

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Temporary Shop and Services (Motor Vehicle
Showroom) for a Period of 3 Years and Associated
Filling and Excavation of Land in “Other Specified
Uses” annotated “Service Stations” Zone at
Lots 733SF(Part), 737RP(Part), 738RP, 741(Part),
742RP(Part), 744RP(Part) and Adjoining Government
Land in DD99, San Tin, Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Smart Union Motors (Asia)
Company Limited

Planning Consultant:



Top Bright Consultants Ltd.

February, 2024

Executive Summary

This application is prepared on behalf of the Applicant to seek planning permission from the Town Planning Board (the "Board") for a temporary shop and services (motor vehicle showroom) for a period of 3 years and associated filling and excavation of land (the "Proposed Development") at Lots 733SF(Part), 737RP(Part), 738RP, 741(Part), 742RP(Part), 744RP(Part) and Adjoining Government Land in DD99, San Tin, Yuen Long, New Territories (the "Application Site").

The Application Site, with an area of approximately 7,858 sq.m. (including 531 sq.m. of Government Land), is the subject of a previous planning application (No. A/YL-ST/600) for the same use approved by the Board on 24.12.2021 for a period of 3 years. Commencement of construction work for the Proposed Development, including the related FSIs and drainage facilities, is pending the issuance of the Short-Term Waiver (STW) and Short-Term Tenancy (STT) currently being processed by the Lands Department. Implementation of the FSIs and drainage facilities cannot be proceeded, therefore the application was revoked on 24.9.2023.

The current application is hereby submitted to seek the Board's approval for the Proposed Development for a further period of 3 years. Compared with the last application, the proposed use and its development parameters, including the number of structures, parking spaces and Gross Floor Area (GFA), as well as the operations remain unchanged.

The Application Site falls within an area zoned "Other Specified Uses" annotated "Service Stations" ("OU(SS)") on the approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8 and provide support service facilities for the cross-boundary traffic and the container related facilities nearby. The proposed temporary shop and services (motor vehicle showroom), which is a use listed under Column 2 of the "OU(SS)" zone, is compatible with the surrounding villages and public vehicle parks.

The Application Site will provide 3 temporary structures for display of used private vehicles. An ancillary sales office and toilet, in the form of 1-storey temporary structures, will be provided at the northern and eastern portion of the Application Site. A total of 6 parking spaces (2.5m x 5m) for visitors and 4 parking spaces for staff will be provided. There is an existing local track connected to Tung Wing On Road and a 8-metre wide ingress and egress will be located at the southern boundary.

The justifications of this application are: not jeopardize the long-term planning intention of San Tin Technopole; the issuance of Short-Term Waiver and Short-Term Tenancy are pending; in line with planning intention; previous planning approvals; compatible with surrounding land uses; insignificant traffic, environmental or visual, and drainage impacts; and great effort to comply with the planning conditions. The Applicant respectfully requests that the Board approves this application for a period of 3 years.

行政摘要

這宗規劃申請乃代表申請人向城市規劃委員會(“城規會”)呈交，擬議在新界元朗新田丈量約份第 99 約地段第 733SF(部份), 737RP(部份), 738RP, 741(部份), 742RP(部份), 744RP(部份)及毗連政府土地(“申請地點”)，用作臨時商店及服務行業(汽車陳列室)和相關填土及挖土工程(“擬議發展”)，為期三年。

申請地點的面積約為 7,858 平方米(包括 531 平方米的政府土地)，涉及一宗於 2021 年 12 月 24 日獲城規會批准為期三年作相同用途的規劃申請(申請編號：A/YL-ST/600)。上次規劃申請的建築工程，包括相關的消防和排水設施，需要等待地政總署批出短期豁免書和短期租約才能開始施工。由於地政總署仍未批出短期豁免書和短期租約，申請人無法完成消防和排水設施，因此上次規劃申請於 2023 年 9 月 24 日被撤銷。

申請人再向城規會遞交是項申請以取得規劃許可。與上次規劃申請相比，用途、發展參數，包括構築物數量、停車位、總樓面面積以及營運均保持不變。

申請地點座落新田分區計劃大綱核准圖編號 S/YL-ST/8 的「其他指定用途」註明「服務區」地帶，該地帶主要是為跨界交通及附近與貨櫃有關的設施，提供支援服務設施。擬議臨時商店及服務行業(汽車陳列室)屬「其他指定用途」註明「服務區」地帶的第二欄用途，與鄰近鄉村及公眾停車場的土地用途協調。

申請地點將提供三個臨時構築物用作展示二手私家車，北面及東面將設有由一層高臨時構築物建成的附設銷售辦公室及洗手間。此外，申請地點將提供六個訪客停車位(2.5 米 x5 米)及四個職員停車位。申請地點由一條現有通道連接東永安路，而其 8 米闊的出入口將位於南面。

這宗規劃申請的理由為：不會違背新田科技城的長遠規劃意向；短期豁免申請書和短期租約有待批准；符合規劃意向；申請地點之前獲批規劃許可；與附近土地用途協調；不會對附近地點構成不良的交通、環境或視覺及排水影響；已盡力滿足規劃條件。因此，申請人希望城規會批准為期三年的臨時用途。

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SUMMARY OF APPLICATION

Applicant: Smart Union Motors (Asia) Company Limited

Applied Use: Temporary Shop and Services (Motor Vehicle Showroom) for a Period of 3 Years and Associated Filling and Excavation of Land

Location: Lots 733SF(Part), 737RP(Part), 738RP, 741(Part), 742RP(Part), 744RP(Part) and Adjoining Government Land in DD99, San Tin, Yuen Long, New Territories

Site Area: About 7,858 sq.m. (including 531 sq. m. of Government Land)

Lease: Block Government Lease demised as agricultural land

Statutory Plan: Approved San Tin Outline Zoning Plan No. S/YL-ST/8 gazetted on 15.12.2006

Zoning: "Other Specified Uses" annotated "Service Stations" ("OU(SS)")

Town Planning Board Guidelines: TPB Guidelines for "Application for Development within Deep Bay Area" (TPB-PG No. 12C)

Previous Applications: A/YL-ST/36 (Approved on 19.9.1997 for 3 years)
A/YL-ST/192 (Rejected on 15.3.2002)
A/YL-ST/262 (Rejected on 14.5.2004)
A/YL-ST/445 (Approved on 26.9.2014 for 3 years)
A/YL-ST/559 (Approved on 15.11.2019 for 3 years)
A/YL-ST/600 (Approved on 24.12.2021 for 3 years)

1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Smart Union Motors (Asia) Company Limited (the "Applicant") to the Town Planning Board (the "Board") to seek planning permission for a temporary shop and services (motor vehicle showroom) for a period of 3 years and associated filling and excavation of land (the "Proposed Development") at Lots 733SF(Part), 737RP(Part), 738RP, 741(Part), 742RP(Part), 744RP(Part) and Adjoining Government Land in DD99, San Tin, Yuen Long, New Territories (the "Application Site").
- 1.02 The Application Site is the subject of a previous planning application (No. A/YL-ST/600) for the same use approved by the Board on 24.12.2021 for a period of 3 years from 24.12.2021 until 24.12.2024. All approval conditions related to the submission of proposals of the last application (No. A/YL-ST/600) were complied with, except the implementation of the fire service installations (FSIs) and drainage proposals. Commencement of construction works for the Proposed Development, including the related FSIs and drainage facilities, is pending the issuance of the Short-Term Waiver (STW) and Short-Term Tenancy (STT) currently being processed by the Lands Department (LandsD). Implementation of the FSIs and drainage facilities cannot be proceeded, therefore the application was revoked on 24.9.2023.
- 1.03 According to the letter (Reference Number: (67) in DLOYL 602/YAT/2021) from LandsD to the Applicant dated 15.1.2024, the STW and STT will be issued once a new planning application for temporary shop and services (motor vehicle showroom) on the Application Site is approved by the Board (see **Appendix A**).
- 1.04 The current application is hereby submitted to seek the Board's approval for the Proposed Development for a further period of 3 years. Compared with the last application, the proposed use and its development parameters, including the number of structures, parking spaces and Gross Floor Area (GFA), as well as the operations remain unchanged.
- 1.05 The Application Site, with an area of approximately 7,858 sq.m. (including 531 sq.m. of Government Land), falls within an area zoned "Other Specified Uses" annotated "Service Stations" ("OU(SS)") on the approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8. This zone is intended to provide support service facilities for the cross-boundary traffic and the container related facilities nearby. The proposed temporary shop and services (motor vehicle showroom), which is a use listed under Column 2 of the "OU(SS)" zone, is compatible with the surroundings.
- 1.06 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the Proposed Development and provide justifications in support of the application.

2. SITE CONTEXT

Location

- 2.01 The Application Site is located to the north of Wing Ping Tsuen which is a recognized village in San Tin, Yuen Long. It is about 450m to the east of the San Tin interchange and near the Lok Ma Chau/Huangguan Control Point and Lok Ma Chau Spur Line/Futian Control Point in San Tin, Yuen Long. It is located within the Wetland Buffer Area. **Figure 1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site covers an area of 7,858 square metres (including 531 sq.m. of Government Land). The Application Site is generally triangular in shape (Please refer to Site Plan in **Figure 2**). It is flat, hard paved and fenced off by 2-metre high corrugate metal sheets. Some structures are found at the Application Site.

Surrounding Land Uses

- 2.03 The surrounding area is predominantly occupied by similar and compatible uses, including public vehicle parks, village type houses, shops and services, and storage uses. To the north across the San Tin Tsuen Road is a temporary vehicle park and storage yard with a planning approval (Application No: A/YL-ST/655). The immediate east of the Application Site was used for a cross boundary shopping centre with planning approvals (Application Nos: A/YL-ST/503 and 529) before the Covid-19 pandemic and used for community isolation facility during the pandemic. On 13.7.2023, the Government announced that the community isolation facility was modified for the Construction Industry Council (CIC) to hold training courses and trade tests, including on-site training on the Modular Integrated Construction (MiC) method. To the immediate south and southwest are Wing Ping Tsuen, Tung Chan Wai, and Yan Shau Wai. On Lung Tsuen are located further to the west. Given its proximity to the boundary control point, a number of public vehicle parks, and shops and services uses can be found in the vicinity. **Figure 3** shows the Application Site in the context of its local surrounding.

Access

- 2.04 The Application Site is accessible from Tung Wing On Road which provides direct access to Castle Peak Road – San Tin, San Tin Highway and boundary control points (via San Sham Road and San Tin Tsuen Road). An ingress and egress point of approximately 8 metres wide is provided.

3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises Lots 733SF(Part), 737RP(Part), 738RP, 741(Part), 742RP(Part), 744RP(Part) and Adjoining Government Land in DD99, San Tin, Yuen Long, New Territories which demised as agricultural land. The location of the lots is illustrated on the Site Plan in **Figure 2**.

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- 3.02 The subject lots are all held under Block Government Lease and demised as agricultural land with a lease term expiring on 30.6.2047. There are no user restrictions in the leases apart from the standard non-offensive trade clause.
- 3.03 The subject lots are under applications for STW and STT submitted by the Applicant on 5.5.2022 (Reference Number: () in DLOYL 602/YAT/2021). The current status of STW and STT applications can be referred to the paragraph 1.03 of this statement.

4. PLANNING CONTEXT

San Tin Technopole

- 4.01 With the National 14th Five-Year Plan supporting Hong Kong to develop into an international innovation and technology (I&T) centre, the Chief Executive announced the Northern Metropolis Development Strategy to put forward the proposal for San Tin Technopole in 2021.
- 4.02 San Tin Technopole covers the Hong Kong-Shenzhen Innovation & Technology Park (HSITP) under construction at the Loop and the San Tin/Lok Ma Chau (LMC) area. The total development area is about 627 hectares. The majority of the I&T Park is located to the north of San Tin Highway/Fanling Highway. It is estimated that the I&T Park and HSITP will collectively provide 300 hectares I&T land, equivalent to 17 Science Parks. San Tin Town Centre, which is mainly located to the south of San Tin Highway/Fanling Highway, will supply about 50,000 public and private housing units.
- 4.03 The I&T Park will be served by two cross-boundary rail links, namely the proposed Northern Link (NOL) Spur Line connecting to the future co-located new Huanggang Control Point, and the existing LMC Spur Line with LMC Station.
- 4.04 Accordingly, a Recommended Outline Development Plan (RODP) for San Tin Technopole has been formulated in which a series of planning and technical assessments were conducted. The relevant Environmental Impact Assessment (EIA) report has been submitted to the Environmental Protection Department and available for public inspection. The site formation and infrastructure works are proposed to be implemented in two phases from fourth quarter of 2024 to 2034. Formed sites will come on stream in 2026 at the earliest. The first population intake will start from 2031.
- 4.05 The Application Site falls within an area zoned “Mixed Use” in the San Tin Technopole RODP (see **Figure 6**). According to the RODP, public transport interchange is proposed in the subject zone. Notwithstanding the Application Site falls within the first phase of the development schedule, no information about land resumption of the Application Site has yet been released by the Government.

Statutory Plan

- 4.06 According to the Approved San Tin OZP No. S/YL-ST/8 gazetted on 15.12.2006, the Application Site falls within an area zoned “Other Specified Uses” annotated “Service Stations” (“OU(SS)”). An extract of the said plan is in **Figure 4**.

- 4.07 The planning intention of the “OU(SS)” zone is to provide support service facilities such as eating places, petrol filling stations, etc. for the cross-boundary traffic and the container related facilities nearby. “Shop and services” is one of the uses listed under Column 2 of the “OU(SS)” zone that may be permitted with or without conditions on application to the Board.

Town Planning Board Guidelines for Application for Development within Deep Bay Area (TPB PG-No. 12C)

- 4.08 Town Planning Board Guidelines for “Application for Development within Deep Bay Area” (TPB PG-No. 12C) is relevant to this application as the Application Site falls within the Wetland Buffer Area (WBA). The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. Temporary use are exempted from the requirement of ecological impact assessment (EcolA) as part of the submission to the Board.

Previous Planning Applications

- 4.09 Part of the Application Site is the subject of 6 previous planning applications (Nos. A/YL-ST/36, 192, 262, 445, 559 and 600). The details of these applications are shown in **Table 4.1** below:

Table 4.1 Previous Applications

Application No.	Applied Use	TPB's Decision
A/YL-ST/36	Temporary Cross-border Traffic Service Station including Canteen, container Freight Station, Container Repair Workshop, Office and Services Trades	Approved on 19.9.1997 for 3 Years
A/YL-ST/192	Temporary Cross Boundary Traffic Service Station including Carpark, Container Freight Station, Container Storage, Container Tractor/Trailer Park, Tyres Repair Workshop, Office and Service Trades for a Period of 3 Years	Rejected on 15.3.2002
A/YL-ST/262	Temporary Cross-Border Traffic Service Station (including Public Car Park, Container Tractor/Trailer Park, Container Freight Station, Container Storage and Tyre Repair Areas with Ancillary Site Office and Service Trades) for a Period of 3 Years	Rejected on 14.5.2004
A/YL-ST/445	Temporary Cross-Boundary Traffic Service Station (including Public Car Park, Container Freight Station, Container Storage, Container Tractor/Trailer Park, Vehicle Repair Workshop, Office) with Ancillary Services Trades (including Handling In and Out of Container Freight, Arrival and Departure of Goods Vehicles) and Staff Canteen for a Period of 3 Years	Approved on 26.9.2014 for 3 Years
A/YL-ST/559	Temporary Shop and Services (Motor Vehicle Showroom) for a Period of 3 Years	Approved on 15.11.2019 for 3 Years
A/YL-ST/600	Temporary Shop and Services (Motor Vehicle Showroom) for a Period of 3 Years and associated Filling and Excavation of Land	Approved on 24.12.2021 for 3 Years

Similar Applications

- 4.10 A number of shop and services uses in the vicinity of the Application Site within the same “OU(SS)” zone were approved by the Board in the last five years. Details of these applications are shown in **Table 4.2** below:

Table 4.2 Similar Applications

Application No.	Applied use	Approval Date
A/YL-ST/655	Renewal of Planning Approval for Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, and Ancillary Offices for a Period of 3 Years	11.9.2023
A/YL-ST/592	Temporary Shop and Services for a Period of 3 Years	13.8.2021
A/YL-ST/533	Temporary Shop and Services for a Period of 3 Years	21.12.2018
A/YL-ST/529	Renewal of Planning Approval for Temporary Cross-Boundary Shopping Centre with Ancillary Car Park, Eating Place, Shop and Services (Fast Food Shop), Office and Storage of Consumer Goods for a Period of 3 Years	19.9.2018
A/YL-ST/503	Proposed Commercial Development (Eating Place, Place of Entertainment, and Shops and Services) with Minor Relaxation of Height Restriction and Excavation of Land	26.1.2018

5. DEVELOPMENT PROPOSAL

Applied Use

- 5.01 The Applicant seeks the Board's permission for a temporary shop and services (motor vehicle showroom) for a period of 3 years and associated filling and excavation of land. The proposed showroom will display private vehicles only and no workshop activities would be involved. It provides a trading business of private vehicles to the local villagers and visitors.

Site Layout and Design

- 5.02 The Layout Plan in **Figure 5** illustrates the proposed site configuration. The Application Site will provide three 1-storey temporary structures for display of private vehicles. An ancillary sales office and toilet, in the form of 1-storey temporary structures, will be provided at the northern and eastern portion of the Application Site. A total of 6 parking spaces (2.5m x 5m) for visitors and 4 parking spaces for staff will be provided. There is an existing local track connected to Tung Wing On Road and a 8-metre wide ingress and egress will be located at the southern boundary.

- 5.03 Compared with the last application, the proposed use and its development parameters, including the number of structures, parking spaces and GFA, as well as the operations remain the same.

Table 5.1 Development Parameters of the Current Application

	Current Application
Site Area	7,858m ²
Total GFA	2,325m ²
No. of Structures	5
Height of Structures	3m – 11.6m (1-storey)
Site Coverage	30%
No. of Private Car	6 (for visitors)
Parking Spaces	4 (for staff)
Operation Hours	8:00am to 8:00pm daily

- 5.04 Associated filling and excavation of land is proposed at the Application Site for constructing ancillary drainage facilities. Peripheral channels are proposed to be constructed at the Application Site to prevent surface runoff from the Application Site directly flowing onto the existing adjacent access. It is estimated that the total filling area is about 102 m² with a depth ranging from 2.48 to 2.93m and the total excavation area is about 337.14 m² with a depth ranging from 0.5 to 2.93m. (see **Appendix D**)

Site Operations

- 5.05 The Application Site, which mainly caters to local villagers and visitors, will operate from 8 am to 8 pm daily including public holidays. Only private vehicles will be parked and displayed in the showroom. No workshop and car repairing/washing activities will be conducted at the Application Site. The Proposed Development will provide parking spaces to visitors on reservation only to ensure the amount of traffic is in control. The vehicle trips to/from the Application Site is anticipated to be around 3 to 6 vehicular trips per hour on average. Visitors are encouraged to take the public light bus (PLB75) and taxi to visit the Application Site.

Drainage Facilities

- 5.06 The Applicant has submitted the drainage proposal to the satisfaction of the Director of Drainage Services in compliance with the approval condition of the last application (No. A/YL-ST/600) (see **Appendix B**). The Applicant pledges to complete the implementation works once the STW and STT are granted.

Fire Services Installations

- 5.07 The Applicant has submitted the FSIs proposal to the satisfaction of the Director of Fire Services in compliance with the approval condition of the last application (No. A/YL- ST/600) (see **Appendix C**). The Applicant confirms that the FSIs proposal remains unchanged and would implement such proposal once the STW and STT are granted.

Environmental Consideration

- 5.08 The proposed showroom would not involve any car washing and vehicle repair workshop. In addition, the entire site will be hard-paved to avoid fugitive dust impacts from manoeuvring of vehicles and the vehicles will only be parked and displayed within the Application Site. A septic tank will be provided to treat the sewage from the toilet.

6. JUSTIFICATIONS

Not Jeopardize the Long-Term Planning Intention of San Tin Technopole

- 6.01 The Chief Executive announced to develop San Tin Technopole in the Northern Metropolis Development Strategy in 2021. The objective of San Tin Technopole is to transform the Northern Metropolis into a “new international I&T city”. It is noted that the San Tin Technopole is set to be implemented in two phases from the fourth quarter of 2024 to 2034. Notwithstanding the Application Site falls within the first phase of the development schedule, no information about land resumption of the Application Site has yet been released by the Government.
- 6.02 According to the Legislative Council Paper No. CB(1)506/2023(03), site formation for I&T land will commence in Q4 2024 with formed sites coming on stream in 2026 the earliest. As the Application Site is zoned “Mixed Use”, instead of “I&T Use” and its surrounding area is zoned for “Village Type Development”, the clearance of the Application Site will not be realised in Q4 2024. The nature of the Proposed Development is only on a temporarily basis and would not jeopardize the long-term development for the area.

The Issuance of Short-Term Waiver and Short-Term Tenancy are Pending

- 6.03 According to the comments of the LandsD for the last approved application (No. A/YL-ST/600), should planning approval be given to the planning application, the owner of the lot without STW will need to apply to her office to permit the structures to be erected or regularise any irregularities on Site. The Applicant submitted the STW and STT applications for the subject lots (Reference Number: () in DLOYL 602/YAT/2021) to LandsD on 5.5.2022 for permission to erect the new structures on the Application Site.
- 6.04 The Applicant has spent more than a year going through the long period of the STW and STT application process. The Applicant is still pending for the issuance of STW and STT in order to commence the construction works for the Proposed Development, including the related FSIs and drainage facilities.

In Line with Planning Intention

- 6.05 The Application Site is zoned “OU(SS)” on the Approved San Tin OZP No. S/YL-ST/8 in which the planning intention is to provide supporting service facilities such as eating places, petrol filling stations, etc. for the cross-boundary traffic and the container related facilities nearby. Under the provisions of the zone under the OZP, the applied uses (i.e. shops and services) are Column 2 uses of the “OU(SS)” zone and planning permission is required from the Board. The nature of the Proposed Development is only on a temporarily basis and will not pre-empt the original planning intention of the “OU(SS)” zone.

Site with Previous Planning Approvals

- 6.06 The Board previously approved temporary shop and services (motor vehicle showroom) use on the same site on 15.11.2019 and 24.12.2021, respectively for a period of 3 years. The Board’s decision to approve the previous applications on the same site and a number of similar applications in the vicinity indicates that the Proposed Development is acceptable within the “OU(SS)” zone. The land use (i.e. motor vehicle showroom use) for the current application remain unchanged since the last planning application was approved.

Compatible with Surrounding Land Uses

- 6.07 The Proposed Development is compatible with the surrounding land uses which are mixed with public vehicle parks, village type houses and shop and services uses. In view of the current physical condition and the prevalence of similar usage in the vicinity, the Application Site is considered suitable for temporary shop and services (motor vehicle showroom) use.

Insignificant Traffic Impact

- 6.08 There are several public car parks located in the immediate south of the Application Site. Also, the Proposed Development will provide 10 parking spaces to staff and visitors on reservation only. The proposed use would not generate any adverse traffic impact to the nearby area, as the number of vehicular trips generated by the Proposed Development would be infrequent and no additional traffic will be generated since the grant of last planning approval. In addition, sufficient spaces are reserved within the Application Site for manoeuvring of vehicles. No vehicles will be queue back to or reverse onto/from public road.

Insignificant Environmental or Visual Impact

- 6.09 Given consideration of the local context surrounding the Application Site, the motor vehicle showroom is compatible with the surrounding land uses. The Application Site will be fenced off to ensure that the Proposed Development be inconspicuous and not create an eyesore to surrounding areas. Notwithstanding the above, there will be no significant landscape impact as there is no significant landscape resource within the site. There will be no car washing, repairing or workshop activities permitted on Site. In this regard, no adverse environmental or visual impacts are anticipated.

Insignificant Drainage Impact

- 6.10 The Application Site is situated within close proximity to the existing drains in the vicinity. In view of the site's locality, which is not at risk of flooding, and the commitment of the Applicant to provide appropriate drainage facilities to the satisfaction of Drainage Services Department, no adverse drainage impact is anticipated.

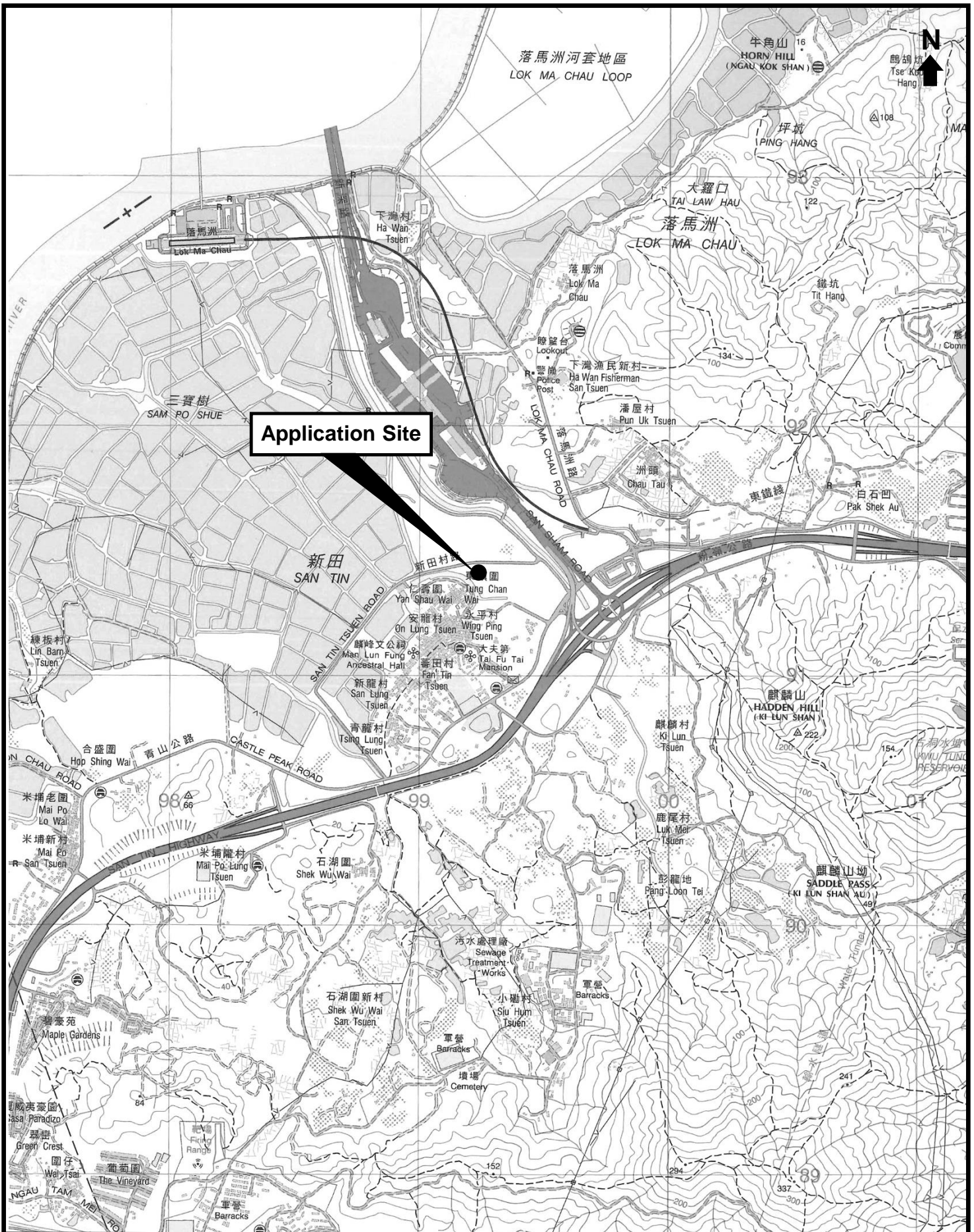
Great Effort to Comply with the Planning Conditions

- 6.11 All approval conditions related to the submission of proposals of the last application (No. A/YL-ST/600) were complied with, except the implementation of the FSIs and drainage proposals. The Applicant is willing and has tried great effort to comply with these conditions, however, the Applicant encountered problems in administrative and engineering aspects mentioned above. The Applicant undertakes to complete the implementation works upon the approval of STW and STT.

7. CONCLUSION

- 7.01 The Application Site falls within an "OU(SS)" on the Approved San Tin OZP. The Proposed Development conforms to the planning intention of the "OU(SS)" zone. As evidenced by the surrounding rural land uses with public vehicle parks, village type houses and shops and services uses, the Proposed Development is compatible with the surrounding environment.
- 7.02 The Board had granted planning approvals on the Application Site for the same use in the past, which indicates that such use is both compatible and suitable in land use terms on a temporary nature. Since the proposed use will not involve any car repairing or washing on the premises, no adverse traffic, drainage or environmental impacts are anticipated.
- 7.03 The Applicant had made a genuine effort to comply with the approval conditions for the last application and will implement the FSIs and drainage facilities once the STW and STT are granted. As there has not been any material change in planning circumstances since the granting of the previous temporary approval, together with the reasons detailed in the previous sections, the Applicant respectfully requests that the Board to give favourable consideration and approve this application for a further period of 3 years.

Top Bright Consultants Ltd.
February 2024



Top Bright Consultants Ltd.

Extract Plan Based on Map
Series HM20C of Sheet 2

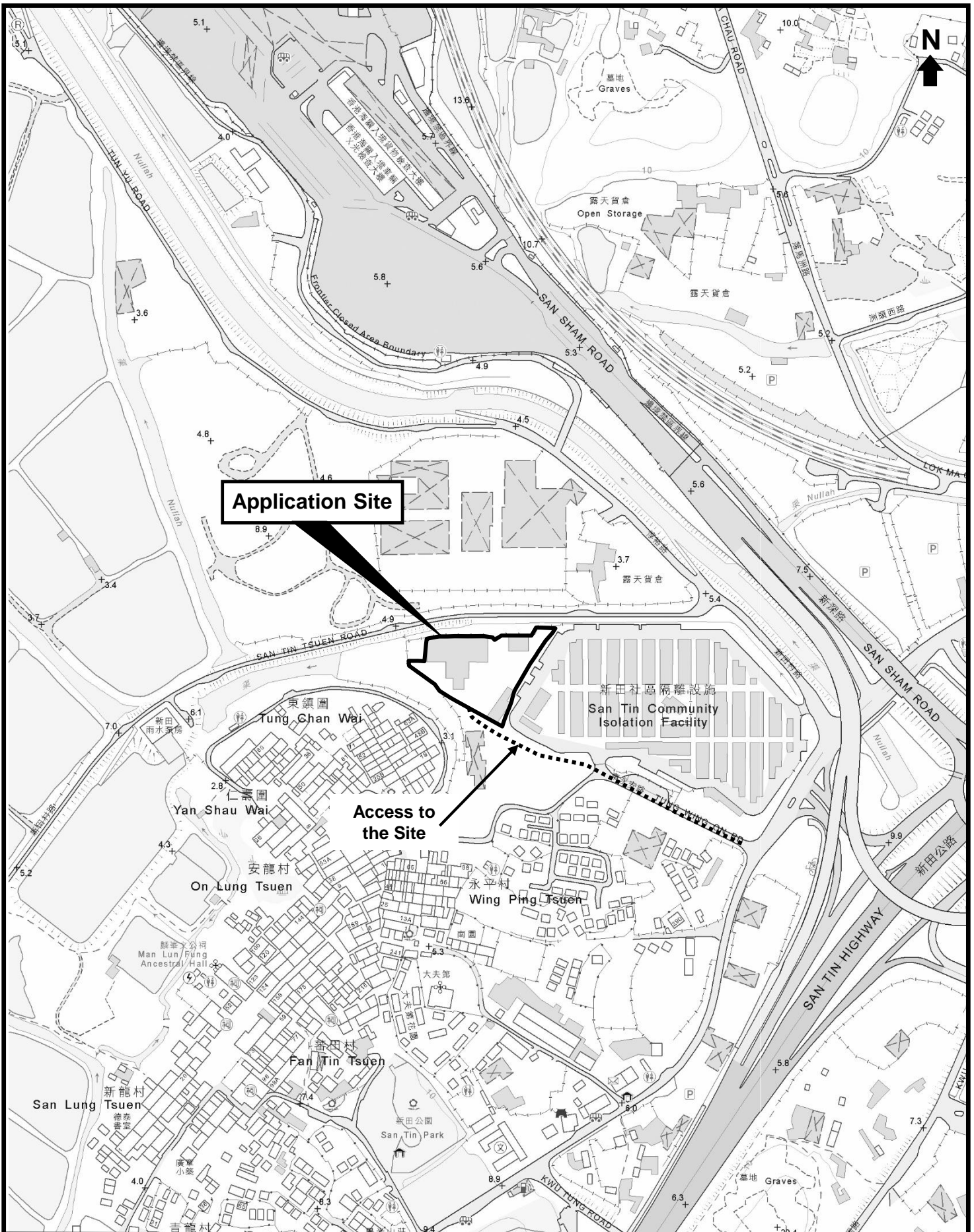
Location Plan

Scale 1 : 20 000

FIGURE 1

For Identification Purpose

Date: 29.1.2024



Top Bright Consultants Ltd.

Extracted Plan Based on Map Series HP5C of Sheet Nos. 2-SE-A & B

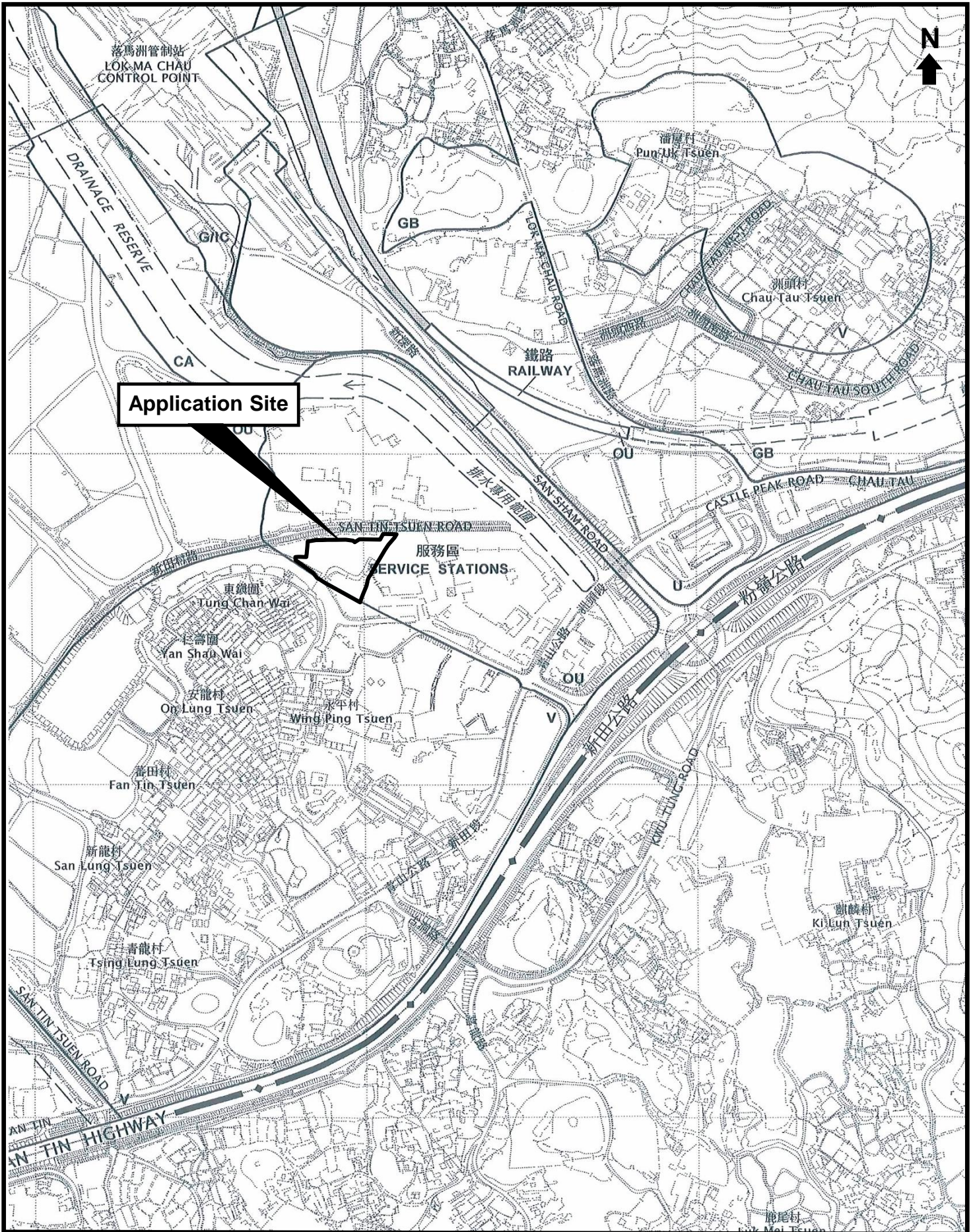
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 29.1.2024

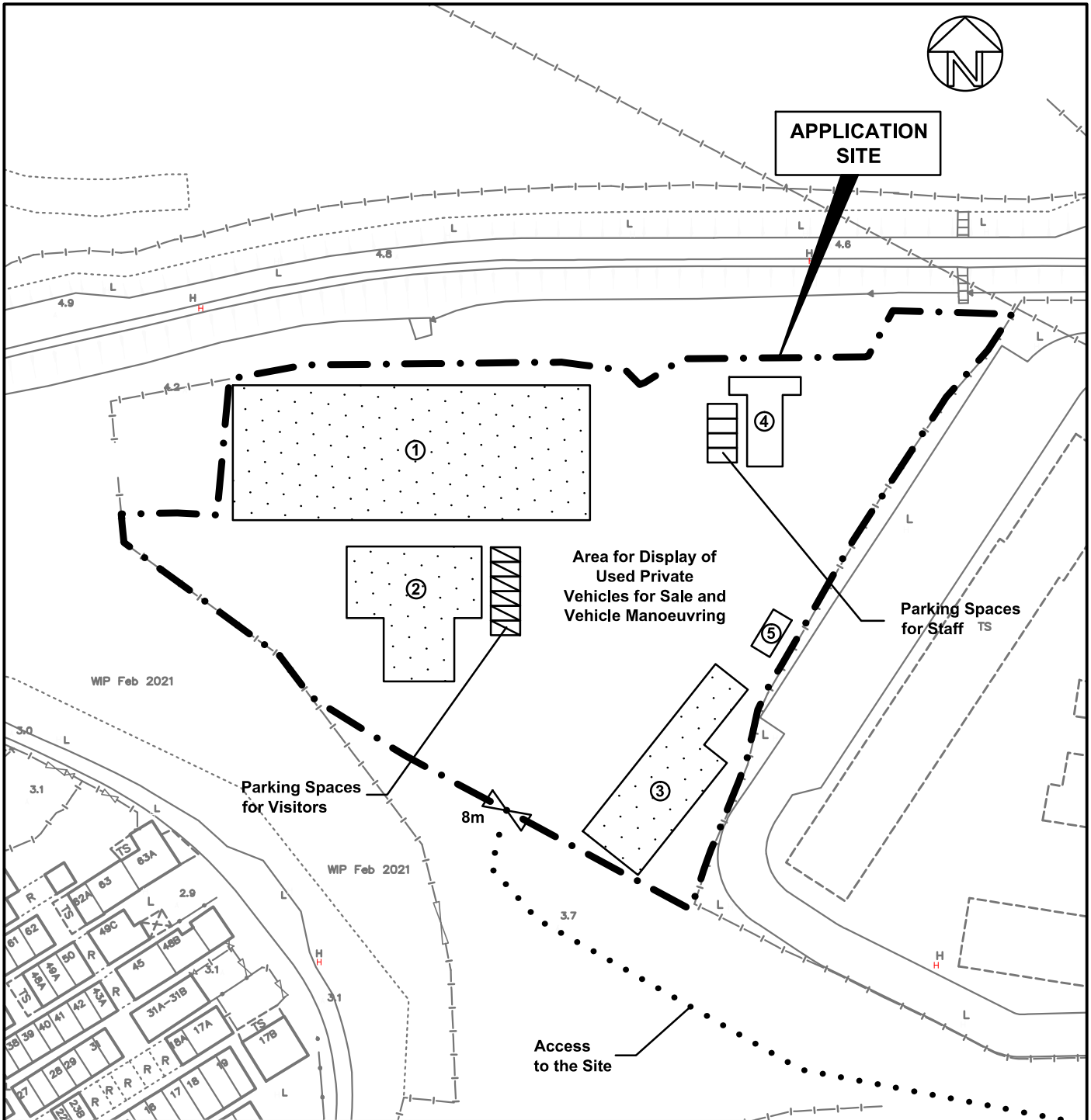


Extract from San Tin Outline Zoning Plan No. S/YL-ST/8 gazetted on 15.12.2006

FIGURE 4

For Identification Purpose

Date: 29.1.2024



Details of Structures:

Structure No.	Uses	No. of Storey	Height (m)	Floor Area (m ²)
1	Motor Vehicle Showroom	1	9.3-11.6	1,400
2	Motor Vehicle Showroom	1	4.5-11.6	410
3	Motor Vehicle Showroom	1	9.9-11.6	377
4	Ancillary Sales Office	1	3.0	111
5	Toilet	1	3.0	27

Legend:

- Application Site (Area = 7,858 sq. m.)
- Temporary Structures for Motor Vehicle Showroom (Used Private Vehicles)
- Parking Spaces for Visitors (2.5m x 5m) (6 nos.)
- Parking Spaces for Staff (2.5m x 5m) (4 nos.)



Top Bright Consultants Ltd.

Drawing No. : TB/24/821/05

Layout Plan

Lots 733SF(Part), 737RP(Part), 738RP, 741(Part),
742RP(Part), 744RP(Part) and Adjoining Government
Land in DD99, San Tin, Yuen Long, N.T.

FIGURE 5

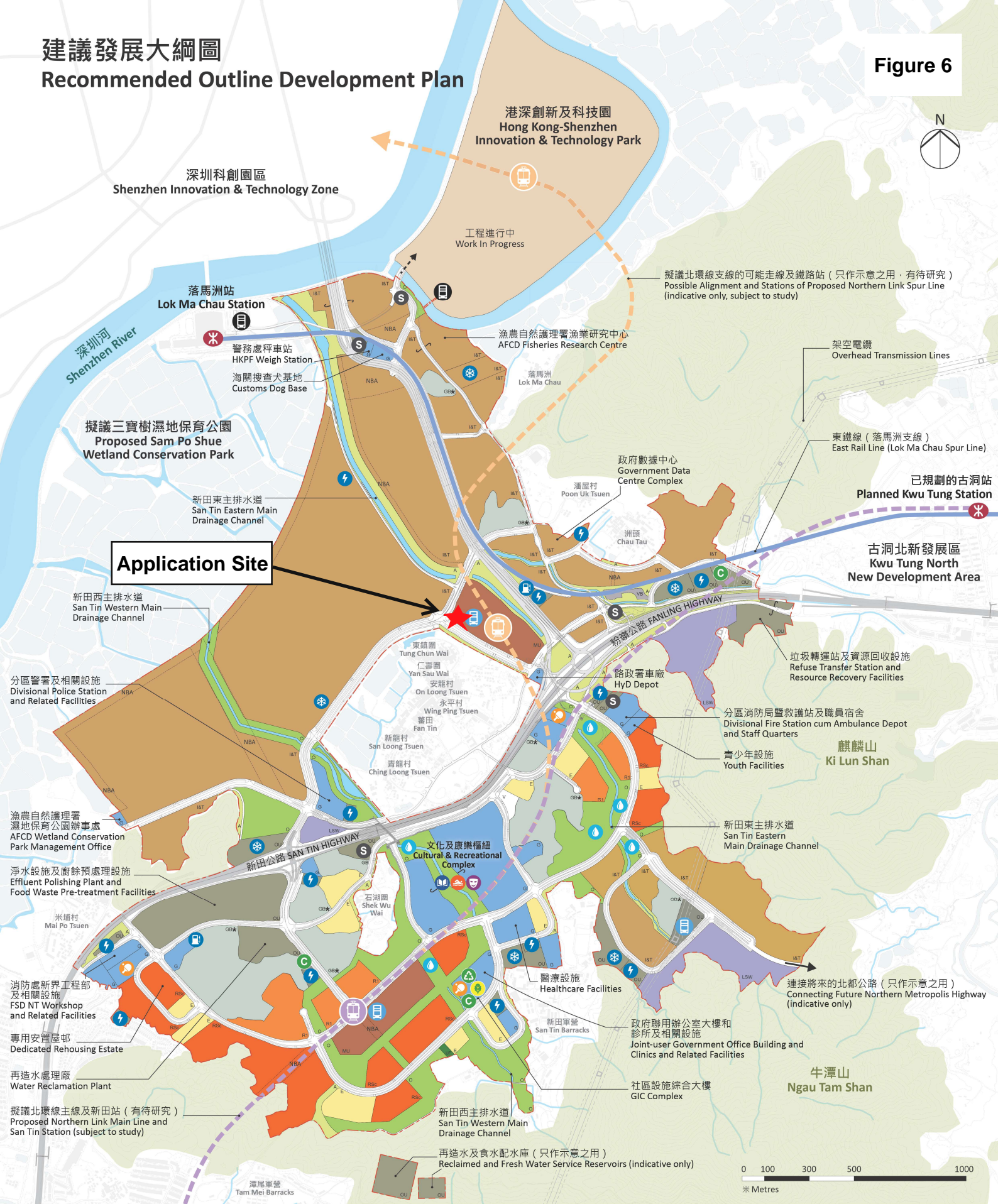
FOR IDENTIFICATION PURPOSE

Date: 29.1.2024

Scale: 1 : 1 000

建議發展大綱圖 Recommended Outline Development Plan

Figure 6



Application Site

- 圖示 LEGEND**
- | | | | | |
|-------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------|----------------------------------------------------|
| 項目範圍
Project Boundary | E 教育
Education | GB 綠化地帶 (*包含認可殯葬區)
Green Belt (*with Permitted Burial Ground) | 表演場地及博物館
Performance Venues and Museum | 環保回收站
EcoHub |
| RSc 公營房屋 (住用地積比率: 6.5)
Public Housing (Domestic Plot Ratio: 6.5) | OU 其他指定用途
Other Specified Uses | 港深創新及科技園 (工程進行中)
Hong Kong-Shenzhen Innovation & Technology Park (Work In Progress) | 圖書館
Library | C 垃圾收集站
Refuse Collection Point |
| R1 私營房屋 (住用地積比率: 6)
Private Housing (Domestic Plot Ratio: 6) | VB 通風大樓
Ventilation Building | 道路
Road | 室內運動中心
Indoor Sports Centre | 潔淨能源站
Green Fuel Station |
| MU 混合用途 (總地積比率: 7)
Mixed Use (Total Plot Ratio: 7) | UF 都市農場
Urban Farm | NBA 非建築用地
Non-building Area | 游泳池
Swimming Pool Complex | 電力支站
Electricity Substation |
| IST 創新科技
Innovation and Technology | O 休憩用地
Open Space | 擬議運輸交匯樞紐 / 公共運輸交匯處
Proposed Transport Interchange Hub / Public Transport Interchange | 街市
Market | 區域供冷系統
District Cooling System |
| LSW 物流、貯物和工場 (地積比率: 2/5)
Logistics, Storage and Workshop (Plot Ratio: 2/5) | A 美化市容地帶
Amenity | 現有 / 已規劃的公共運輸交匯處
Existing / Planned Public Transport Interchange | 蓄洪設施
Flood Attenuation Facilities | S 雨水 / 污水泵房
Stormwater / Sewage Pumping Station |
| G 政府、機構或社區
Government, Institution or Community | V 鄉村式發展
Village Type Development | | | |

Please quote our reference in your reply
來函請註明本處案檔編號



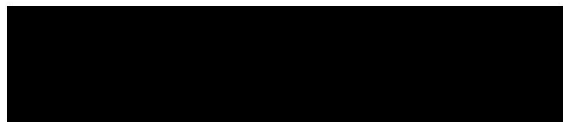
地政總署
元朗地政處
DISTRICT LANDS OFFICE/
YUEN LONG
LANDS DEPARTMENT

電話 Tel: 2443 3347
圖文傳真 Fax: 2442 1070
電郵地址 Email: gendloyl@landsd.gov.hk
本署檔號 Our Ref.: (67) in DLOYL 602/YAT/2021
來函檔號 Your Ref.:

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界元朗橋樂坊二號元朗政府合署七樓至十一樓
7/F -11/F, YUEN LONG GOVERNMENT OFFICES
2 KIU LOK SQUARE, YUEN LONG, N.T.

網址 Website : www.landsd.gov.hk



浚集汽車(亞洲)有限公司
(經辦人：葉敏莉小姐)

葉小姐：

申請短期租約及短期豁免書事宜
新界元朗丈量約份第 99 約地段第 737 號餘段、第 738 號餘段、第 741 號、第 742 號餘段、第 744 號餘段及毗連政府土地
(相關規劃許可編號：A/YL-ST/600)

本信與標題事項相關。

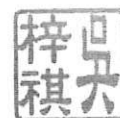
本處早前已經發信通知你，標題短期租約及短期豁免書已獲元朗地政專員批准。惟本處得知，你早前取得的規劃許可(申請編號為 A/YL-ST/600)作「臨時商店及服務」用途已於 2023 年 9 月 24 日被城市規劃委員會撤回。因此，你須於本信日期起計 3 個月內為相關的政府土地及私人地段取得新規劃許可。

如你於本信日期起計 3 個月內仍未為相關的政府土地及私人地段得到新規劃許可，本處將未能向你發出相關短期租約及短期豁免書的文件，並有可能視為未能繼續處理你的申請，從而拒絕你的申請。

如果你有關於本事項的查詢，請在辦公時間內致電 2443 3347 與本信代行人聯絡。

元朗地政專員

(吳梓祺



代行)

2024 年 1 月 11 日

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室

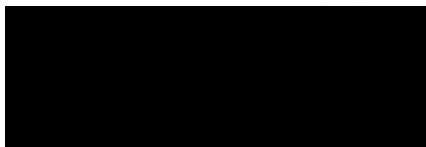


By fax (2401 0973) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference 21/707/L05
本署檔號 Our Reference () in TPB/A/YL-ST/600
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

12 May 2022



Dear Sir/Madam,

Compliance with Approval Condition (c) Submission of Drainage Proposal

Proposed Temporary Shop and Services and associated Filling and Excavation of Land for a Period of 3 Years in "Other Specified Uses" annotated "Service Stations" Zone, Lots 733 S.F (Part), 737 RP (Part), 738 RP, 741 (Part), 742 RP (Part) and 744 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/600)


I refer to your submission received on 4.5.2022 regarding the submission of a drainage proposal for compliance with approval condition (c) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with**.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with**. Please find detail comments.

Please refer to the advisory comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) at **Appendix**. Should you have any queries, please contact Ms. Xue FENG, Stephanie (Tel: 2300 1254) of DSD directly.

- 2 -

Yours faithfully,



(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.

CE/MN, DSD
DLO/YL, LandsD
DEP
CTP/TPB(2)
Site Record

(Attn.: Ms. FENG Xue, Stephanie)
(Attn.: Mr. YIP Wai Ki)
(Attn.: Mr. CHAN Lai Mei, Jolitta)

AL/CC/AC/bt

Appendix**Advisory comments of CE/MN, DSD:**

- (i) Since the underground drain will solely serve the proposed development and there is no existing drainage system maintained by DSD in the vicinity, DSD will not take up the maintenance of the proposed drainage facilities on government land (GL), including the proposed underground drainage pipe and the outlet;
- (ii) As the underground drain will be constructed on GL, agreement from the relevant departments (e.g. LandsD) on the drainage proposal should be sought prior to construction; and
- (iii) the applicant shall seek our comment if the underground drain will collect the runoff from the other sites later.

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室

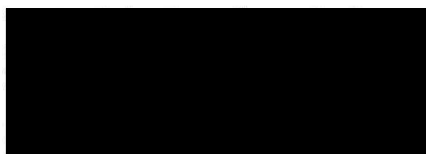


By Fax (2401 0973) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference 21/707/L09
本署檔號 Our Reference () in TPB/A/YL-ST/600
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

19 September 2022



Dear Sir/Madam,

Compliance with Approval Condition (c) Submission of Fire Service Installations Proposal

Proposed Temporary Shop and Services and associated Filling and Excavation of Land for a Period of 3 Years in "Other Specified Uses" annotated "Service Stations" Zone, Lots 733 S.F (Part), 737 RP (Part), 738 RP, 741 (Part), 742 RP (Part) and 744 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/600)

I refer to your email dated 10.8.2022 regarding the submission of a fire service installations proposal for compliance with approval condition (c) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.**
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with.** Please find the detailed comments.

Please refer to the advisory comments from the Director of Fire Services (D of FS) at **Appendix**. Should you have any queries, please contact Mr. LI Leong Kiu (Tel: 2733 7781) of the Fire Services Department directly.

Yours faithfully,



(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.

D of FS
CTP/TPB(2)
Site Record

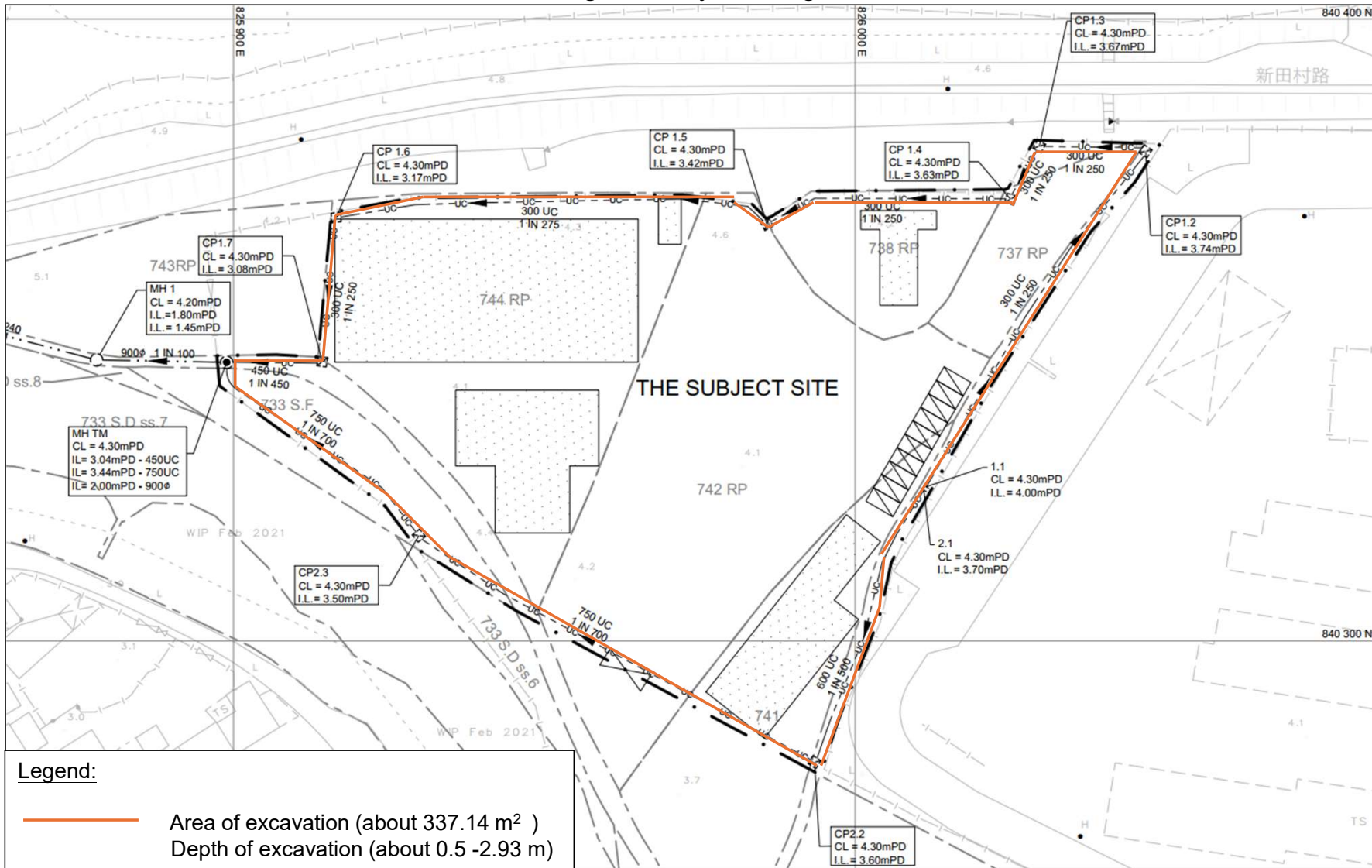
(Attn.: Mr. LI Leong Kiu)

AL/CC/AC/bt

Detailed Comments of D of FS

The installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to D of FS.

Plan showing the location of the Filling of Land and Excavation of Land for constructing ancillary drainage facilities



Plan showing the location of the Filling of Land and Excavation of Land for constructing ancillary drainage facilities

