

2025年 8月 20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 -08- 20

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/29

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

2501742 48 by post

| | | |
|---------------------------------|-------------------------|------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A 1577/28 |
| | Date Received 收到日期 | 2025-08-20 |

- 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)

Fortune Nine (HK) Limited (九記行(香港)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)

NA

3. Application Site 申請地點

| | |
|--|---|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | Lot 674 S.C RP (Part) in D.D. 99, Lots 3060 S.A, 3060 S.B, 3060 S.C (Part), 3060 S.E (Part), 3060 S.F, 3060 S.G, 3060 RP, 3061 (Part), 3062, 3064 S.A, 3064 S.B, 3064 S.C, 3064 S.D (Part), 3064 S.E, 3064 RP, 3067 S.A, 3067 S.B, 3067 S.C and 3067 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long, N.T. |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 4,955 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 676 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | 713 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |

| | |
|--|---|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | San Tin Technopole Outline Zoning Plan No. S/STT/2 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | Village Type Development ("V") |
| (f) Current use(s) 現時用途 | Temporary Public Vehicle Park (Private Cars only) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

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

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

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

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
14/07/2025-28/07/2025 (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 17/07/2025 (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[&]

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 | Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) |
| (b) Effective period of permission applied for 申請的許可有效期 | <input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月 |
| (c) Development Schedule 發展細節表 | |
| Proposed uncovered land area 擬議露天土地面積 | 4,294sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 661sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | 9 |
| Proposed domestic floor area 擬議住用樓面面積 | NAsq.m <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 676sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 676sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) | |
| 5 shelters for parking of private cars (Height: about 2.4m, 1-storey) 1 rain shelter (Height: about 3.5m, 1-storey) 1 site office (Height: about 5m, 2-storey) 1 meter room (Height: about 2m, 1-storey) 1 toilet (Height: about 3m, 1-storey) | |
| 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 | 142 |
| Motorcycle Parking Spaces 電單車車位 | NA |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | NA |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | NA |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | NA |
| Others (Please Specify) 其他 (請列明) | NA |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 | |
| Taxi Spaces 的士車位 | NA |
| Coach Spaces 旅遊巴車位 | NA |
| Light Goods Vehicle Spaces 輕型貨車車位 | NA |
| Medium Goods Vehicle Spaces 中型貨車車位 | NA |
| Heavy Goods Vehicle Spaces 重型貨車車位 | NA |
| Others (Please Specify) 其他 (請列明) | NA |

| | | | |
|--|---|---|--|
| Proposed operating hours 擬議營運時間 24 hours daily (Mondays to Sundays, including public holidays) | | | |
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | Yes 是 | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Tung Wing On Road | |
| | No 否 | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/> | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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 | <input type="checkbox"/> Please provide details 請提供詳情 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ | Yes 是 | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？ | On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____ | | |
| | | | |

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

| (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/ _____ / _____ |
| (b) Date of approval 獲批給許可的日期 | (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途/發展 | |
| (e) Approval conditions 附帶條件 | <div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <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： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div> |
| (f) Renewal period sought 要求的續期期間 | <div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div> |

7. Justifications 理由

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

Please refer to the supplementary sheets.

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

Man Wai Cheong

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Fortune Nine (HK) Limited



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

Date 日期

08-08-2025

(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 | Lot 674 S.C RP (Part) in D.D. 99, Lots 3060 S.A, 3060 S.B, 3060 S.C (Part), 3060 S.E (Part), 3060 S.F, 3060 S.G, 3060 RP, 3061 (Part), 3062, 3064 S.A, 3064 S.B, 3064 S.C, 3064 S.D (Part), 3064 S.E, 3064 RP, 3067 S.A, 3067 S.B, 3067 S.C and 3067 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long, N.T. |
| Site area 地盤面積 | 4,955 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 713 sq. m 平方米 <input checked="" type="checkbox"/> About 約) |
| Plan 圖則 | San Tin Technopole Outline Zoning Plan No. S/STT/2 |
| Zoning 地帶 | Village Type Development ("V") |
| Type of Application 申請類別 | <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | Temporary Public Vehicle Park (Private Cars only) 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 | NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 676 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.14 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | NA | |
| | Non-domestic 非住用 | 9 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | NA <input type="checkbox"/> (Not more than 不多於) m 米 | |
| | | NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 | |
| | Non-domestic 非住用 | 2 - 5 <input checked="" type="checkbox"/> (Not more than 不多於) m 米 | |
| | | 1 - 2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層 | |
| (iv) Site coverage 上蓋面積 | 13 % <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 | | 142 |
| | 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) _____ _____ | | 142 NA NA NA NA NA |
| (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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | | NA |
| | 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) _____ _____ | | NA NA NA NA NA NA |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|---|--------------------------|-------------------------------------|
| | <u>Chinese</u> 中文 | <u>English</u> 英文 |
| 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"/> |
| <u>Location Plan, Site Plan, Plan Showing General Area,</u> | | |
| <u>Extract from San Tin Technopole Outline Zoning Plan No. S/STT/2</u> | | |
| 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。

Supplementary Information and Justifications

SUMMARY OF APPLICATION

| | |
|-------------------------------|---|
| Applicant: | Fortune Nine (HK) Company Ltd. |
| Applied Use: | Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years |
| Existing Use: | Temporary Public Vehicle Park (Private Cars only) |
| Location | Lot 674 S.C RP (Part) in D.D. 99, Lots 3060 S.A, 3060 S.B, 3060 S.C (Part), 3060 S.E (Part), 3060 S.F, 3060 S.G, 3060 RP, 3061 (Part), 3062, 3064 S.A, 3064 S.B, 3064 S.C, 3064 S.D (Part), 3064 S.E, 3064 RP, 3067 S.A, 3067 S.B, 3067 S.C and 3067 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long, N.T. |
| Site Area: | Private Land: about 4,242 square metres Government Land: about 713 square metres Total: about 4,955 square metres |
| Lease | Block Government Lease demised as agricultural land |
| Statutory Plan: | Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 gazetted on 20.9.2024 |
| Zoning: | "Village Type Development" ("V") |
| Previous Applications: | For Public Vehicle Park use: A/YL-ST/225 approved on 23.5.2003 A/YL-ST/276 approved on 18.3.2005 A/YL-ST/288 approved on 18.11.2005 A/YL-ST/349 approved on 28.3.2008 A/YL-ST/356 approved on 17.4.2009 A/YL-ST/397 approved on 18.3.2011 A/YL-ST/398 approved on 18.3.2011 A/YL-ST/436 approved on 16.8.2013 A/YL-ST/491 approved on 12.8.2016 A/YL-ST/555 approved on 6.9.2019 A/YL-ST/624 approved on 26.8.2022 |

1. THE APPLICATION

- 1.01 The Applicant seeks planning permission for temporary public vehicle park (private cars only) (the “Proposed Development”) for a period of 3 years at Lot 674 S.C RP (Part) in D.D. 99, Lots 3060 S.A, 3060 S.B, 3060 S.C (Part), 3060 S.E (Part), 3060 S.F, 3060 S.G, 3060 RP, 3061 (Part), 3062, 3064 S.A, 3064 S.B, 3064 S.C, 3064 S.D (Part), 3064 S.E, 3064 RP, 3067 S.A, 3067 S.B, 3067 S.C and 3067 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long, N.T. (the “Application Site”).
- 1.02 The Application Site has a total area of about 4,955 square meters (including about 713 square metres of Government land). The Application Site or part of it is the subject of 11 previous approved planning applications for temporary public vehicle park use. The last application (No. A/YL-ST/624) was approved by the Town Planning Board (the “Board”) on 26.8.2022 for a period of 3 years and all approval conditions of the last application have been complied with by the Applicant.
- 1.03 Compared with the last approved application, the application area is reduced and the major differences are shown as follows:

Comparison of the Last Application (No. A/YL-ST/624) and Current Application

| Major Development Parameters | Last Application (No. A/YL-ST/624) | Current Application | Difference |
|--------------------------------------|---|---|------------------------------|
| Applied Use | Temporary Public Vehicle Park (Private Cars only) for a Period of 3 years | Temporary Public Vehicle Park (Private Cars only) for a Period of 3 years | - |
| Application Boundary | Lot 674 S.C RP (Part) in D.D. 99, Lots 3060 S.A, 3060 S.B, 3060 S.C (Part), 3060 S.E (Part), 3060 S.F, 3060 S.G, 3060 RP, 3061 (Part), 3062, 3064 S.A, 3064 S.B, 3064 S.C, 3064 S.D (Part), 3064 S.E, 3064 RP, 3065, 3067 S.A, 3067 S.B, 3067 S.C and 3067 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long, N.T. | Lot 674 S.C RP (Part) in D.D. 99, Lots 3060 S.A, 3060 S.B, 3060 S.C (Part), 3060 S.E (Part), 3060 S.F, 3060 S.G, 3060 RP, 3061 (Part), 3062, 3064 S.A, 3064 S.B, 3064 S.C, 3064 S.D (Part), 3064 S.E, 3064 RP, 3067 S.A, 3067 S.B, 3067 S.C and 3067 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long, N.T. | -1 lot (Lot 3065 in D.D.102) |
| Site Area | About 5,475m ² (including GL: about 713 m ²) | About 4,955m ² (including GL: about 713 m ²) | -520m ² (-9%) |
| Total Floor Area (Non-domestic) | About 1,372m ² | About 676m ² | -696m ² (-51%) |
| No. and Height of Structures | 13 nos. 2m-5m (1-2 storey) | 9 nos. 2m-5m (1-2 storey) | -8 nos. |
| No. of Parking Spaces (Private Cars) | 142 (with 92 covered parking spaces within the shelters) | 142 (with 48 covered parking spaces within the shelters) | - |
| Operation Hours | 24 hours daily | 24 hours daily | - |

2. PLANNING JUSTIFICATIONS

Meeting the Continued Demand for Parking Spaces in San Tin

- 2.01 Since 2003, the Application Site has served as a 24-hour park-and-ride facility. It primarily caters to Hong Kong residents living on the Mainland but is also used by local villagers and people traveling to the Mainland for business or leisure. Over the years, the Application Site has established a recognized brand within San Tin and is welcomed by both local villagers and visitors. The Application Site will continue to serve the demand for parking spaces in the locality.

Land Recently Resumed in the San Tin Technopole Area

- 2.02 On 10 July, 2025, the Government announced that 1,309 private lots comprising an area of about 62 hectares of land will be resumed for the development of San Tin Technopole (STT) (Phase 1). Some existing public vehicle parks near the boundary control points will be resumed and resulting in a reduction in available parking spaces for local villagers and cross-boundary travellers. There will be no immediate replacement for the resumed parking spaces and the development of STT will temporarily reduce usable land, compounding the shortage of parking spaces to serve local villagers and visitors.

Meeting the Increasing Demand for Parking Spaces of Cross-Boundary Travelers

- 2.03 Due to Hong Kong residents' enthusiasm for northbound travel in recent years, especially during weekends and public holidays, the applied use is a direct response to the significant shift in Hong Kong residents' leisure and consumption habits. The Application Site is being transformed into a major transit hub specifically designed to cater to the booming demand for northbound travel by Hong Kong residents, leveraging its prime location near two critical border crossings (i.e., Lok Ma Chau/Huangguan Control Point and Lok Ma Chau Spur Line/Futian Check Point). By providing a convenient, secure, and strategically located place for cross-boundary travellers to park their cars, the Application Site will reduce traffic congestion, especially on roads leading directly to the border checkpoints during peak times and encourage the use of public transport.

In Line with the Planning Intention of "V" Zone

- 2.04 According to the Notes of the OZP, a selective range of uses, including commercial, community and recreational uses may be permitted within the "V" zone upon application to the Board on the basis that these uses would serve the needs of villagers and would not adversely affect the character of the area. The Applicant has demonstrated that the applied use has served the local villagers and visitors in the past 20 years. The car parking facility, which is open to the public, could help meet the needs of local villagers as well as support the local economy, and is therefore in line with the planning intention for the subject area.

Previous Applications Approved by the Board

- 2.05 The Board had approved 11 previous applications for the same applied use at the Application Site since 2003. The development parameters and planning circumstances for the current application are similar to the last approved application (No. A/YL-ST/624) and no additional parking spaces will be provided. All approval conditions of the last approved application have been complied with. Applications of similar uses have been approved in the same “V” zone indicating the subject area is not unsuitable for such uses on a temporary basis.

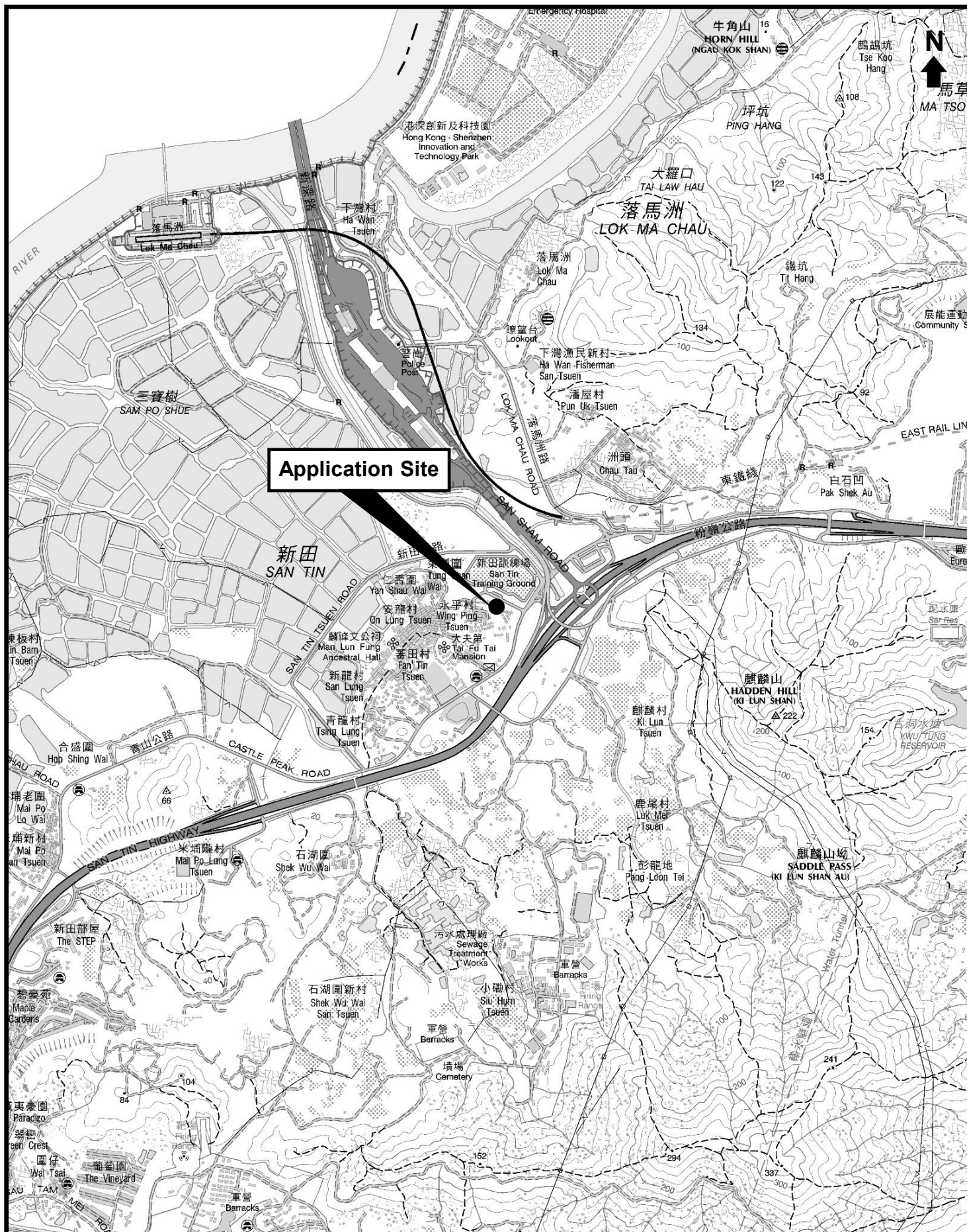
Compatible with Surrounding Land Uses

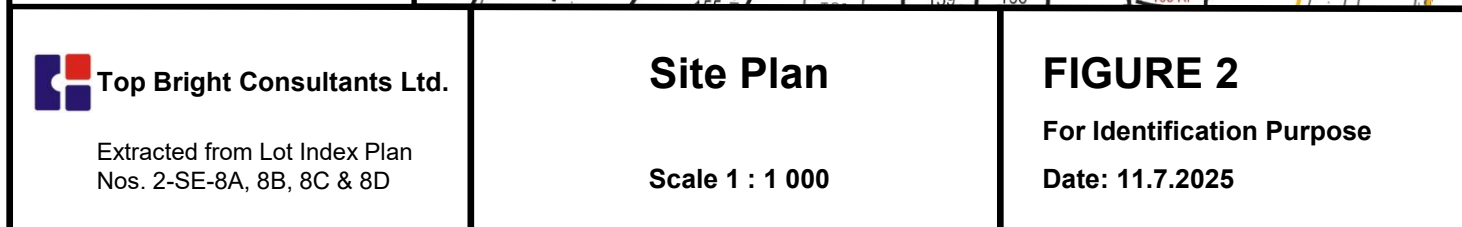
- 2.06 The Application Site is bounded by similar uses that are compatible in land use terms, including other public car parks, village-type houses and eating places. ‘Public car park’ is also one of the uses listed under Column 2 of the “V” zone, indicating that it is compatible with the development of village houses, especially as local villagers use the car park. Approval of the application would therefore not result in any interface problems with the surrounding areas and the future development of STT.

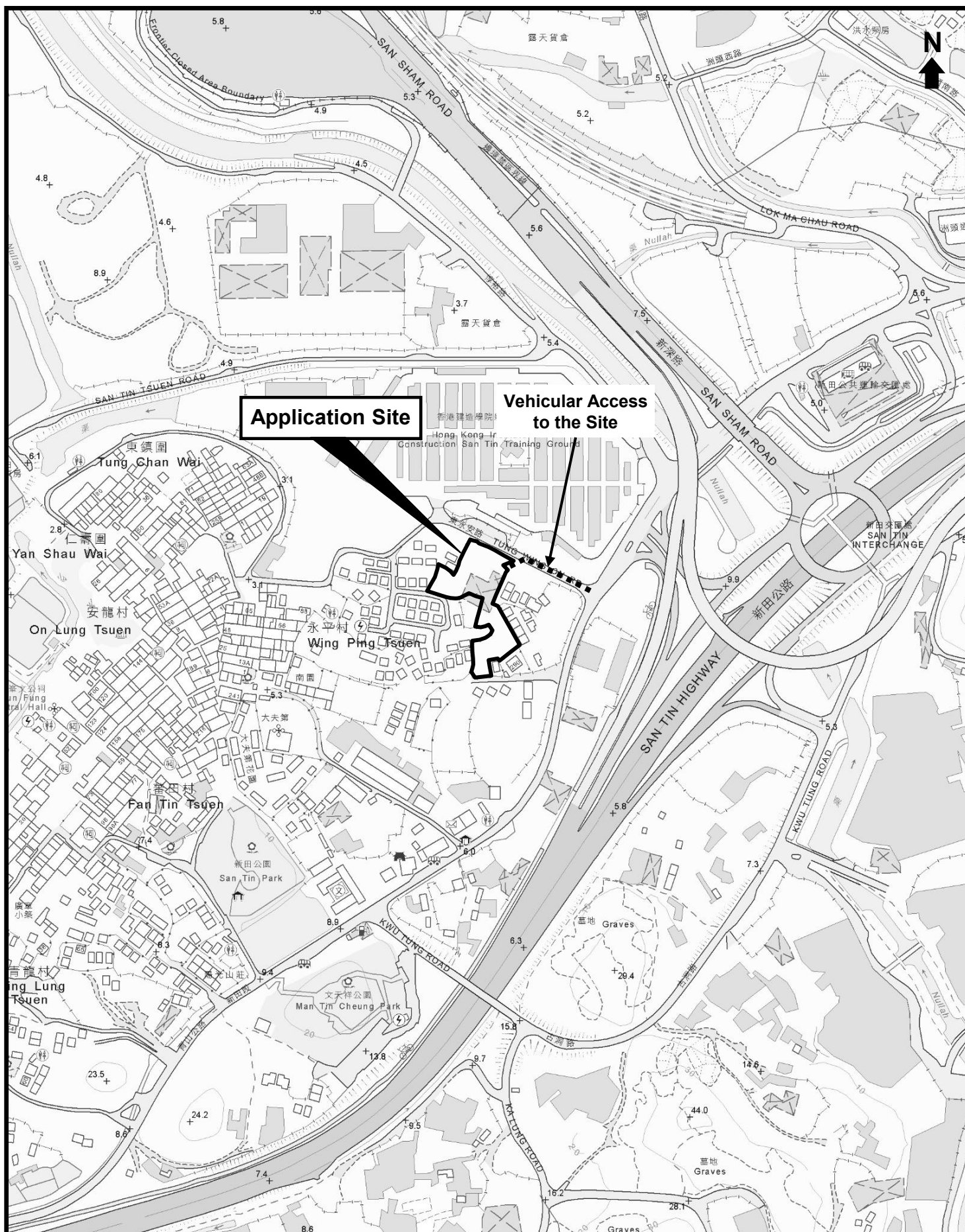
No Adverse Traffic, Drainage or Environmental Impacts

- 2.07 The public vehicle park under application, which has been in operation for over 20 years, is the continuation of an approved application. It would not generate any additional traffic or involve heavy vehicles and is directly abutting a local road that is located just off the major road networks. Furthermore, approved fencing, drainage facilities and fire service installations have already been provided at the Application Site and there will be no car washing, repair or workshop activities permitted on the Application Site. In this regard, no adverse impacts on the surrounding areas are anticipated.

The Applicant respectfully requests that the Board approve this application for a period of 3 years







Top Bright Consultants Ltd.

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

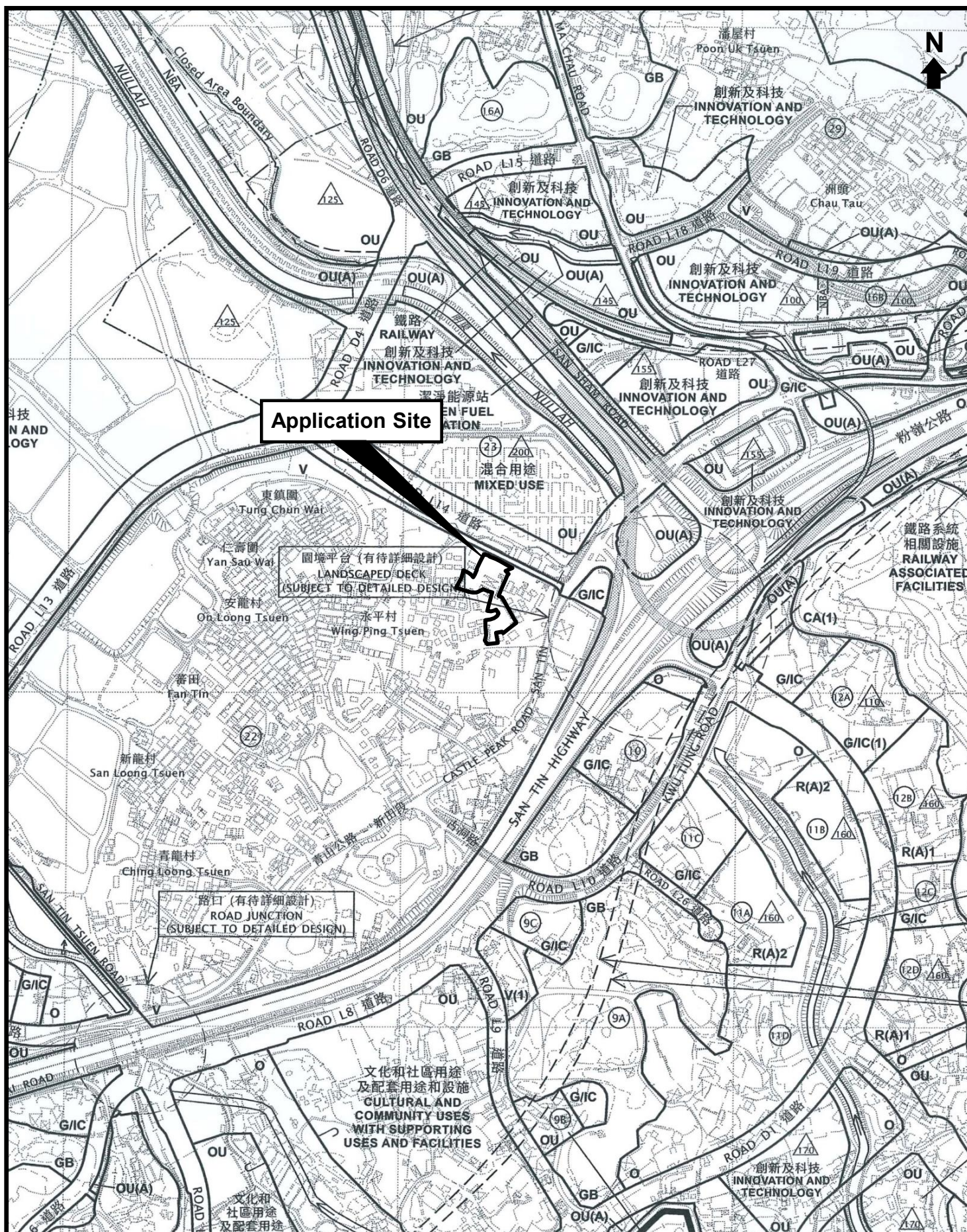
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 11.7.2025

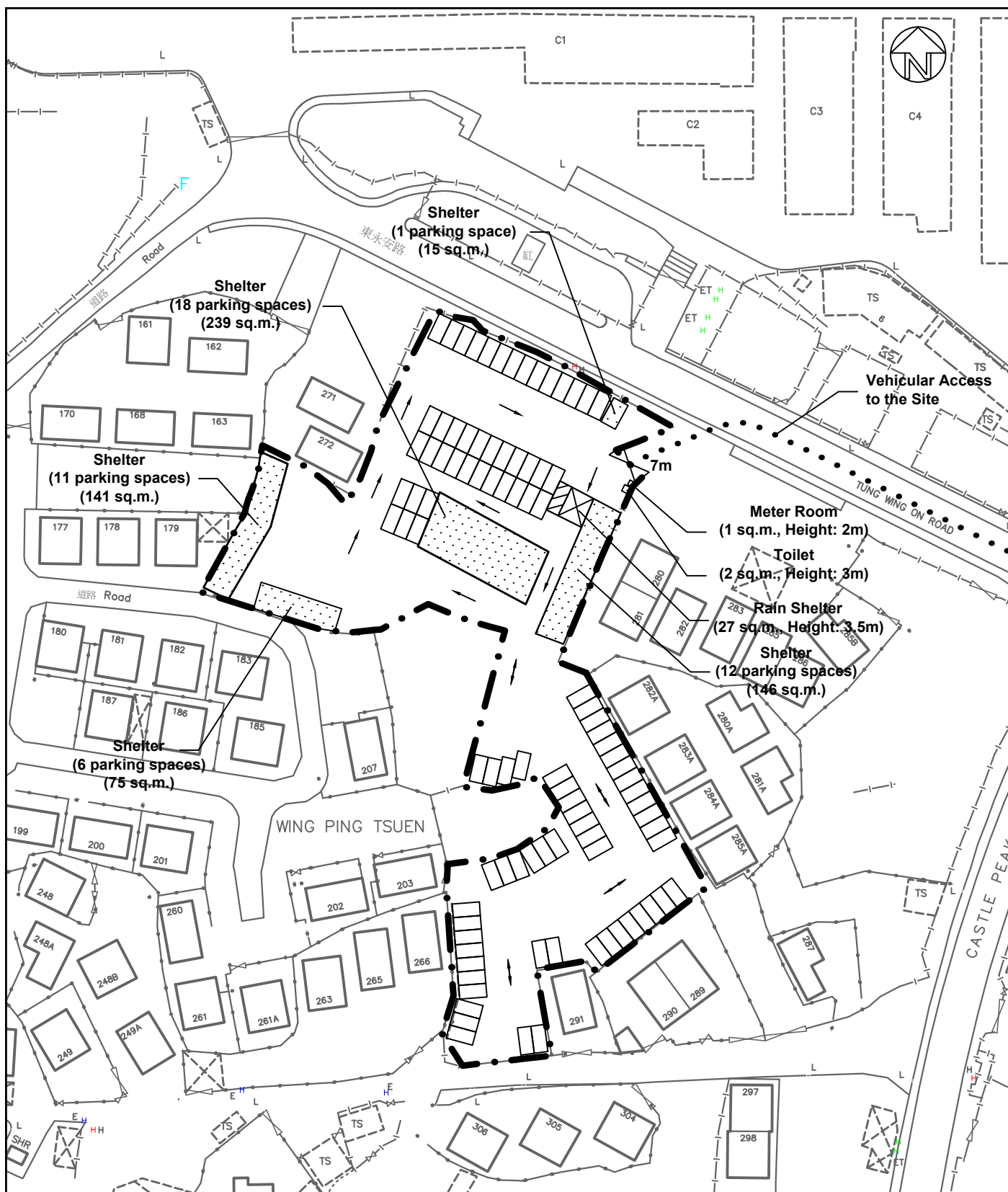


Extract from San Tin Technopole Outline Zoning
Plan No. S/STT/2 gazetted on 20.9.2024

FIGURE 4

For Identification Purpose

Date: 11.7.2025



LEGEND:

- Application Site (Area = about 4,955 sq. m.)
- Parking Spaces for Private Vehicles (2.5m x 5m) (142 nos.)
- ▨ Shelter for Parking of Private Vehicles (Height: about 2.4m)
- ▩ Site Office (15 sq.m. x 2-storey = 30 sq.m., Height: about 5m)



Top Bright Consultants Ltd.

Drawing No. :TB/25/870/05

Layout Plan

Various Lots in D.D. 99 and D.D. 102 and
Adjoining Government Land, San Tin,
Yuen Long, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 11.7.2025

Scale: 1 : 1000 (A4)

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Appendix Ia of RNTPC
Paper No. A/STT/29

Timothy Yuet Sang CHAN/PLAND

寄件者: FortuneNine <[REDACTED]>
寄件日期: 2025年10月03日星期五 16:30
收件者: tpbpd/PLAND; Timothy Yuet Sang CHAN/PLAND
主旨: additional information on TPB/A/STT/29
附件: TPB_L02 FI.pdf; Appendix 1.pdf; Appendix 2.pdf; Appendix 3.pdf
類別: Internet Email

你好
TPB/A/STT/29

cc : [REDACTED]

Your Ref.: TPB/A/STT/29

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

By Email

Dear Sir/Madam,

Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Year in “Village Type Development” (“V”) Zone at Lot 674 S.C RP (Part) in D.D. 99, Lots 3060 S.A, 3060 S.B, 3060 S.C (Part), 3060 S.E (Part), 3060 S.F, 3060 S.G, 3060 RP, 3061 (Part), 3062, 3064 S.A, 3064 S.B, 3064 S.C, 3064 S.D (Part), 3064 S.E, 3064 RP, 3067 S.A, 3067 S.B, 3067 S.C and 3067 RP in D.D.

102 and adjoining government land, San Tin, Yuen Long, New Territories

(Application No.: A/STT/29)

Regarding the captioned application, we would like to clarify the followings:

- 1) No vehicle without a valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on and enter the Application Site.
- 2) The demolition work for the structures at Lot 3061 in DD.102 is in progress, a set of photos is attached for your information (see Appendix 1). The applicant will strictly follow the proposed layout to operate.
- 3) According to the relevant owners of the concerned Lots (E.g. LOT No. 3067S.A, 3067S.B, 3067S.C in DD102), they have no intention to develop their small house on their lot in the coming three years and support the captioned application. Copies of the consent letters are attached for your further information (see Appendix 2).
- 4) The proposed U drainage channels and catchpits will be connected to the existing drainage system at the application site (see Appendix 3). A drainage proposal will be submitted after the approval of the application.
- 5) Noting that the site located close to the road works of the development of the San Tin Technopole project, we commit to maintain close liaison with relevant department for future operation.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,

For and on behalf of
Fortune Nine (HK) Company Ltd.



Man Wai Cheong

Encls.

Appendix 1



致：香港城市規劃委員會

擬議在新界元朗新田丈量約份第 99 約地段第 674SCRП；丈量約份
第 102 約地段第 3060RP, 3060SA, 3060SB, 3060SC, 3060SE(部份),
3060SF, 3060SG, 3061(部份), 3062, 3064RP, 3064SA, 3064SB, 3064SC,
3064SD(部份), 3064SE, 3067RP, 3067SA, 3067SB, 3067SC
用作臨時公眾停車場的規劃申請

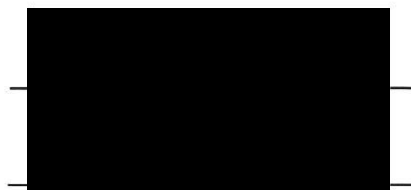
同意書

本人是丈量約份第 102 約地段第 3067SB 的土地註冊業主，該地段座落標題申請地點南面。近日知悉標題地段及毗連政府土地，正向城市規劃委員會申請用作臨時公眾停車場(只限私家車)，以方便村民及訪客停泊車輛。本人現正在上述地段申請小型屋宇，有關程序目前仍在進行中，相信在短時間內也不會建屋，直至該規劃許可完結，對此申請並無意見，並予以支持。

簽署：

註冊業主：

日期：



02-10-2025

致：香港城市規劃委員會

擬議在新界元朗新田丈量約份第 99 約地段第 674SCRП；丈量約份
第 102 約地段第 3060RP, 3060SA, 3060SB, 3060SC, 3060SE(部份),
3060SF, 3060SG, 3061(部份), 3062, 3064RP, 3064SA, 3064SB, 3064SC,
3064SD(部份), 3064SE, 3067RP, 3067SA, 3067SB, 3067SC
用作臨時公眾停車場的規劃申請

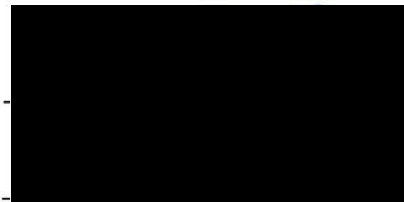
同意書

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註冊業主:

日期:



02-10-2025

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第 102 約地段第 3060RP, 3060SA, 3060SB, 3060SC, 3060SE(部份),
3060SF, 3060SG, 3061(部份), 3062, 3064RP, 3064SA, 3064SB, 3064SC,
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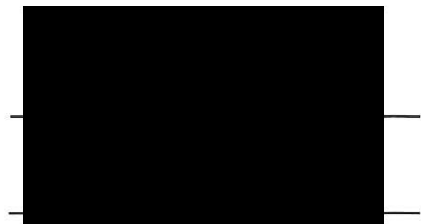
同意書

本人是丈量約份第 102 約地段第 3067SA 的土地註冊業主，該地段座落標題申請地點南面。近日知悉標題地段及毗連政府土地，正向城市規劃委員會申請用作臨時公眾停車場(只限私家車)，以方便村民及訪客停泊車輛。本人現正在上述地段申請小型屋宇，有關程序目前仍在進行中，相信在短時間內也不會建屋，直至該規劃許可完結，對此申請並無意見，並予以支持。

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註冊業主:

日期:



02-10-2025

致：香港城市規劃委員會

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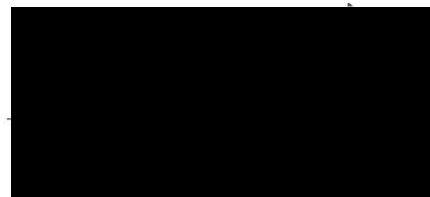
同意書

本人是元朗新田丈量約份第 102 約地段第 3064S.D 的土地註冊業主，該地段座落標題申請地點南面。近日知悉標題地段及毗連政府土地，正向城市規劃委員會申請用作臨時公眾停車場(只限私家車)，以方便村民及訪客停泊車輛。本人現正在上述地段申請小型屋宇，有關程序目前仍在進行中，相信在未來短時間內也不會建屋，直至該規劃許可完結，對此申請並無意見，並予以支持。

簽署:

註冊業主:

日期:



02-10-2025

致：香港城市規劃委員會

擬議在新界元朗新田丈量約份第 99 約地段第 674SCRП；丈量約份
第 102 約地段第 3060RP, 3060SA, 3060SB, 3060SC, 3060SE(部份),
3060SF, 3060SG, 3061(部份), 3062, 3064RP, 3064SA, 3064SB, 3064SC,
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用作臨時公眾停車場的規劃申請

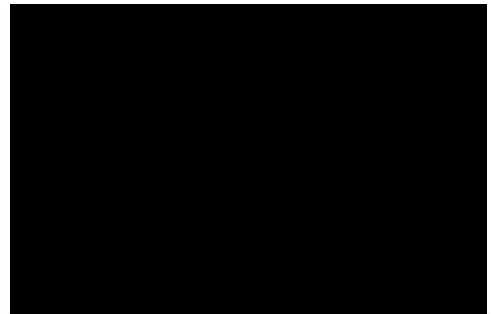
同意書

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簽署:

註冊業主:

日期:



30- Sep- 2018

授權書

有關新田丈量約份第 102 約地段第 3064SB 及
3064SC 號，本人 [REDACTED] ([REDACTED]) 現
授權， [REDACTED] ([REDACTED])
處理上述地段之規劃事宜。

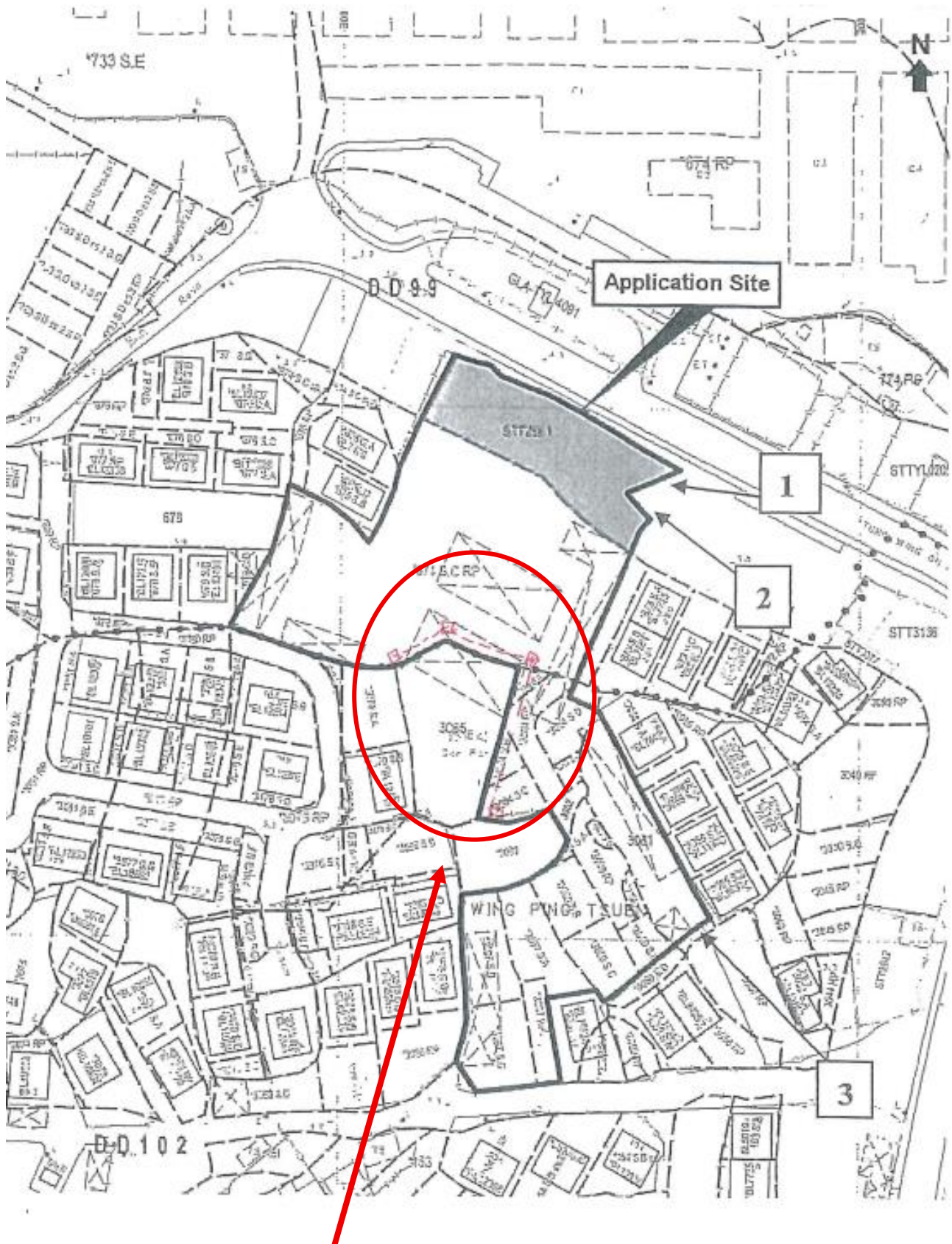
特此聲明

姓名： [REDACTED]

簽署： [REDACTED]

身份證號碼： [REDACTED]

日期： 15-08-2022



The proposed U drainage channels and catchpits will be connected to the existing drainage system at the application site.

**Relevant Extract 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, the Site 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

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/57 | Temporary container trailer park and vehicle for repairing/washing workshop with restaurant for a period of 12 months | 3.7.1998 (RNTPC) |
| 2. | A/YL-ST/104 | Temporary container tractor/ trailer park with vehicle washing /repairing workshop and canteen for a period of 12 months | 8.10.1999 (RNTPC) |
| 3. | A/YL-ST/225 | Temporary public car park with ancillary facilities for a period of 3 years | 23.5.2003 (TPB) |
| 4. | A/YL-ST/276 | Temporary public car park for private vehicles for a period of 3 years | 18.3.2005 (RNTPC) |
| 5. | A/YL-ST/288* | Temporary public vehicle park (excluding container vehicles) for a period of 3 years | 18.11.2005 (TPB) [revoked on 18.2.2006] |
| 6. | A/YL-ST/349 | Temporary public vehicle park (excluding container vehicles) for a period of 3 years | 28.3.2008 (RNTPC) |
| 7. | A/YL-ST/356 | Temporary public vehicle park (excluding container vehicles) for a period of 3 years | 17.4.2009 (RNTPC) |
| 8. | A/YL-ST/397 | Renewal of Planning approval for temporary public vehicle park (excluding container vehicle) for a period of 3 years | 18.3.2011 (RNTPC) |
| 9. | A/YL-ST/398* | Renewal of planning approval for temporary public vehicle park (excluding container vehicles) for a period of 3 years | 18.3.2011 (RNTPC) [revoked on 8.2.2013] |
| 10. | A/YL-ST/436 | Temporary public vehicle park (private cars only) for a period of 3 years | 16.8.2013 (RNTPC) |
| 11. | A/YL-ST/491 | Renewal of planning approval for temporary public vehicle park (private cars only) for a period of 3 years | 12.8.2016 (RNTPC) |
| 12. | A/YL-ST/555 | Temporary public vehicle park (private cars only) for a period of 3 years | 6.9.2019 (RNTPC) |
| 13. | A/YL-ST/624 | Renewal of planning approval for temporary public vehicle park (private cars only) for a period of 3 years | 26.8.2022 (RNTPC) |

* denotes permission revoked

Rejected Applications

| No. | Application No. | Proposed Use(s)/Development(s) | Date of Consideration (RNTPC/TPB) | Rejection Reasons |
|------------|------------------------|--|--|--------------------------|
| 1. | A/YL-ST/16 | Temporary container vehicle/ trailer and lorry repair workshop, container vehicle park, weigh bridge, tyre repair workshop and canteen for a period of 12 months | 6.12.1996 (RNTPC) | (1), (2), (3), (7) |
| 2. | A/YL-ST/34 | Temporary container vehicle/trailer and lorry repair workshop, container vehicle park, weigh bridge, tyre repair workshop and canteen for a period of 12 months | 22.8.1997 (RNTPC) | (1), (2), (3), (7) |
| 3. | A/YL-ST/41 | Temporary container vehicle/ trailer and lorry repair workshop, container vehicle park, weigh bridge, tyre repair workshop and canteen for a period of 12 months | 21.11.1997 (RNTPC) | (1), (2), (3), (7) |
| 4. | A/YL-ST/126 | Temporary container trailer park with vehicle washing/repairing workshop and canteen for a period of 3 years | 19.5.2000 (RNTPC) | (1), (2), (5), (6), (7) |
| 5. | A/YL-ST/153 | Temporary container trailer park with vehicle washing/repairing workshop and canteen for a Period of 3 Years | 22.12.2000 (RNTPC) | (1), (2), (4), (6), (7) |
| 6. | A/YL-ST/203 | Temporary container trailer park with vehicle washing/repairing workshop and canteen for a period of 3 years | 9.8.2002 (RNTPC) | (1), (2), (4), (6) |
| 7. | A/YL-ST/222 | Temporary weighing station, tyre repair workshop and canteen for a period of 3 years | 23.5.2003 (TPB) | (1), (2), (4), (6) |
| 8. | A/YL-ST/270 | Temporary public car park for a period of 3 years | 30.7.2004 (RNTPC) | (1), (4), (6) |

Rejection Reasons

- (1) Not in line with the planning intention of “Village Type Development” zone.
- (2) Incompatible with the surrounding land uses/residential development.
- (3) Insufficient information to demonstrate that the development will not have adverse impact on the environment.
- (4) Insufficient information to demonstrate that the development will not have adverse environmental, landscaping, visual, traffic, drainage and sewerage impacts, where appropriate, on the nearby village settlements.
- (5) Insufficient information to demonstrate that a proper vehicular access could be provided (for container trailer traffic) to the site without having adverse impact on the surrounding area.
- (6) As there is a programme for Small House development within the site, there is insufficient justification in the submission for a departure from such planning intention.
- (7) Setting undesirable precedent for similar applications.

**Similar s.16 Applications within the same “Village Type Development” zone
on the San Tin Technopole OZP in the Past Five Years**

Approved Applications

| No. | Application No. | Use(s)/Development(s) | Date of Consideration (RNTPC) |
|-----|-----------------|--|--------------------------------------|
| 1. | A/YL-ST/579* | Proposed temporary public vehicle park (excluding container vehicle) for a period of 5 years | 12.3.2021 [revoked on 12.4.2024] |
| 2. | A/YL-ST/583* | Proposed temporary private vehicle park (private cars only) for a period of 3 years | 12.3.2021 [revoked on 12.9.2021] |
| 3. | A/YL-ST/584* | Proposed temporary private car park (private cars only) for a period of 3 years | 12.3.2021 [revoked on 12.9.2021] |
| 4. | A/YL-ST/587 | Temporary public vehicle park (private cars) for a period of 3 years | 14.5.2021 |
| 5. | A/YL-ST/591 | Temporary private vehicle park (private cars only) for a period of 3 years | 13.8.2021 |
| 6. | A/YL-ST/606 | Temporary public vehicle park for private car for a Period of 3 Years | 28.1.2022 |
| 7. | A/YL-ST/608* | Proposed temporary public vehicle park for private car and ancillary shop and services for a period of 3 years and associated excavation of land | 18.2.2022 [revoked on 18.11.2022] |
| 8. | A/STT/12 | Temporary public vehicle park (private cars) for a period of 3 years | 6.12.2024 |
| 9. | A/STT/15 | Renewal of planning approval for temporary public vehicle park for private cars for a period of 3 years | 10.1.2025 |
| 10. | A/STT/21 | Temporary public vehicle park for private cars for a period of 3 years | 23.5.2025 |

* denotes permission revoked

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the GL within the Site is covered by Short Term Tenancy No. 2861 for the purposes of “Temporary Public Vehicle Park (Private Cars Only)”;
- the private lots are covered by Short Term Waivers No. 3910, 3911, 3912 and 3913 for the purposes of “Temporary Public Vehicle Park (Private Cars Only)”;
- according to his record, there are five Small House applications at Lots 3064 S.B, 3064 S.C, 3064 S.D, 3067 S.A, 3067 S.B and 3067 S.C in D.D.102 under processing at the Site; 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 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:

- the Site falls within an area zoned “Village Type Development” on the approved San Tin Technopole Outline Zoning Plan No. S/STT/2, which is a non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

4. Drainage

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

- no in-principle objection to the application from drainage point of view;
- a drainage proposal shall be submitted to DSD for acceptance;
- after completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan; 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 fire service installations being provided on the Site; and
- advisory comments are detailed in **Appendix V**.

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) Project Manager (North), CEDD;
- (f) Head of Geotechnical Engineering Office, CEDD;
- (g) Chief Engineer/Construction, Water Supplies Department;
- (h) Chief Building Surveyor/New Territories West, Buildings Department;
- (i) Commissioner of Police; and
- (j) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Short Term Waiver (STW) and Short Term Tenancy (STT) holder(s) shall apply to his office for modification of the STW/STT conditions where appropriate and the lot owner(s) shall apply to his office for a STW to permit the structure(s) erected within the private lot(s) of the Site. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW/STT, 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:
 - (i) sufficient manoeuvring spaces shall be provided within the Site or its adjacent area;
 - (ii) no vehicles are allowed to queue back to or reverse onto/from public roads at any time during the planning approval period; and
 - (iii) the Government Land (GL) between Tung Wing On Road and the Site is not managed by Transport Department. The applicant shall obtain consent from LandsD for using the GL as the access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of the proposed access connecting the Site (i.e. Tung Wing On Road and other local tracks); and
 - (ii) 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:
 - (i) the Site is located in the vicinity of the proposed Northern Link (NOL) Spur Line. Based on the available information, no major piling works or deep excavation will be required for the applied use; and
 - (ii) the applicant is reminded that the existing Tung Wing On Road might be used as the access to the works site for NOL Spur Line construction and the construction traffic of NOL works adjacent to the Site shall be considered. In addition, activities of the tunnel construction by Tunnel Boring Machines and foundation works for

Diaphragm Wall and piling works would be adjacent to the Site. The impact due to these construction activities shall be considered;

- (g) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'; and
 - (ii) sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Notes 1/23 (ProPECCN 1/23). All effluent discharges from the applied use are subject to control under Water Pollution Control Ordinance;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
 - (i) the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent area. Noting that existing drains are running through the Site, the applicant is reminded to ensure the flow remains unobstructed during the period;
 - (ii) the drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
 - (iii) 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 DEP shall be obtained;
 - (iv) DLO/YL, LandsD should be consulted regarding all the drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
 - (v) all the 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:
 - (i) relevant layout plans incorporated with the proposed fire service installations (FSIs) shall be submitted to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department that the Site is in the close proximity of the

boundary of San Tin Technopole (the Technopole). The Site would have potential project interface with the Technopole, and the applicant should facilitate the coordination with the responsible project officers regarding the interfacing matters, if any; and

- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that nine structures are proposed in the subject application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) 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;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the subject application;
 - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.