

2025年 5月 13日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

2025-05-13

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

Appendix I of RNTPC
Paper No. A/STT/24

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

**適用於祇涉及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.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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ST/124
	Date Received 收到日期	2025-05-13

- 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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

ABUNDANT HOLDING LIMITED 富亨控股有限公司

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)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	LOTS 372sDRP(PART), 378, 379, 380, 382(PART), 383(PART), 385, 389A(PART), 389B(PART), 389RP(PART) AND 390 IN DD99, SAN TIN, 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	<p><input checked="" type="checkbox"/> Site area 地盤面積 8,475 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Gross floor area 總樓面面積 14.64 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NIL sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED SAN TIN TECHNOPOLE OUTLINE ZONING PLAN (OZP) NO. S/STT/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"OTHER SPECIFIED USES (INNOVATION AND TECHNOLOGY)", "OTHER SPECIFIED USES (AMENITY)" AND "ROAD"
(f) Current use(s) 現時用途	TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) (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 3/5/2025 (DD/MM/YYYY)[#]&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&(請見夾附的通知副本)
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[#]&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 2/5/2025 (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& (請見夾附由郵局發出的收條)。

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas****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****(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))****(如屬位於鄉郊地區或受規管地區臨時用途/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

(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☐ year(s) 年☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積sq.m ☐About 約Proposed covered land area 擬議有上蓋土地面積sq.m ☐About 約

Proposed number of buildings/structures 擬議建築物／構築物數目

Proposed domestic floor area 擬議住用樓面面積sq.m ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐About 約Proposed gross floor area 擬議總樓面面積sq.m ☐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)

.....

.....

.....

.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間																																			
(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 No 否	<input 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)) <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，請另頁註明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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input 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 No 否	<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／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 <input type="checkbox"/>																																
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？			<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																																	

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

(B) 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/ <u>YL-ST</u> / <u>617</u>
(b) Date of approval 獲批給許可的日期	<u>10/6/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>5/7/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

PLEASE REFER TO THE PLANNING STATEMENT

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 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

ANSON LEE

TOWN PLANNER

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

PIA

Others 其他

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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

Date 日期

2 MAY 2025

(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。

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 372sDRP(PART), 378, 379, 380, 382(PART), 383(PART), 385, 389A(PART), 389B(PART), 389RP(PART) AND 390 IN DD99, SAN TIN, YUEN LONG, NEW TERRITORIES
Site area 地盤面積	8,475 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 SAN TIN TECHNOPOLE OUTLINE ZONING PLAN (OZP) NO. S/STT/2
Zoning 地帶	"OTHER SPECIFIED USES (INNOVATION AND TECHNOLOGY)", "OTHER SPECIFIED USES (AMENITY)" AND "ROAD"
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	14.64 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.002 <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	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	0.17 % <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		147
	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)		147 NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NIL
	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)		NIL NIL NIL NIL NIL NIL

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan (Lot Index Plan), Extract of Approved San Tin		
Technopole OZP, As0built Drainage Plan and FSI Proposal		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

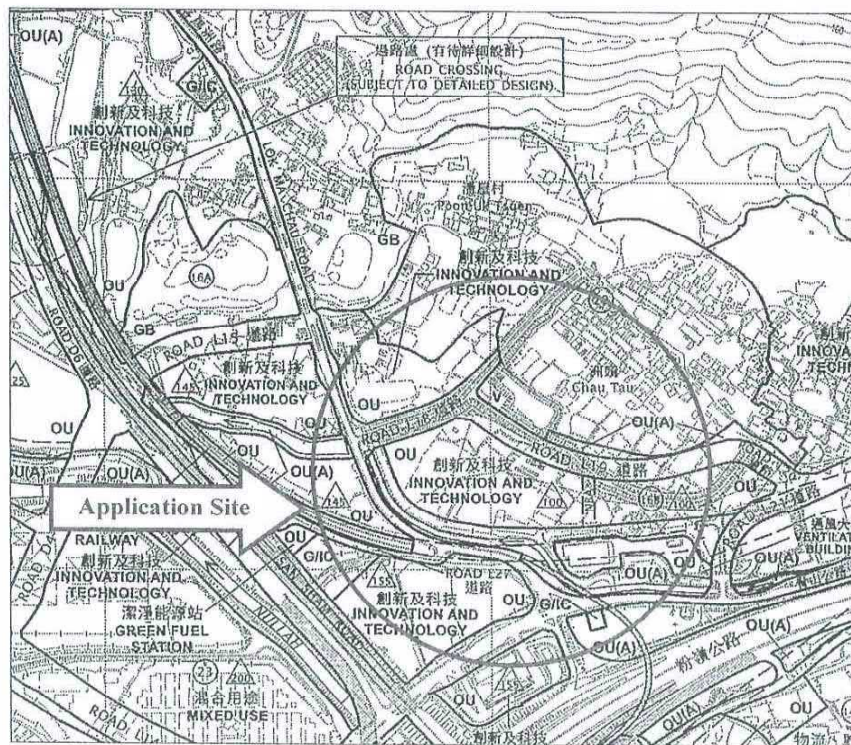
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

Planning Application for
A Temporary Public Vehicle Park (excluding Container Vehicle)
for a Period of Three Years
At Lot Nos. 372sDRP(Part), 378, 379, 380, 382(Part), 383(Part), 385,
389A(Part), 389B(Part), 389RP(Part) and 390 in DD99
San Tin, Yuen Long, New Territories



Prepared by

LANBASE Surveyors Limited

May 2025

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lot Nos. 372sDRP(Part), 378, 379, 380, 382(Part), 383(Part), 385, 389A(Part), 389B(Part), 389RP(Part) and 390 in DD99, San Tin, Yuen Long, New Territories. The Site is located at approximately 300m to the north of San Tin Interchange and it is situated to the north of Chau Tau South Road and the Lok Ma Chau Spur Line. The Site is applied to renew the planning permission for providing the existing use of "Temporary Public Vehicle Park (Excluding Container Vehicles)" on the Site for a period of 3 years. The Site occupies a total site area of 8,475m². In accordance with the Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2 dated 20.9.2024, the Site falls within an area zoned "Other Specified Uses (Innovation and Technology)" ("OU(Innovation and Technology)"), "Other Specified Uses (Amenity)" ("OU(A)") and "Road". According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No.12C), the Site is designated as "Wetland Buffer Area". According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G), the Site is designated as "Category 4" area.

A renewal of planning permission is sought to continue using the Site as "Temporary Public Vehicle Park (excluding Container Vehicle)" approved under its previous planning applications No. A/YL-ST/292, A/YL-ST/337, A/YL-ST/347, A/YL-ST/362, A/YL-ST/410, A/YL-ST/434, A/YL-ST/487, A/YL-ST/544 and A/YL-ST/617 which were approved on 17.3.2006, 24.8.2007, 4.7.2008, 13.3.2009, 10.2.2012, 5.7.2013, 13.5.2016, 31.5.2019 and 10.6.2022 respectively.

Since its operation has been in existence for many years, no additional traffic, drainage and landscape impacts would be newly generated. Existing landscape works and drainage facilities would be properly maintained.

The subject application is justified on the following grounds: 1) Previous Planning Permissions for the Same Use; 2) Proper Site Management to Avoid Breach of Planning Approval Conditions; 3) Compliance with Planning Approval Conditions; 4) Compatible with Surrounding Land Uses; and 5) No Additional Traffic, Drainage and Environmental Impacts.

申請摘要

申請場地乃新界元朗新田丈量約份第99約地段第372號D段餘段(部份)、第378號、第379號、第380號、第382號(部份)、第383號(部份)、第385號、第389號A段(部份)、第389號B段(部份)、第389號餘段(部份)及第390號。申請場地距離新田交匯處北面約300米及位於州頭南路和落馬洲支線的北面。現申請續期用作三年「臨時公眾停車場(不包括貨櫃車)」用途。申請地段佔地共8,475平方米。是項申請地段位於新田科技城分區計劃大綱核准圖編號S/STT/2(發表於2024年9月20日)內之「其他指定用途(創新及科技)」、「其他指定用途(美化市容地帶)」及「道路」地帶。根據城市規劃委員會規劃指引編號12C「擬在后海灣地區內進行發展」,申請場地被列作「濕地緩衝區」。根據城市規劃委員會規劃指引編號13G「擬作露天貯物及港口後勤用途」,申請場地被列作第4類別。

是項續期規劃申請主要申請較早前獲批的申請作相同用途。申請編號A/YL-ST/292、A/YL-ST/337、A/YL-ST/347、A/YL-ST/362、A/YL-ST/410、A/YL-ST/434、A/YL-ST/487、A/YL-ST/544及A/YL-ST/617,分別於2006年3月17日、2007年8月24日、2008年7月4日、2009年3月13日、2012年2月10日、2013年7月5日、2016年5月13日、2019年5月31日及2022年6月10日,獲城規會批准用作「臨時公眾停車場(不包括貨櫃車)」用途。

基於是項申請地段已營運多年,相信並不會引致新增的交通流量、不良的渠務及景觀影響。現有的已種樹木及渠務裝置會繼續保持維修。

是項申請的理由如下:1)跟以前獲批准的方案相同;2)提供良好場地管理以防違反規劃條款;3)履行規劃條款;4)符合附近的土地用途;及5)沒有新增的交通、渠務及環境影響。

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Appendices

LIST OF APPENDICES

Appendix 1	Extract of Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 dated 20.9.2024 and its Relevant Notes
Appendix 2	Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/YL-ST/617 dated 24.6.2022
Appendix 3	Location Plan
Appendix 4	Site Plan (Lot Index Plan)
Appendix 5	Proposed Layout Plan
Appendix 6	The Approved As-built Drainage Plans and the Compliance Letter for Submission of Photographic Records of the Existing Drainage Facilities under Previous Planning Application No. A/YL-ST/617
Appendix 7	The Approved Fire Service Installations Proposal and the Compliance Letter for Implementation of the Accepted Fire Service Installations Proposal under Previous Planning Application No. A/YL-ST/617
Appendix 8	Site Photo

1. INTRODUCTION

- 1.1 The Application Site ('the Site') comprises Lots No. 372sDRP(Part), 378, 379, 380, 382(Part), 383(Part), 385, 389RP(Part) and 390 in DD99, San Tin, Yuen Long, New Territories. The Site is located at approximately 300m to the north of San Tin Interchange and it is situated to the north of Chau Tau South Road and the Lok Ma Chau Spur Line. In accordance with the Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2 dated 20.9.2024, the Site falls within an area zoned "Other Specified Uses (Innovation and Technology)" ("OU(Innovation and Technology)"), "Other Specified Uses (Amenity)" ("OU(A)") and "Road". Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.
- 1.2 The current application is submitted for renewal of planning permission for providing the existing use of "Temporary Public Vehicle Park (excluding Container Vehicle)" approved under the previous planning application No. A/YL-ST/617 for a period of 3 years. The current application is identical to its previous planning application in terms of the proposed use, site area and site boundary. According to the Notes of the OZP, planning permission is required by the Town Planning Board (the 'Board') for the subject temporary use.
- 1.3 The Site was the subject of nine previous planning applications, which are Application No. A/YL-ST/292, A/YL-ST/337, A/YL-ST/347, A/YL-ST/362, A/YL-ST/410, A/YL-ST/434, A/YL-ST/487, A/YL-ST/544 and A/YL-ST/617 approved by the Board on 17.3.2006, 24.8.2007, 4.7.2008, 13.3.2009, 10.2.2012, 5.7.2013, 13.5.2016, 31.5.2019 and 10.6.2022 respectively for the same use of "Temporary Public Vehicle Park (excluding Container Vehicle)". Please refer to the planning approval letter from the Board for Application No. A/YL-ST/617 dated 24.6.2022 at **Appendix 2**.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a renewal application for the existing use of "Temporary Public Vehicle Park (excluding Container Vehicle)" for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.5 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board's consideration.

2. SITE CONTEXT

2.1 Application Site

2.1.1 The Application Site ('the Site') comprises Lots No. 372DRP(Part), 378, 379, 380, 382(Part), 383(Part), 385, 389RP(Part) and 390 in DD99, San Tin, Yuen Long, New Territories. The Site occupies a site area of approximately 8,475m². Please refer to Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.

2.1.2 The Site has been paved and is currently being used for the purpose of a "Temporary Public Vehicle Park (excluding Container Vehicle)".

2.2 Lease Particulars

The subject lots are held under Block Crown Lease and demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30th June 2047.

2.3 Surrounding Land Uses

2.3.1 The Site is located at approximately 300m to the north of San Tin Interchange and it is situated to the north of Chau Tau South Road and the Lok Ma Chau Spur Line.

2.3.2 To its further north across Chau Tau South Road are a large piece of farmland and the village settlement of Chau Tau Tsuen. The nearest village house is situated at 200m away from the northeast of the Site.

2.3.3 To its immediate south is the underground railway of the Lok Ma Chau Spur Line, to its southeast is the KCRC East Rail Ventilation Building. To its south across two nullahs and Lok Ma Chau Road are two car parks.

2.3.4 The subject area is predominantly occupied by similar use of public car park, which is concentrated along both sides of San Sham Road and Castle Peak Road. Immediate to the north is a temporary container vehicle park and container storage area.

2.4 Accessibility

2.4.1 The Site is accessible by a well-paved local access road leading to Castle Peak Road – Chau Tau Section. It is also conveniently linked to the strategic road networks including Castle Peak Road-Yuen Long, Tsing Long Highway, San Tin Highway, San Tin Interchange, San Sham Road, and the Lok Ma Chau Control Point. The accessibility of the area is also significantly enhanced by the opening of the Lok Ma Chau Railway Station. Please refer to Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.

- 2.4.2 The Site is also served by various modes of public transport, including buses and mini-buses. The overall accessibility of the Site to the strategic road network is good.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Other Specified Uses (Innovation and Technology)” (“OU(Innovation and Technology)”), “Other Specified Uses (Amenity)” (“OU(A)”) and “Road” on the Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/8 dated 20.9.2024. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, “Public Vehicle Park (excluding Container Vehicle)” is one of the uses under “Column 2” of “GB” zone, which requires planning permission from the Board.
- 3.3 The Site is the subject of nine previous planning applications including:
 - a) Planning Application No. A/YL-ST/292 was approved on 17.3.2006 for “Temporary Public Vehicle Park (excluding container vehicle)” for a period of 3 Years;
 - b) Planning Application No. A/YL-ST/337 was approved on 24.8.2007 for “Temporary Public Vehicle Park (excluding container vehicle)” for a period of 3 Years;
 - c) Planning Application No. A/YL-ST/347 was approved on 4.7.2008 for “Temporary Public Vehicle Park (including container vehicles)” for a period of 3 Years;
 - d) Planning Application No. A/YL-ST/362 was approved on 27.3.2009 for “Temporary Public Vehicle Park (excluding container vehicle)” for a period of 3 Years;
 - e) Planning Application No. A/YL-ST/410 was approved on 10.2.2012 for “Temporary Public Vehicle Park (excluding container vehicle) for a period of 3 Years;
 - f) Planning Application No. A/YL-ST/434 was approved on 5.7.2013 for “Temporary Public Vehicle Park (excluding container vehicle) for a period of 3 Years;
 - g) Planning Application No. A/YL-ST/487 was approved on 13.5.2016 for “Temporary Public Vehicle Park (excluding container vehicle) for a period of 3 Years;
 - h) Planning Application No. A/YL-ST/544 was approved on 31.5.2019 for “Temporary Public Vehicle Park (excluding container vehicle) for a period of 3 Years; and

- i) Planning Application No. A/YL-ST/617 was approved on 10.6.2022 for “Temporary Public Vehicle Park (excluding container vehicle) for a period of 3 Years. The Board’s Approval Letter dated 24.6.2022 is attached at **Appendix 2**.
- 3.4 In accordance with the Town Planning Board Guidelines for Application for Developments within Deep Bay Area No. **TPB PG-NO. 12C**, the Site falls within Wetland Buffer Area. Despite such, temporary development is exempted from the submission requirement of conducting an ecological impact assessment to the Board.
- 3.5 In accordance with the Town Planning Board Guidelines No. 13G (**TPB PG-NO. 13F**) for Application for Open Storage and Port Back-up Uses, the Site is classified as “Category 4” area. Taking into account the increasing demand for cross-boundary car parking facilities, applications for cross-boundary parking facilities at suitable sites in San Tin area, particularly near the existing cross-boundary link in Lok Ma Chau may also be considered.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is applied to continue providing the existing use of “Temporary Public Vehicle Park (excluding Container Vehicle)” on Site.

4.2 Site Boundary

The site boundary with a total site area of approximately 8,475m² is identical to the existing condition, which was approved under previous planning application No. A/YL-ST/617.

4.3 Proposed Use and Site Layout

It is proposed to continue providing “Temporary Public Vehicle Park (excluding Container Vehicle)” on Site. About 147 private car parking spaces would be provided.

4.4 Ancillary Facilities

A container shroff would be provided at the site for operational purpose. Lighting facilities and surveillance cameras are also provided at appropriate locations on the Site for safety concerns.

4.5. Operation Hours

The proposed “Temporary Public Vehicle Park (excluding Container Vehicle)” would be operated 24 hours a day from Monday to Sunday during the planning approval period to serve the cross-border boundary travelers in the area.

4.6 Landscape

The landscape and tree plantings have been provided at the Site under previous planning application No. A/YL-ST/434. The Applicant would continue to properly maintain the existing landscape and tree plantings to the satisfaction of the relevant government authority.

4.7 Drainage

The existing drainage facilities were approved under previous planning applications. Please refer to the approved as-built drainage plan and the relevant compliance letter for approval condition under previous planning application No. A/YL-ST/617 at **Appendix 6**. The Applicant will continue to provide proper maintenance on the drainage facilities.

4.8 Fire Service Installations

The existing fire service installations were approved under previous planning applications. Please refer to the approved fire service installations proposal and the relevant compliance letter for approval conditions under previous planning application No. A/YL-ST/617 at **Appendix 7**. The Applicant will continue to provide proper maintenance on the fire service installations.

4.9 Traffic

The Site has come into existence for many years since the same use of “Temporary Public Vehicle Park (excluding Container Vehicle)” was permitted under previous planning applications No. A/YL-ST/292, A/YL-ST/337, A/YL-ST/347, A/YL-ST/362, A/YL-ST/410, A/YL-ST/434, A/YL-ST/487, A/YL-ST/544 and A/YL-ST/617. The Site will not generate additional number of vehicles under the current application.

4.10 Boundary Fencing

The existing boundary fencing facilities were approved under previous planning applications. The Applicant will continue to provide proper maintenance on the existing boundary fencing.

4.11 Proper Site Management

4.11.1 In order to provide proper site management, the Applicant would not allow the vehicles that without valid license and medium or heavy goods vehicles (i.e. exceeding 5.5 tonnes) including container trailer/tractor parking/storing on the site during the planning approval period. A number of large-sized notices would also be posted at prominent locations of the Site to indicate that no vehicles that without valid licenses and no medium or heavy vehicles (i.e. exceeding 5.5 tonnes) including container trailer/tractor would be allowed to be parked/stored within the Site during the planning approval period.

4.11.2 In addition, the Applicant would conduct daily site inspection to ensure that there are no vehicles that without valid licenses within the Site. The Applicant would take immediate action to remove the vehicles that without valid licenses if they were found on Site.

5. JUSTIFICATIONS

5.1 Previous Planning Permissions for the Same Use

The Site was granted planning permissions for the same use of “Temporary Public Vehicle Park (excluding Container Vehicle)” under previous planning applications No. A/YL-ST/292, A/YL-ST/337, A/YL-ST/347, A/YL-ST/362, A/YL-ST/410, A/YL-ST/434, A/YL-ST/487, A/YL-ST/544 and A/YL-ST/617 approved on 17.3.2006, 24.8.2007, 4.7.2008, 13.3.2009, 10.2.2012, 5.7.2013, 13.5.2016, 31.5.2019 and 22.6.2022 respectively. The parking facilities and the site condition would remain similar to the existing condition, which is approved under the previous planning application No. A/YL-ST/617. Without major change of planning circumstances, it is considered that the applied use of “Temporary Public Vehicle Park (excluding Container Vehicle)” should be allowed on the Site.

5.2 Proper Site Management to Avoid Breach of Planning Approval Conditions

In order to avoid breach of approval condition in future, the Applicant would strictly prohibit the vehicles that without valid license parking/storing on the Site during the planning approval period. A number of large-sized notices would be posted at prominent locations of the Site to indicate that no vehicles that without valid licenses would be allowed to be parked/stored on the Site during the planning approval period. The Applicant would also conduct daily site inspection to ensure that there are no vehicles that without valid licenses within the Site. The Applicant would take immediate action to remove the vehicles that without valid licenses if they were found on Site.

5.3 Compliance with Planning Approval Conditions

All the approval conditions imposed on the previous planning application No. A/YL-ST/617 have been satisfactorily complied with, as follows:

Item	Approval Condition	Compliance Date
(g)	The submission of photographic records of the existing drainage facilities.	5.8.2022 (Please refer to the Compliance Letter at Appendix 6)
(i)	The implementation of the accepted fire service installations	1.9.2022 (Please refer to the Compliance Letter at Appendix 7)

With reference to the above information, it was demonstrated that the Applicant had provided genuine efforts to comply with the approval conditions in the previous planning application, favourable consideration should be given to the application.

5.4 Compatible with Surrounding Land Uses

To commensurate with the increasing demand for providing parking facilities since the commencement of 24-hour boundary crossing of Lok Ma Chau-Huanggang Control Point in 2003, most of the sites near the Lok Ma Chau Control Point have been converted to public car parks. The applied use of “Temporary Public Vehicle Park (excluding Container Vehicle)” is therefore compatible with the surrounding uses in the area. As the nearest villages are located at about 100 meters away from the Site, no interface problems with the villagers are anticipated. In this connection, the Site with the same nature of parking use should also be sympathetically considered by the Board.

5.5 No Additional Traffic, Drainage and Environmental Impacts

The Site has been operated as “Temporary Public Vehicle Park (excluding Container Vehicle)” under previous planning applications for many years. Since the existing site condition remains unchanged, it is considered that the proposed temporary development generally reflects the existing site condition for providing private car parking spaces. In this respect, no additional traffic, drainage and environmental impacts are anticipated.

6. CONCLUSION

6.1 The Site has been used as “Temporary Public Vehicle Park (excluding Container Vehicle)” for many years. The Applicant seeks the Board’s permission to continue providing the current use on Site under S.16 of the Town Planning Ordinance.

6.2 With regard to the followings:

- previous planning permissions for the same use;
- proper site management to avoid breach of planning approval conditions;
- compliance with planning approval conditions;
- compatible with surrounding land uses; and
- no additional traffic, drainage and environmental impacts,

the Board is recommended to approve the renewal application for the use of “Temporary Public Vehicle Park (excluding Container Vehicle)” on the Site for 3 years or a period considered appropriate.

APPENDIX 1

**Extract of Approved San Tin Technopole Outline Zoning
Plan No. S/STT/2 dated 20.9.2024 and the Relevant Notes**

- (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and
- (b) the following uses or developments require permission from the Town Planning Board:
 - provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.
- (9) In any area shown as 'Road', all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:
 - road, toll plaza, on-street vehicle park, railway station and railway track.
- (10)
 - (a) Except in areas zoned "Conservation Area" or "Conservation Area (1)", temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:
 - structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.
 - (b) Except as otherwise provided in subparagraph (a) above, and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area" or "Conservation Area (1)", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
 - (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (11) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

For "Innovation and Technology" Only

Ambulance Depot	Animal Quarantine Centre (not elsewhere specified)
Animal Quarantine Centre (in Government building only)	Dangerous Goods Godown
Broadcasting, Television and/or Film Studio	Flat (not elsewhere specified)
Cargo Handling and Forwarding Facilities	Gas Works
Creative Industries	Helicopter Landing Pad
Eating Place	Sewage Treatment/Screening Plant
Educational Institution	
Exhibition or Convention Hall	
Field Study/Education/Visitor Centre	
Flat (Staff Quarters only)	
Government Refuse Collection Point	
Government Use	
Hotel	
Industrial Use	
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances	
Off-course Betting Centre	
Office	
Petrol Filling Station	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Refuse Disposal Installation	
Religious Institution	
Research, Design and Development Centre	
Residential Institution	

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

For "Innovation and Technology" Only (Cont'd)

Resource Recovery Park
School
Shop and Services
Social Welfare Facility
Training Centre
Utility Installation for Private Project
Vehicle Repair Workshop
Warehouse (excluding Dangerous Goods
Godown)
Wholesale Trade

Planning Intention

This zone is intended primarily to provide development space for accommodating a variety of innovation and technology uses, including research and development, production activities, data centre, staff accommodation/talent apartment, supporting commercial/retail facilities and other complementary infrastructure.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) On land previously falling within "Conservation Area", "Green Belt", "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area", "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area", or "Undetermined" zone on the approved San Tin Outline Zoning Plan No. S/YL-ST/8, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except all works as required/co-ordinated/implemented by the Government), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the San Tin Interim Development Permission Area Plan No. IDPA/YL-ST/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

For "Green Fuel Station" Only

Government Use
Green Fuel Station

Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily for the provision of green fuel stations for vehicles.

For "Refuse Transfer Station and Resource Recovery Facilities" Only

Government Use
Refuse Disposal Installation
Resource Recovery Park

Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily for the provision of refuse transfer station and resource recovery facilities.

For All Other Sites (Not Listed Above)

As Specified on the Plan
Government Use

Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily to provide/reserve land for specific purposes and uses.

APPENDIX 2

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application No. A/YL-ST/617
dated 24.6.2022**

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax:

電話 Tel:

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-ST/617

By Email

24 June 2022

Lanbase Surveyors Ltd.

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Public Vehicle Park
(Excluding Container Vehicle) for a Period of 3 Years in "Green Belt" Zone,
Lots 372 S.D RP (Part), 378, 379, 380, 382 (Part), 383 (Part), 385, 389 S.A (Part),
389 S.B (Part), 389 RP (Part) and 390 in D.D. 99, San Tin, Yuen Long**

I refer to my letter to you dated 27.5.2022.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 6.7.2022 to 5.7.2025 and is subject to the following conditions:

- (a) no vehicle other than private cars as defined in the Road Traffic Ordinance is allowed to access the site at any time during the planning approval period;
- (b) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to access the site at any time during the planning approval period;
- (c) a notice should be posted at a prominent location of the site to indicate that only private cars as defined in the Road Traffic Ordinance is allowed to access the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;
- (e) no car washing, vehicle repair, dismantling, paint spraying or other workshop activity is allowed on the site at any time during the planning approval period;
- (f) the paving and boundary fencing on the site shall be maintained at all times during the planning approval period;

- (g) the submission of photographic records of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.10.2022;
- (h) in relation to (g) above, the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) the implementation of the accepted fire service installations proposal within 6 months to the satisfaction of the Director of Fire Services or of the TPB by 6.1.2023;
- (j) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if any of the above planning condition (g) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (l) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 6.7.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/697_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 10.6.2022 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 15.7.2022). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Christine Cheung of Fanling, Sheung Shui & Yuen Long East District Planning Office at [REDACTED]. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

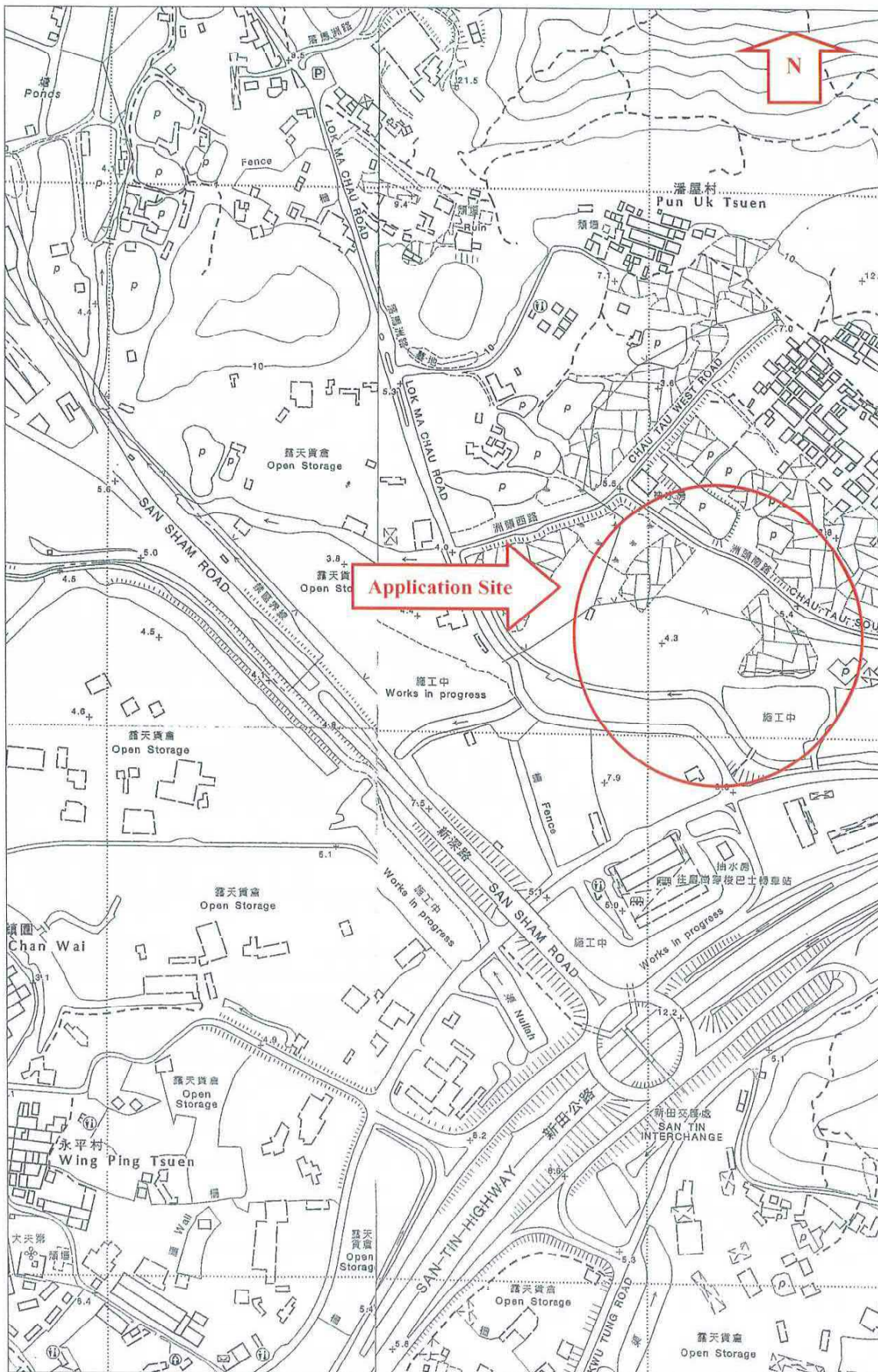
List of Government Department Contacts

(Application No. A/YL-ST/617)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	封雪女士 Ms. FENG Xue		
消防處 Fire Services Department	策劃組 Planning Group (PG)	黃浩然先生 Mr. WONG Ho Yin		

APPENDIX 3

Location Plan

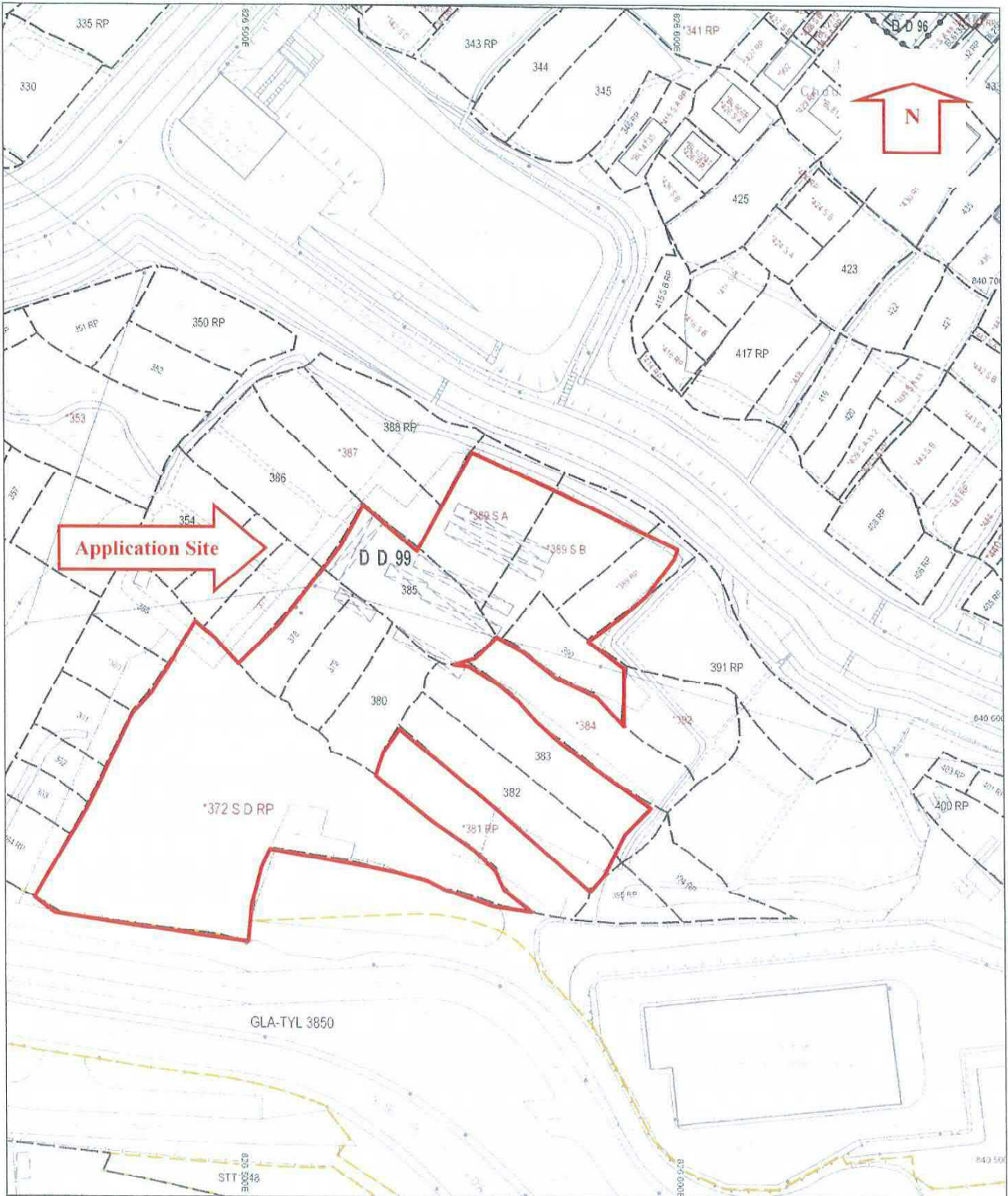


For Identification Only

APPENDIX 4

Site Plan (Lot Index Plan)

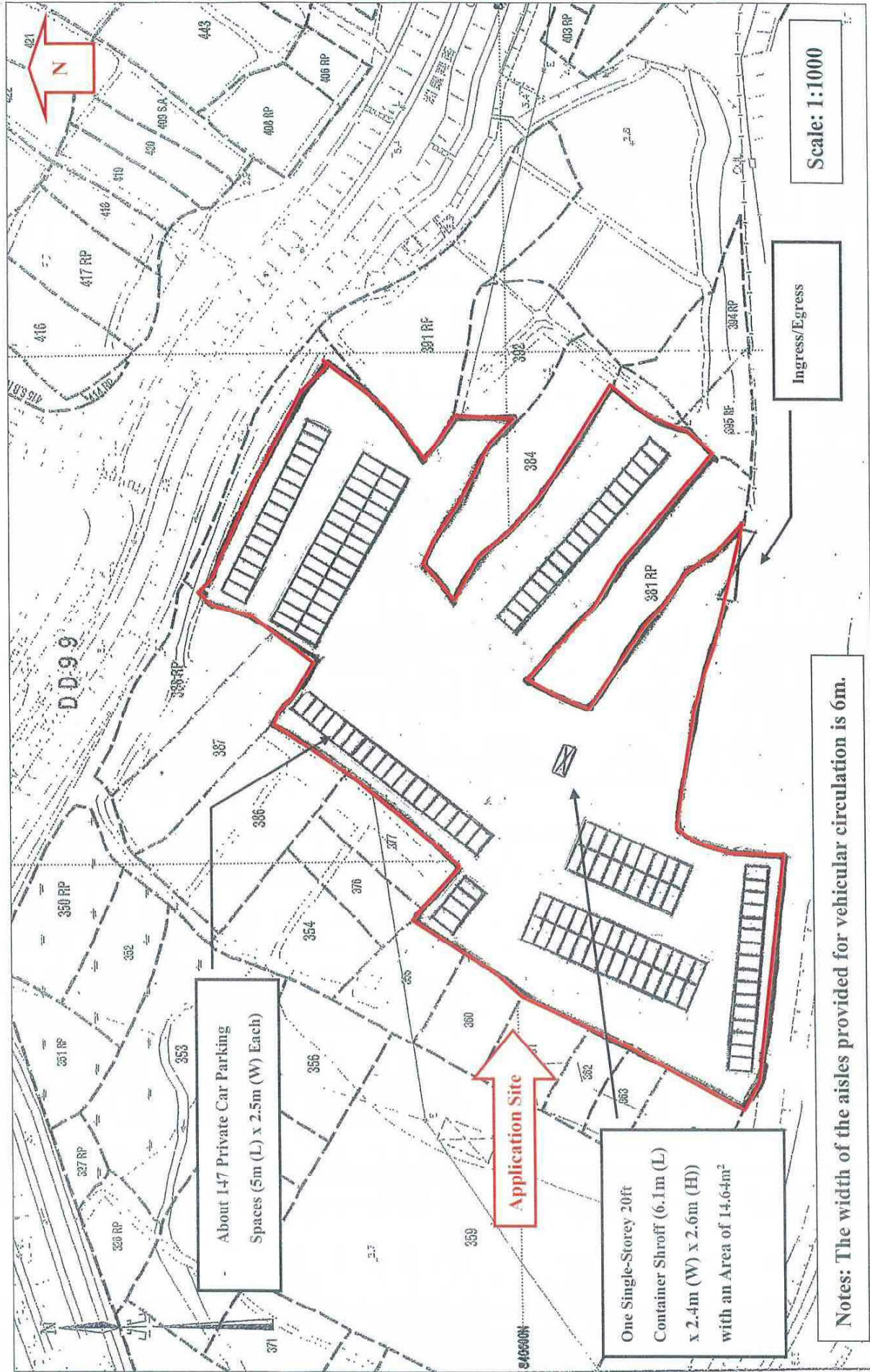
Lot Index Plan



For Identification Only

APPENDIX 5

Proposed Layout Plan



For Identification Only

APPENDIX 6

**The Approved As-built Drainage Plans and the Compliance
Letter for Submission of Photographic Records of the
Existing Drainage Facilities under Previous Planning
Application No. A/YL-ST/617**

- 300UC
- SITE BOUNDARY
- EXISTING 300mm U-CHANNEL
- EXISTING PIPE
- EXISTING CATCHPIT
- 300UC
- PROPOSED 300mm U-CHANNEL WITH CAST IRON COVER
- PROPOSED CATCHPIT

N 840 700

N 840 600

840 500

E 826 600

E 826 500

E 826 400

CHAU TAU TSEN CHANNEL

CHAU TAU SOUTH ROAD

CHAU TAU CHANNEL

EXISTING DRAINAGE PATH AT THE EAST OF THE SITE

BYPASS CHANNEL

KEY PLAN
1 : 7500



ACK & VEATCH HONG KONG LIMITED
安域工程顧問有限公司

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK DEVELOPMENT

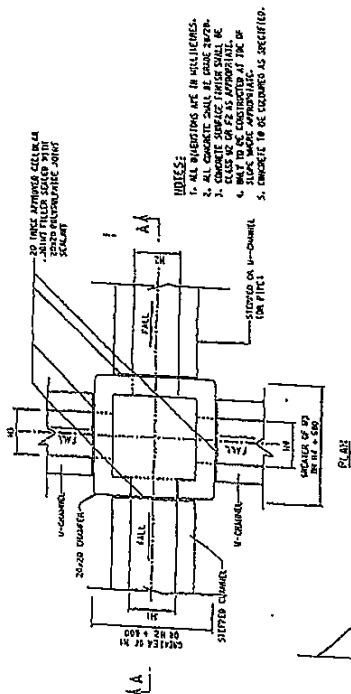
PROPOSED DRAINAGE ARRANGEMENT

TITLE

FIGURE NO.

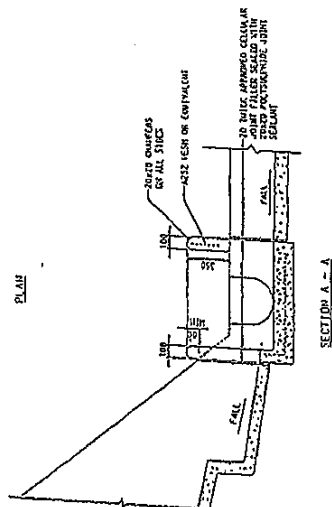
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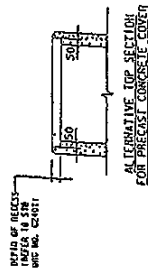


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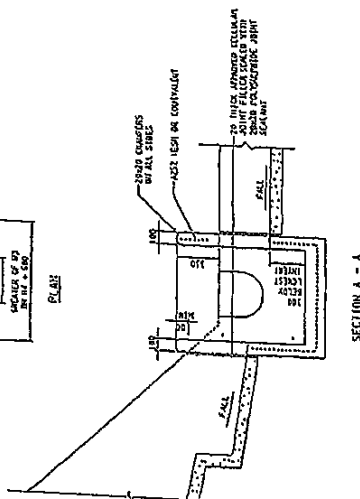
1. ALL DIMENSIONS ARE IN MILLIMETERS.
2. ALL CONCRETE SHALL BE GRADE 25/30.
3. CONCRETE SURFACE FINISH SHALL BE CLASS 20 OR 22 AS APPROPRIATE.
4. WAY TO BE CONSTRUCTED AT JOC OF SLOPE WHERE APPROPRIATE.
5. CONCRETE TO BE SUPPLIED AS SPECIFIED.



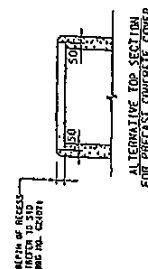
SECTION A - A



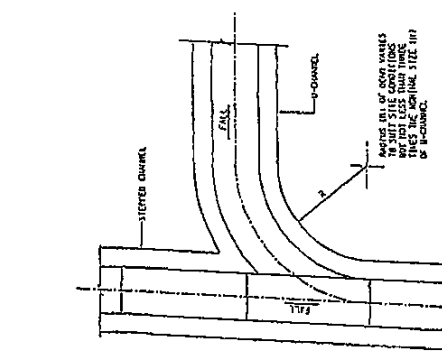
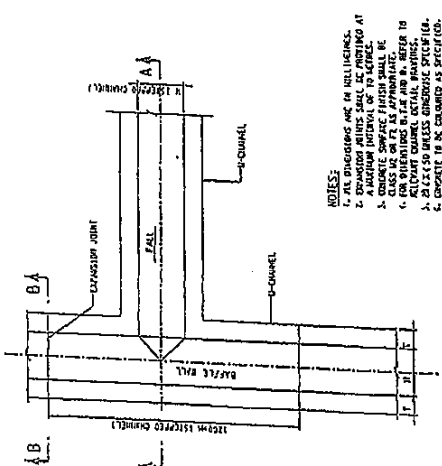
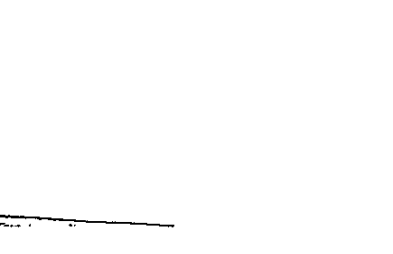
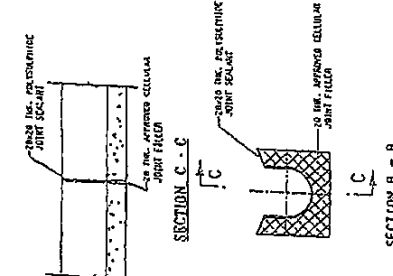
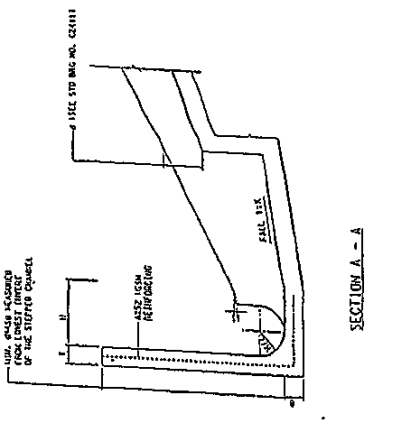
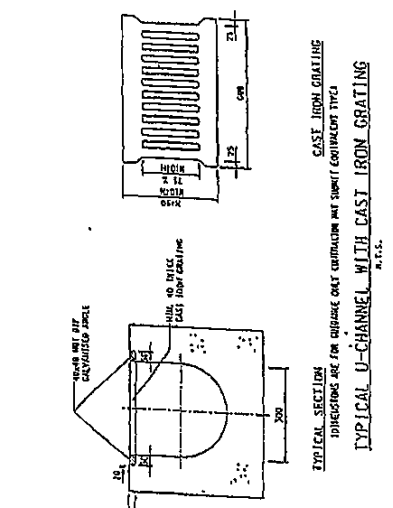
TYPICAL STANDARD CATCHPIT DETAILS



SEC 710W 1 - 1




TYPICAL_CATCHPIT_WITH_TRAP



NOTES:
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2. EXISTING AND NEW DIMENSIONS AT
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10. EXISTING AND NEW DIMENSIONS AT

TYPICAL JUNCTION
N.T.S.

 ACK & VEATCH HONG KONG LIMITED 安士工程顧問有限公司	PROPOSED TEMPORARY PUBLIC VEHICLE PARK DEVELOPMENT	DRAINAGE MISCELLANEOUS DETAILS (SHEET 2 OF 2)	PREPARED KFL DATE 05/09	CHECKED CHW SCALE N.T.S.	FIGURE NO. 10
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規 劃 署

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



By Fax [redacted] 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 YL/TPN/1605F/L07
本署檔號 Our Reference () in TPB/A/YL-ST/617
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

RECEIVED 05 AUG 2022

5 August 2022

Lanbase Surveyors Limited

Dear Sir/Madam,

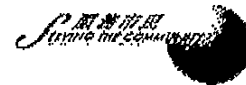
**Compliance with Approval Condition (g) -
Submission of Photographic Records of the Existing Drainage Facilities**

**Renewal of Planning Approval for Temporary Public Vehicle Park
(Excluding Container Vehicle) for a Period of 3 Years in "Green Belt" Zone,
Lots 372 S.D RP (Part), 378, 379, 380, 382 (Part), 383 (Part), 385, 389 S.A (Part),
389 S.B (Part), 389 RP (Part) and 390 in D.D. 99, San Tin, Yuen Long
(Planning Application No. A/YL-ST/617)**

I refer to your letter dated 25.7.2022 regarding the submission of a set of as-built drainage plans and photographic records of the existing drainage facilities for compliance with approval condition (g) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

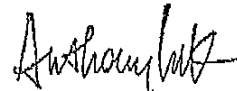
- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.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

Should you have any queries, please contact Ms. FENG Xue, Stephanie [redacted] of DSD directly.



- 2 -

Yours faithfully,



(Anthony LUK)

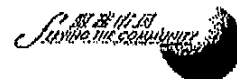
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.
CE/MN, DSD
CTP/TPB(2)
Site record

(Attn.: Ms. FENG Xue, Stephanie)

AL/CC/AC/ht

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."

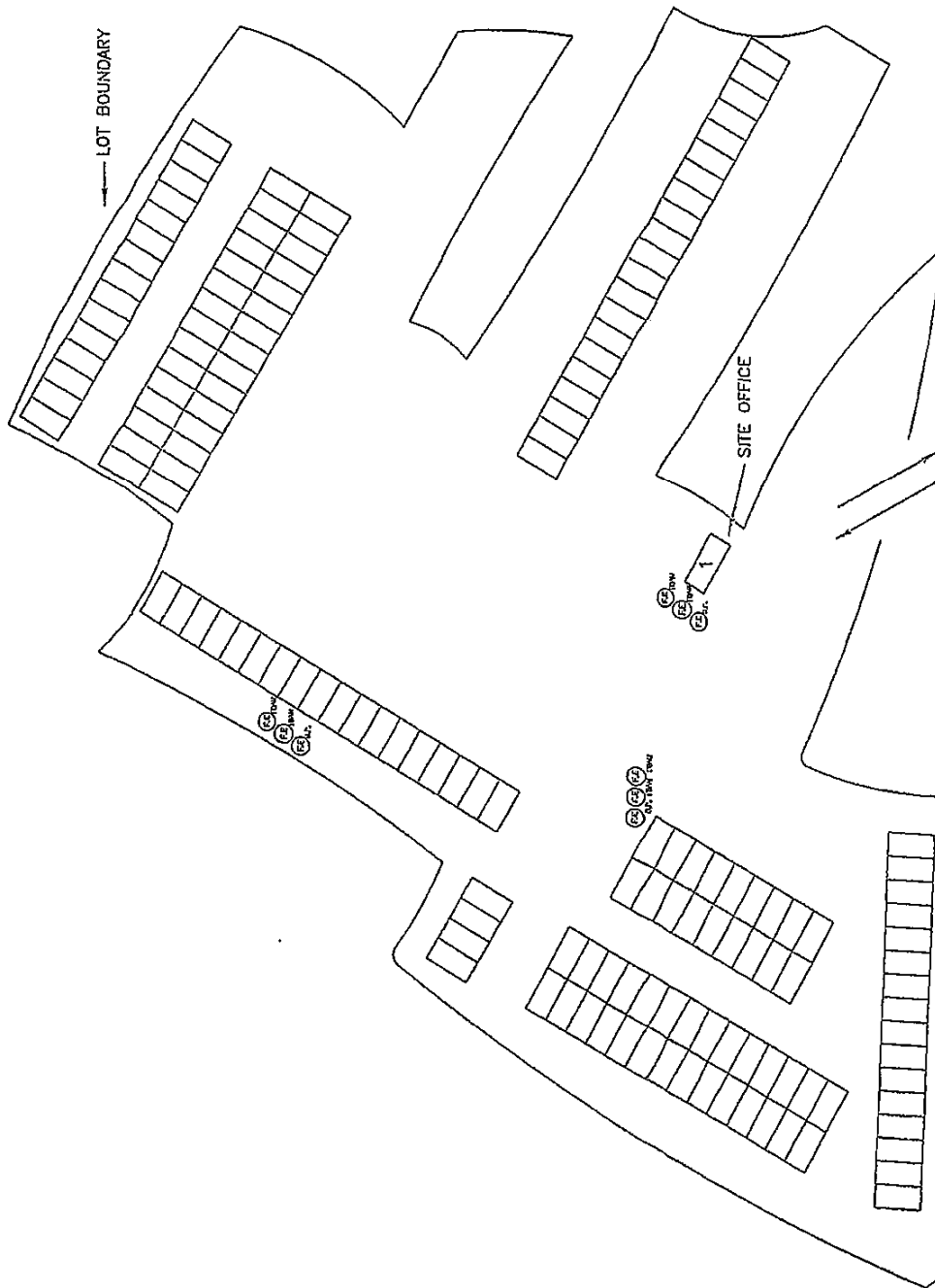


APPENDIX 7

**The Approved Fire Service Installations Proposal and the
Compliance Letter for Implementation of the Accepted Fire
Service Installations Proposal under Previous Planning
Application No. A/YL-ST/617**

FIRE SERVICE NOTES:

1. ALL PARKING AREA CAN BE REACHED BY EMERGENCY VEHICLES



LOT BOUNDARY

SITE OFFICE

NO. 1
STRUCTURE CONTENT: 15
APPROXIMATED AREA (m²)
SITE OFFICE

LEGEND :

- (F.E.)_{dry} 4KG DRY POWDER TYPE FIRE EXTINGUISHER
- (F.E.)_{foam} SLATED FOAM TYPE FIRE EXTINGUISHER
- PRIVATE CAR PARKING SPACES

REV	DESCRIPTION	DATE	BY
C	REVISED	09-09-2013	HY
B	REVISED	06-10-2012	HY
A	FSI SUBMISSION	16-04-2012	HY

FSI CONTRACTOR

East Power Engineering Limited

Flat A 7/F, 110 Joo Choo Commercial Building
41 Choo Choo Street, Telok Ayer Seremban, Singapore



PROJECT

FSI AT TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) UNDER APPLICATION NO. A/TL-317/13% FOR A PERIOD OF 3 YEARS IN "GREEN BELT" ZONE, LOTS 372 S.D. RP(PART), 378, 379, 380, 382(PART), 383(PART), 385, 389 RP (PART) AND 390 IN D.D.98, SAN TIN YUEN LONG

DRAWING TITLE

PROPOSED FSI LAYOUT PLAN

REVISION	DESCRIPTION	DATE
1	REVISED	16-04-2012
2	REVISED	16-04-2012
3	REVISED	16-04-2012
4	REVISED	16-04-2012
5	REVISED	16-04-2012
6	REVISED	16-04-2012
7	REVISED	16-04-2012
8	REVISED	16-04-2012
9	REVISED	16-04-2012
10	REVISED	16-04-2012
11	REVISED	16-04-2012
12	REVISED	16-04-2012
13	REVISED	16-04-2012
14	REVISED	16-04-2012
15	REVISED	16-04-2012
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17	REVISED	16-04-2012
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96	REVISED	16-04-2012
97	REVISED	16-04-2012
98	REVISED	16-04-2012
99	REVISED	16-04-2012
100	REVISED	16-04-2012

EP- 10064 - FS01

SCALE	1:500	REVISION	C
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規 劃 署

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



By Fax [redacted] and Post
Planning Department

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

RECEIVED 01 SEP 2022

本函檔號 Your Reference YL/TPN/1605P/L08
本署檔號 Our Reference () in TPB/A/YL-ST/617
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

Lanbase Surveyors Limited

1 September 2022

Dear Sir/Madam,

Compliance with Approval Condition (i) -
Implementation of Fire Service Installations Proposal

Renewal of Planning Approval for Temporary Public Vehicle Park
(Excluding Container Vehicle) for a Period of 3 Years in "Green Belt" Zone,
Lots 372 S.D RP (Part), 378, 379, 380, 382 (Part), 383 (Part), 385, 389 S.A (Part),
389 S.B (Part), 389 RP (Part) and 390 in D.D. 99, San Tin, Yuen Long
(Planning Application No. A/YL-ST/617)

I refer to your letter dated 2.8.2022 regarding the submission of a Certificate of Fire Service Installation and Equipment (FS 251) for compliance with approval condition (i) 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.

Should you have any queries, please contact Mr. WONG Ho Yin [redacted] or Mr. LI Leong Kiu [redacted] of the Fire Services Department directly.

- 2 -

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. WONG Ho Yin)

AL/CC/AC/bt

APPENDIX 8

Site Photo

Site Photo

Application Site





Our Ref.: YL/TPN/1605G/L02

14 May 2025

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

By Post and Email

Dear Sir/Madam,

**Planning Application for
A Temporary Public Vehicle Park (Excluding Container Vehicle)
For a Period of Three Years
At Lots 372DRP(Part), 378, 379, 380, 382(Part), 383(Part), 385, 389A(Part),
389B(Part), 389RP(Part) and 390 in D.D.99
San Tin, Yuen Long, New Territories
(Planning Application No. A/STT/24)**

We refer to the captioned planning application.

We would like clarify the followings:

- (1) The applicant would seek the relevant land owner(s) on the right of using the vehicular access, if necessary.
- (2) There are existing drainage facilities provided under previous Planning Application No. A/YL-ST/617 and the existing drainage facilities are well maintained. Please refer to the as-built drainage plan and a set of photographic records at **Appendix 1**.
- (3) There are existing fire service installations provided under previous Planning Application No. A/YL-ST/617 and the existing fire service installations remain unchanged. Provided that the site boundary, the proposed layout, the proposed use and the fire service installations remain unchanged from the existing condition approved under Planning Application No. A/YL-ST/617, a set of as-built fire service installations plan and the updated fire certificate FS 251 are provided at **Appendix 2**.



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

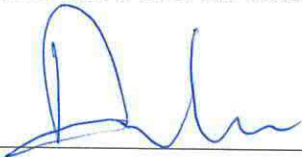


ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Our Ref.: YL/TPN/1605G/L02

Should you have any queries, please feel free to contact our Mr. Anson Lee at [REDACTED]
Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
Encl.
RK/AL

c.c.
DPO / FSS & YLE (Attn.: Ms. Karen Chan By Email)

Appendix 1

As-Built Drainage Plan and Photographic Records of the Existing Drainage Facilities

Drainage Photos

Photo 1



Photo 2

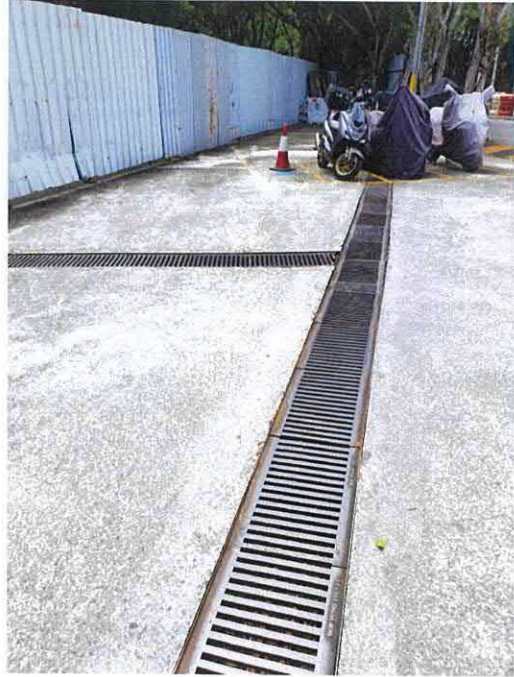


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



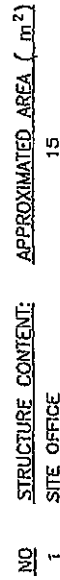
Photo 12



Appendix 2

As-Built Fire Service Installations Plan and the updated Fire Certificate FS 251

1. ALL PARKING AREA CAN BE REACHED BY EMERGENCY VEHICLES



PRIVATE CAR PARKING SPACES

C	REMOVED	NY
B	REMOVED	NY
A	FSD SUBMISSION	NY
NY	DESCRIPTON	DATE
FSD CONTRACTOR		

Fel A 7/f, Sep Sing Commercial Dairies
43 Old House Street, Tottenham, London

FSI AT TEMPORARY PUBLIC VEHICLE
PARK (EXCLUDING CONTAINER VEHICLE)
UNDER APPLICATION No. AYL-ST/434
FOR A PERIOD OF 3 YEARS IN GREEN
BELT ZONE, Lots 372 S.D
RP(PART) 370,379,380,382(PART),
383(PART),305,308 RP (PART) AND 350
IN D.O.99, SAN TIEN, YUEN LONG

PROPOSED FSI LAYOUT PLAN

		REPL	DESIGNER	DATE
DRAWN BY	HAY	FIGHT		
DESIGNED BY	ILY	EWT		
CHECKED BY	CU	PW		
APPROVED BY	-	-		
SHEET NO.	10054			
PAPER SIZE	A3	PLOT SCALE	1 : 1	

ISSUING NO.

EP- 10064 - FS01
 SOLE 1250 DESIGN C

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處編號

A 9649445

Name of Client : 富亨控股有限公司
顧客姓名Name of Building :
樓宇名稱

Street No./Town Lot : 372DRP(部份), 378, 379, 380

門牌號數/市地段 382(部份), 383(部份), 385,

Block : 389RP(部份)及 390

座

District : 元朗新田

Area :
地區☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguisher : a. 4kg Dry Powder Type F.E. x 3 Nos b. 9Litre Foam Type F.E. x 6 Nos	停車場 "	Conforms with FSD requirements Conforms with FSD requirements	9/05/2025 9/05/2025	8/05/2026 8/05/2026

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

Part 3 第三部 Defects 損壞事項

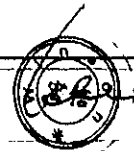
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature :
授權人簽署Name :
姓名FSD/RC No. :
消防處註冊號碼Company Name :
公司名稱Telephone :
聯絡電話Date :
日期

Lee Tak Choi

RC 3/176

Winson Fire Engineering Company

14/05/2025

For FSD use only:

Inspected

Key-in

Verified

**Relevant Extracts of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 12C)**

According to TPB PG-No. 12C, part of the Site (about 14%) falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

Wetland Buffer Area

- (a) 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.
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are exempted from the requirement of EcoIA.

Appendix A

List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

**Relevant Extracts of Town Planning Board Guidelines on
Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/234*	Temporary Public Car Park for a Period of 3 Years	5.9.2003 (TPB) (2 years) [revoked on 5.8.2005]
2.	A/YL-ST/292	Temporary Public Car Park for a Period of 3 Years	17.3.2006 (RNTPC)
3.	A/YL-ST/337*	Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years	24.8.2007 (RNTPC) [revoked on 24.3.2009]
4.	A/YL-ST/347*	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	4.7.2008 (RNTPC) [revoked on 4.1.2009]
5.	A/YL-ST/362	Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	13.3.2009 (RNTPC)
6.	A/YL-ST/410*	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) under Application No. A/YL-ST/362 for a Period of 3 Years	10.2.2012 (RNTPC) [revoked on 2.4.2013]
7.	A/YL-ST/434	Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	5.7.2013 (RNTPC)
8.	A/YL-ST/487	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	13.5.2016 (RNTPC)
9.	A/YL-ST/544	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	31.5.2019 (RNTPC)
10.	A/YL-ST/617	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Year	10.6.2022 (RNTPC)

* denotes permission revoked

Rejected Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (TPB)	Rejection Reasons
1.	A/YL-ST/147	Proposed Temporary Vehicle Park for Private Cars, Lorries and Container Trailers for a Period of 3 Years	25.5.2001	(1), (2), (3), (4), (6)
2.	A/YL-ST/211	Proposed Temporary Public Car Park for a Period of Three Years	28.2.2003	(1), (3), (5), (6)

Rejection Reasons

- (1) Not in line with the planning intention of “Green Belt” zone.
- (2) Incompatible with the surrounding land uses/residential development.
- (3) Insufficient information to demonstrate that the proposed use would not have adverse impact on the environment.
- (4) Insufficient information to demonstrate that a proper vehicular access can be provided for the development.
- (5) Insufficient information to demonstrate that the proposed use would not have adverse landscape and visual impacts on the surrounding area.
- (6) Setting undesirable precedent for similar applications.

**Similar s.16 Application within or straddling across the
“OU(I&T)” zone/ “OU(A)” zone/ area shown as ‘Road’ in the vicinity of the Site on the
San Tin Technopole OZP in the Past Five Years**

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-ST/563	Renewal of planning approval for temporary container vehicle park, open storage of containers and public car park for a period of 3 years	17.1.2020
2.	A/YL-ST/568	Renewal of planning approval for temporary public vehicle park (including private cars, container vehicles and heavy goods vehicles) with ancillary facilities (including vehicle repair area, site offices and canteen), storage of metal ware and construction material, and cargo handling and forwarding facilities for a period of 3 years	26.5.2020
3.	A/YL-ST/580*	Temporary open storage of general goods, construction materials and machineries and public vehicle park (excluding container vehicles) with ancillary site office and guard room for a period of 3 years	18.12.2020 [revoked on 18.5.2023]
4.	A/YL-ST/581	Renewal of planning approval of temporary public vehicle park (excluding container vehicle) for a period of 3 years	22.1.2021
5.	A/YL-ST/619	Renewal of planning approval for temporary public vehicle park (excluding container vehicle) for a period of 3 years	24.6.2022
6.	A/YL-ST/635	Renewal of planning approval for temporary container vehicle park, open storage of containers and public car park for a period of 3 years	13.1.2023
7.	A/YL-ST/644	Renewal of planning approval for temporary public vehicle park (including private cars, container vehicles and heavy goods vehicles) with ancillary facilities (including vehicle repair area, site offices and canteen), storage of metal ware and construction material, and cargo handling and forwarding facilities for a period of 3 years	19.5.2023
8.	A/STT/1	Renewal of Planning Approval for Temporary Public Vehicle Park (For Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (Including a Refreshment Kiosk) for a Period of 3 Years	10.5.2024

* denotes permission revoked

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- lot 390 in D.D. 99 in the Application Site (the Site) is held under New Grant No. 55 and granted for agriculture purpose only. The remaining part of the Site comprises Old Schedule Agricultural Lots 372 S.D RP, 378, 379, 380, 382, 383, 385, 389 S.A, 389 S.B and 389 RP in D.D. 99 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the private Lot No. 380 in D.D. 99 is covered by Short Term Waiver No. 3719 for the purpose of “Ancillary Structures to Temp/Public Vehicle Park”; and
- advisory comments are detailed in **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection:

- considering the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”, it is noted that the applied use would not involve traffic of heavy vehicle and dusty operations. Based on the above, he has no objection to the application from environmental planning perspective;
- no environmental complaints relating to the application site (the Site) was recorded in the past three years; and
- advisory comments are detailed in **Appendix V**.

3. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on aerial photo of March 2024, the Site is located in an area of miscellaneous rural fringe landscape character comprising temporary carparks, ponds, farmlands, village houses, open storages, major roads, a river channel and scattered tree groups. The applied use is not incompatible with the surrounding landscape character; and
- adverse landscape impact within the Site arising from the applied use is not anticipated.

4. Drainage

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

- no in-principle objection to the application from drainage operation and maintenance

point of view;

- as the current application maintains the same use and site boundary as the previous application (No. A/YL-ST/617), the drainage proposal from the earlier submission is considered valid, and the condition for drainage proposal submission is deemed satisfactory. Following a site inspection, the implementation of the drainage facilities is also considered satisfactory;
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments are detailed in **Appendix V**.

5. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times on the Site.

6. Other Departments

The following government departments have no objection to or no adverse comment on the application and their advisory comments, if any, are in **Appendix V**:

- (a) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (b) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (e) Head of Geotechnical Engineering Office, CEDD;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Chief Building Surveyor/New Territories West, Buildings Department;
- (h) Commissioner of Police; and
- (i) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) The application site (the Site) falls within the boundary of the San Tin Technopole (the Technopole). The Site may be resumed by the Government and the applied use at the Site may be terminated at any time during the planning approval period for implementation of Government projects;
- (b) to note the comments of the Project Manager (North), Civil Engineering and Development Department (CEDD) that the Site falls within the boundary of Phase 1 Stage 1 Development of the Technopole. The Site is within the site boundary of CEDD's current Contract No. ND/2024/10. According to the latest programme, the Site will need to be handed over to CEDD by Q4 2025;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and lot owner(s) shall apply to his office for a STW to permit structure(s) erected within the private lot(s). The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that the Site is accessible through private land lots and single track road which are not managed by the Transport Department. The applicant should obtain consent of relevant land lot owners and management department for using the land lots and single track road as access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of the proposed access, if any, connecting the Site to Castle Peak Road – Chau Tau; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, HyD that the effect due to Tunnel Boring Machine tunneling works under the Northern Link Main Line adjacent to the Site shall be considered during the operation of the applied use at the Site;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant shall follow the environmental mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department;

- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent area;
 - the proposed drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
 - no public sewerage maintained by DSD is currently available for connection. No sewerage collected from the Site should be discharged to the drainage system. For sewage disposal and treatment, agreement from the DEP shall be obtained;
 - the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
 - all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;
- (i) to note the comments of the Director of Fire Services that the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (j) to note the comments of the Project Manager (West), CEDD that the Site is near the works area for Development of the Loop: Main Works Package 1 – Site Formation and Infrastructure Works Project. The applicant should take note of the proximity to the development and facilitate the coordination with the project officer(s) regarding interface matters; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- there is no record of approval by the Building Authority (BA) for the existing structures at the Site. Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorised building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are UBW under the BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively; and
- if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.