENSION OF PARKING SPACE | : 7 m (L) x 3.5 m (W) |
| | |
| NO. OF MEDIUM GOODS VEHICLE PARKING SPACE | : 3 |
| DIMENSION OF PARKING SPACE | : 7 m (L) x 3.5 m (W) |

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, NEW TERRITORIES

SCALE

1 : 800 @ A4

| | |
|----------|-----------|
| DRAWN BY | DATE |
| MN | 11.3.2024 |

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| REVISED BY | DATE |
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| APPROVED BY | DATE |
| | |

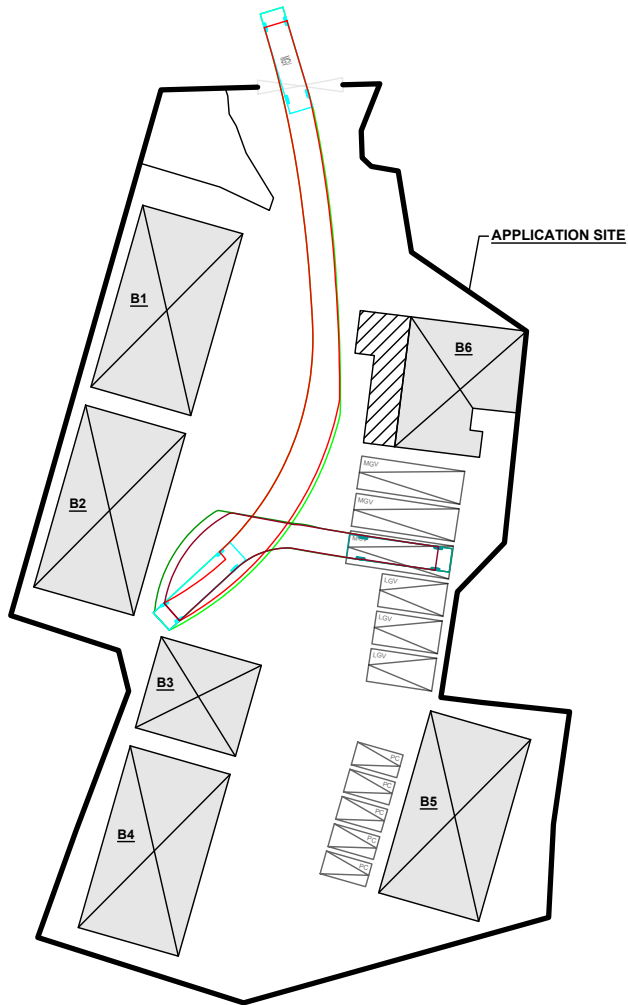
DWG. TITLE
LAYOUT PLAN

| | |
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| DWG NO. | VER. |
| PLAN 4 | 001 |

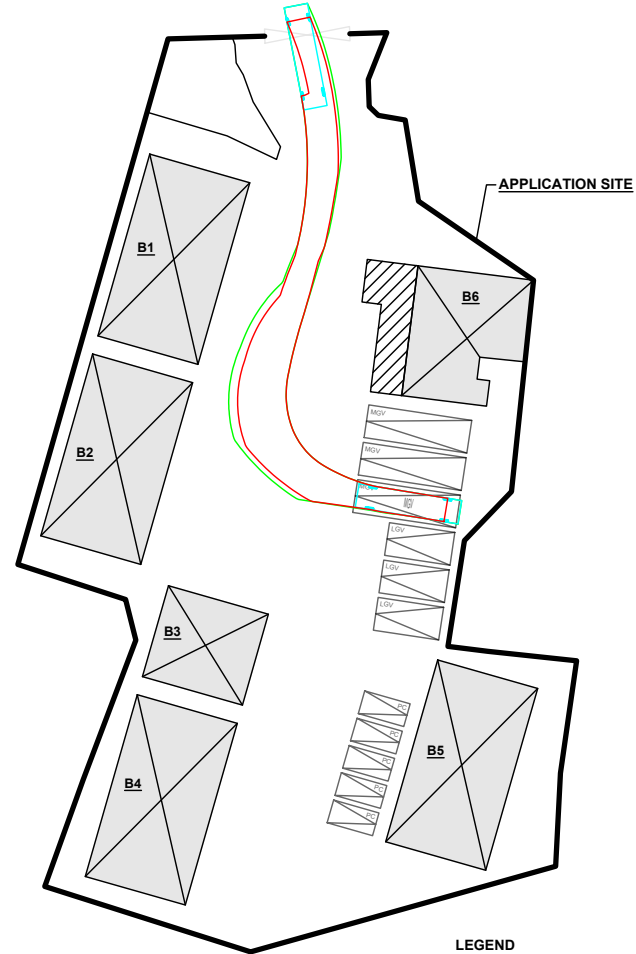
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



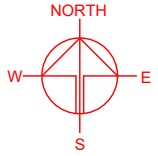
FROM SAN TAM ROAD TO
 THE APPLICATION SITE



FROM THE APPLICATION SITE
 TO SAN TAM ROAD

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- PARKING SPACE (MGV)
- INGRESS / EGRESS
- MEDIUM GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

11.3.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

001