

2024年 3月 2 日

此文件在 收到。城市規劃委員會
已收到。有關申請的資料及文件後才正式確認收到
申請。

Appendix I of RNTPC

Paper No. A/STT/1

Form No. S16-III
表格第 S16-III 號

The consent is received on 21 MAR 2024.
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

**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

2400686

13/3

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/STT/1
	Date Received 收到日期	21 MAR 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

TREASURE DAY INC. LIMITED 溢日有限公司

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)	LOT 372sDRP (PART) IN D.D. 99 AND ADJOINING GOVERNMENT LAND IN 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	<input checked="" type="checkbox"/> Site area 地盤面積 16,442 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 411.77 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)	8,708 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	DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN (OZP) NO. S/STT/1
(e) Land use zone(s) involved 涉及的土地用途地帶	"OTHER SPECIFIED USES (FOR "INNOVATION AND TECHNOLOGY" ONLY)", "GOVERNMENT, INSTITUTION OR COMMUNITY", AND "ROAD"
(f) Current use(s) 現時用途	TEMPORARY PUBLIC VEHICLE PARK (FOR PRIVATE CARS AND LOK MA CHAU – HUANGGANG CROSS BOUNDARY SHUTTLE BUSES ONLY) WITH ANCILLARY FACILITIES (INCLUDING A REFRESHMENT KIOSK) (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 13/3/2024 (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 12/3/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&] (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)

(Container Vehicle Parking Spaces)

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/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <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 style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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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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"/>																															

	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)

(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>588</u>
(b) Date of approval 獲批給許可的日期	14.5.2021 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	22.5.2024 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	TEMPORARY PUBLIC VEHICLE PARK (FOR PRIVATE CARS AND LOK MA CHAU – HUANGGANG CROSS BOUNDARY SHUTTLE BUSES ONLY) WITH ANCILLARY FACILITIES (INCLUDING A REFRESHMENT KIOSK)
(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


ROCK K.M. TSANG 曾國鳴

Name in Block Letters
姓名（請以正楷填寫）

DIRECTOR 董事

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

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

13 MAR 2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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 372sDRP (PART) IN D.D. 99 AND ADJOINING GOVERNMENT LAND IN SAN TIN, YUEN LONG, NEW TERRITORIES.
Site area 地盤面積	16,442 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 8,708 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1
Zoning 地帶	"OTHER SPECIFIED USES (FOR "INNOVATION AND TECHNOLOGY" ONLY)", "GOVERNMENT, INSTITUTION OR COMMUNITY", 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 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY PUBLIC VEHICLE PARK (FOR PRIVATE CARS AND LOK MA CHAU – HUANGGANG CROSS BOUNDARY SHUTTLE BUSES ONLY) WITH ANCILLARY FACILITIES (INCLUDING A REFRESHMENT KIOSK)

(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	411.77 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.025 <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	5	
(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	About 5.2 m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	1.59 % <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		551
	Private Car Parking Spaces 私家車車位		545
	Motorcycle Parking Spaces 電單車車位		NIL
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		NIL
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		NIL
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		NIL
	Others (Please Specify) 其他 (請列明) Shuttle Bus Parking Spaces		6
	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		NIL
	Coach Spaces 旅遊巴車位		NIL
	Light Goods Vehicle Spaces 輕型貨車車位		NIL
	Medium Goods Vehicle Spaces 中型貨車位		NIL
	Heavy Goods Vehicle Spaces 重型貨車車位		NIL
	Others (Please Specify) 其他 (請列明)		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) and Extract of Draft San Tin Technopole		
OZP		
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。

Our Ref.: YL/TPN/767K/L02

26 March 2024

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 Car 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 Three Years
Lot 372sDRP (Part) in DD 99 and Adjoining Government Land,
San Tin, Yuen Long, New Territories
(Planning Application No. A/STT/1)**

We refer to the captioned planning application.

We submit herewith revised page 3 and page 10 of the application form, and Planning Department's letter dated 16 February 2022 for replacing Planning Department's letter dated 12 October 2021 at Appendix 6 of the Planning Statement.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869.
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
Encl.
RK/AL

c.c.
DPO / FSS & YLE (Attn.: Mr. Ryan Chan Email)

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 372sDRP (PART) IN D.D. 99 AND ADJOINING GOVERNMENT LAND IN SAN TIN, YUEN LONG, NEW TERRITORIES.
Site area 地盤面積	16,442 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 8,708 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1
Zoning 地帶	"OTHER SPECIFIED USES ("INNOVATION AND TECHNOLOGY")", "GOVERNMENT, INSTITUTION OR COMMUNITY", 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 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
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(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN (OZP) NO. S/STT/1
(e) Land use zone(s) involved 涉及的土地用途地帶	"OTHER SPECIFIED USES ("INNOVATION AND TECHNOLOGY")", "GOVERNMENT, INSTITUTION OR COMMUNITY", AND "ROAD"
(f) Current use(s) 現時用途	TEMPORARY PUBLIC VEHICLE PARK (FOR PRIVATE CARS AND LOK MA CHAU - HUANGGANG CROSS BOUNDARY SHUTTLE BUSES ONLY) WITH ANCILLARY FACILITIES (INCLUDING A REFRESHMENT KIOSK) (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)

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 (2739 1913) 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/767J/L11
本署檔號 Our Reference () in TPB/A/YL-ST/588
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

16 February 2022

Lanbase Surveyors Ltd.

(Attn: Rock K. M. TSANG)

Dear Sir/Madam,

Compliance with Approval Condition (k)
Submission of Photographic Records of the Existing Drainage Facilities

Renewal of Planning Application 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
in "Undetermined" Zone, Lot 372 S.D RP (Part) In D.D. 99 and
Adjoining Government Land in San Tin, Yuen Long
(Planning Application No. A/YL-ST/588)

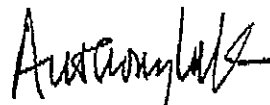
I refer to your letter dated 17.1.2022 regarding the submission of the revised as-built drainage plan for compliance with approval condition (k) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

- 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)

(Attn: Mr. Stephanie FENG)

AL/CC/AC/BT

- 3 -

Detail comments of CE/MN, DSD:

Appendix

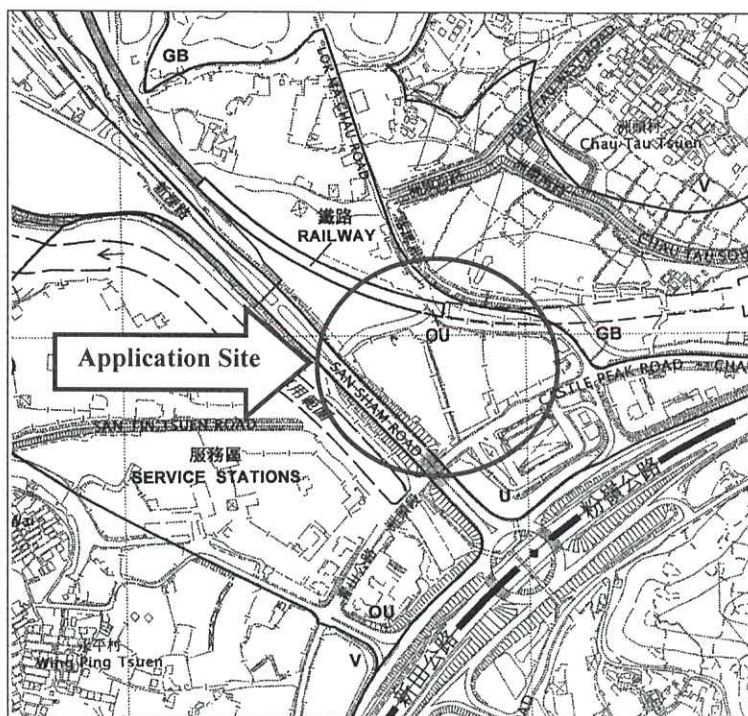
Please maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. You are required to rectify the drainage system at your own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation.

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."



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

**Planning Application for
A Temporary Public Car 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 Three Years
Lot 372sDRP (Part) in DD 99 and Adjoining Government Land,
San Tin, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

March 2024

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lot No. 372sDRP(Part) in DD99 and adjoining Government Land, San Tin, Yuen Long, New Territories. The Site is located adjacent to the junction of San Sham Road and Castle Peak Road - San Tin section and about 40m away from north of the San Tin Interchange. The Site is applied for the use of "Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)". The Site occupies a site area of about 16,442m² including Government Land of about 8,708m². In accordance with the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/SST/1 dated 8.3.2024, the Site falls within an area zoned "Other Specified Uses (For "Innovation and Technology" Only)" ("OU ("Innovation and Technology" Only)"), "Government, Institution or Community" ("G/IC"), 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 1 area.

A planning permission is sought for using the Site as "Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)", which is same or similar to the approved use of temporary car park under previous planning applications No. A/YL-ST/131, A/YL-ST/204, A/YL-ST/229, A/YL-ST/308, A/YL-ST/357, A/YL-ST/409, A/YL-ST/435, A/YL-ST/463, A/YL-ST/523 and A/YL-ST/588, which were respectively approved on 16.6.2000, 9.8.2002, 7.3.2003, 7.4.2006, 13.2.2009, 20.1.2012, 16.8.2013, 22.5.2015, 18.5.2018 and 14.5.2021.

Since the car park 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. In addition, proper fire precaution measures will also be adopted.

The subject application is justified on the following grounds: 1) Previous Planning Permission for Same or Similar Uses; 2) Meeting the Government's Requirements; 3) Meeting the Parking Demand of Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses; 4) Maintenance of Existing Facilities on Site; 5) Compliance with Approval Conditions; 6) Recent Permissions for Similar Uses Near the Site; 7) High Demand for Public Vehicle Park in Lok Ma Chau; 8) Compatible with Surrounding Land Uses; and 9) 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99約地段第372D餘段(部份)及毗鄰政府土地。申請場地鄰近新深路及青山公路新田段交界，距離新田交匯處北面約40米。現作三年臨時許可申請作「公眾停車場(只供私家車及落馬洲-皇崗穿梭巴士停泊)及附屬設施(包括小食亭)」用途。申請地段佔地共16,442平方米，包括8,708平方米的政府土地。是項申請地段位於新田科技城計劃大綱草圖編號S/STT/1(發表於2024年3月8日)內之「其他指定用途(只適用於「創新及科技」)」、「政府、機構或社區」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1類別。

是項臨時許可申請把場地申請用作「公眾停車場(只供私家車及落馬洲-皇崗穿梭巴士停泊)及附屬設施(包括小食亭)」，與分別於2000年6月16日、2002年8月9日、2003年3月7日、2006年4月7日、2009年2月13日、2012年1月20日、2013年8月16日、2015年5月22日及2018年5月18日獲城規會批准的申請編號A/YL-ST/131、A/YL-ST/204、A/YL-ST/229、A/YL-ST/308、A/YL-ST/357、A/YL-ST/409、A/YL-ST/435、A/YL-ST/463、A/YL-ST/523及A/YL-ST/588之臨時公眾停車場用途相同或相類似。

基於是項申請地段已營運數年，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。再者，是項規劃也會採取一些防火措施。

是項申請的理由如下：1)跟以前獲批准的方案相同或相類似； 2)迎合政府要求；3)迎合落馬洲-皇崗過境接駁巴士之泊位需求； 4)維持場內現有設施；5)履行規劃條款； 6)近期在附近的類似用途申請已獲批准； 7)落馬洲對公眾停車場是有高需求的； 8)符合附近的土地用途； 及9)沒有新增的交通、渠務及環境影響。

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1. INTRODUCTION

- 1.1 The Application Site (the ‘Site’) is located adjacent to the junction of San Sham Road and Castle Peak Road - San Tin section and about 40m away from north of the San Tin Interchange. According to the Draft San Tin Technopole Outline Zoning Plan No. S/STT/1 dated 8.3.2024, the Site falls within an area zoned “Other Specified Uses (For “Innovation and Technology” Only)” (“OU (“Innovation and Technology” Only)”), “Government, Institution or Community” (“G/IC”), and “Road”. Please refer to an extract of the plan at **Appendix 1**.
- 1.2 Public vehicle park is always permitted under “Other Specified Uses (For “Innovation and Technology” Only)” (“OU (“Innovation and Technology” Only)”), and “Government, Institution or Community” (“G/IC”) zones. However, any temporary use or development on “Road” zone requires permission from the Town Planning Board (the ‘Board’).
- 1.3 The Site is the subject of ten previous planning applications including:
 - a) Planning Application No. A/YL-ST/131 was approved on 16.6.2000 for “Temporary Public Car Park with Ancillary Office and Canteen” for a Period of 3 Years;
 - b) Planning Application No. A/YL-ST/204 was approved on 9.8.2002 for “Temporary Public Car Park with Ancillary Office” for a Period of 3 Years;
 - c) Planning Application No. A/YL-ST/229 was approved on 7.3.2003 for “Temporary Public Car Park (for Private Car) with Ancillary Facilities (including a Refreshment Kiosk)” for a Period of 3 Years;
 - d) Planning Application No. A/YL-ST/308 was approved on 7.4.2006 for “Temporary Public Car Park (for Private Car) with Ancillary Facilities (including a Refreshment Kiosk)” for a Period of 3 Years;
 - e) Planning Application No. A/YL-ST/357 was approved on 13.2.2009 for “Temporary Public Car Park (for Private Car) with Ancillary Facilities (including a Refreshment Kiosk)” for a Period of 3 Years;
 - f) Planning Application No. A/YL-ST/409 was approved on 20.1.2012 for “Temporary Public Car Park (for Private Car) with Ancillary Facilities (including a Refreshment Kiosk)” for a Period of 3 Years;
 - g) Planning Application No. A/YL-ST/435 was approved on 16.8.2013 for “Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)”;
 - h) Planning Application No. A/YL-ST/463 was approved on 22.5.2015 for

“Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)”;

- i) Planning Application No. A/YL-ST/523 was approved on 18.5.2018 for “Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)”;
 - j) Planning Application No. A/YL-ST/588 was approved on 14.5.2021 for “Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)”. The Board’s Approval Letter dated 28.5.2021 is attached at **Appendix 2**.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “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, 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 comprises Lot 372sDRP(Part) in DD 99 and the adjoining Government Land in San Tin, Yuen Long, New Territories. The Site occupies an area of about 16,442m² including Government Land of about 8,708m². 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 (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)” under planning application No. A/YL-ST/588.

2.2 Lease Particulars

The Remaining Portion of Section D of Lot 372 in DD 99 is held under Block Government Lease which is virtually unrestricted, but subject to the standard offensive trade clause.

2.3 Surrounding Land Uses

2.3.1 The Site is located at the southeast of the Lok Ma Chau border crossing in San Tin, Yuen Long, New Territories. It is bounded by Lok Ma Chau Road and a nullah to the north, a lorry park to the east, San Sham Road to the west and Castle Peak Road - San Tin section to the south.

2.3.2 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.

2.3.3 Other uses in the vicinity include the Sheung Shui to Lok Ma Chau Spur Line and the Lok Ma Chau Public Transport Interchange further to the east and south, respectively. The transport interchange has been in operation since 1997 and provides cross-border shuttle bus (Yellow Bus) services to Huanggang, China which has been operated 24-hour a day since 27.1.2003. It is also the drop-off point for those arriving by minibus, taxi or private car and wishing to cross the Chinese border.

2.3.4 Chau Tau Village and Pun Uk Tsuen are located at approximately 300m and 400m away from the Site respectively.

2.4 Accessibility

- 2.4.1 The Site is located adjacent to the junction of San Sham Road and Castle Peak Road - San Tin section and about 40m away from north of the San Tin Interchange. It is conveniently linked to other parts of the Territory and the Chinese border via Castle Peak Road, New Territories Circular Road (NTCR), San Tin Interchange and San Sham Road.
- 2.4.2 Vehicular access to the Site is via Castle Peak Road.
- 2.4.3 The subject area is served by various modes of public transport, including franchised buses, minibuses and taxis along the Castle Peak Road. The adjacent public transport interchange also provides Huanggang Cross Boundary Shuttle Buses services.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Other Specified Uses (For “Innovation and Technology” Only)” (“OU (“Innovation and Technology” Only)”), “Government, Institution or Community” (“G/IC”), and “Road” on the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/SST/1 dated 8.3.2024. Extract of the OZP are attached at **Appendix 1**.
- 3.2 Public vehicle park is always permitted under “Other Specified Uses (For “Innovation and Technology” Only)” (“OU (“Innovation and Technology” Only)”) and “Government, Institution or Community” (“G/IC”) zones. However, any temporary use or development on “Road” zone requires permission from the Town Planning Board (the ‘Board’).
- 3.3 The Site is the subject of ten previous planning applications including:
- a) Planning Application No. A/YL-ST/131 was approved on 16.6.2000 for “Temporary Public Car Park with Ancillary Office and Canteen” for a Period of 3 Years;
 - b) Planning Application No. A/YL-ST/204 was approved on 9.8.2002 for “Temporary Public Car Park with Ancillary Office” for a Period of 3 Years;
 - c) Planning Application No. A/YL-ST/229 was approved on 7.3.2003 for “Temporary Public Car Park (for Private Car) with Ancillary Facilities (including a Refreshment Kiosk)” for a Period of 3 Years;
 - d) Planning Application No. A/YL-ST/308 was approved on 7.4.2006 for “Temporary Public Car Park (for Private Car) with Ancillary Facilities (including a Refreshment Kiosk)” for a Period of 3 Years;
 - e) Planning Application No. A/YL-ST/357 was approved on 13.2.2009 for “Temporary Public Car Park (for Private Car) with Ancillary Facilities (including a Refreshment Kiosk)” for a Period of 3 Years; and
 - f) Planning Application No. A/YL-ST/409 was approved on 20.1.2012 for “Temporary Public Car Park (for Private Car) with Ancillary Facilities (including a Refreshment Kiosk)” for a Period of 3 Years;
 - g) Planning Application No. A/YL-ST/435 was approved on 16.8.2013 for “Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)”;
 - h) Planning Application No. A/YL-ST/463 was approved on 22.5.2015 for “Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a

Refreshment Kiosk)”; and

- i) Planning Application No. A/YL-ST/523 was approved on 18.5.2018 for “Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)”; and
 - j) Planning Application No. A/YL-ST/588 was approved on 14.5.2021 for “Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)”. The Board’s Approval Letter dated 28.5.2021 is attached at **Appendix 2**.
- 3.4 In accordance with the Town Planning Board Guidelines No. 12C (**TPB PG-NO. 12C**) for Application for Developments within Deep Bay Area, 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. 13F (**TPB PG-NO. 13G**) for Application for Open Storage and Port Back-up Uses, the Site is classified as ‘Category 1’ area, which are considered suitable for open storage and port back-up uses.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is applied for the use of “Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)”, which is same to the existing use approved under Planning Applications No. A/YL-ST/435, No. A/YL-ST/463, No. A/YL-ST/523 and No. A/YL-ST/588, and similar to the use of “Temporary Public Car Park (for Private Car Only) with Ancillary Facilities (including a Refreshment Kiosk)” approved under the Planning Applications No. A/YL-ST/229, No. A/YL-ST/308, No. A/YL-ST/357 and No. A/YL-ST/409.

4.2 Site Area

The site boundary and site area are identical to Planning Application No. A/YL-ST/588. The Site would occupy an area of about 16,442m² including Government Land of about 8,708m².

4.3 Proposed Use and Site Layout

4.3.1 It is proposed to provide “Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)” but excluding container vehicle and open storage at the site.

4.3.2 The proposed number of vehicle parking spaces is identical to Planning Application No. A/YL-ST/588. About 545 number of private car parking spaces are provided on the site to serving cross-border travelers between Hong Kong and the Shenzhen Special Economic Zone (SSEZ), especially to cope with the car parking demand after the round-the-clock boundary crossings at Lok Ma Chau - Huanggang checkpoint that has been operated since 27.1.2003. About 6 number of shuttle bus parking spaces are provided to support the Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses service in San Tin Interchange.

4.4 Ancillary Facilities

Shroff, site offices and refreshment kiosk are provided at the site. The refreshment kiosk would mainly provide light refreshments, snacks and soft drinks to the drivers. In addition, lighting facilities are provided at appropriate locations on the Site for safety concerns.

4.5 Operation Hours

The proposed “Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)” 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 Traffic

4.6.1 The Site was permitted for same and similar uses of public vehicle park under planning applications No. A/YL-ST/131, A/YL-ST/204, A/YL-ST/229, A/YL-ST/308, A/YL-ST/357, A/YL-ST/409, A/YL-ST/435, A/YL-ST/463, A/YL-ST/523 and A/YL-ST/588. Therefore, the Site has come into existence for more than 10 years. Furthermore, parking of container vehicles will not be included in this application and the provision of the vehicular access would be maintained at the same location on the southern site boundary abutting Castle Peak Road – San Tin as shown on the proposed Layout Plan at **Appendix 5**. In addition, a buffer area approved under Planning Application No. A/YL-ST/409 would be properly maintained. The Site, therefore, will not generate additional number of vehicles under the current application.

4.6.2 The buffer area fronting Castle Peak Road – San Tin would be maintained such that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

4.7 Drainage

The existing drainage facilities are properly maintained at Site. Please see the approved drainage proposal and the relevant compliance letters under Planning Application No. A/YL-ST/588 at **Appendix 6**. The Applicant will continue to provide proper maintenance on the drainage facilities, including the existing drainage facilities along western boundary.

4.8 Fire Precaution Measures

Some fire precaution measures have been adopted on the existing site. Approval conditions for submission and implementation of fire service installations proposal under planning application No. A/YL-ST/588 were complied with. Please see the approved fire service installations proposal and the relevant compliance letters at **Appendix 7**. The fire precaution measures will be continuously provided on the site.

4.9 Landscape

The existing landscape and tree plantings are properly maintained. Approval conditions for submission and implementation of tree preservation proposal under

planning application No. A/YL-ST/523 were complied with. Please see the approved tree preservation proposal and the relevant compliance letters at **Appendix 8**.

4.10 Fencing

The Applicant has provided fencing facilities along most of the boundaries on site under previous planning applications. In order to fence off the site, the Applicant would continue maintaining the existing fencing facilities. However, as it is necessary to reserve spacing for government's maintenance works on the water mains and road signage, emergency exit and villagers walking access, it is unable to provide fencing along the western boundary of the site and some parts of the site boundary respectively. As same as previous planning applications No. A/YL-ST/463, No. A/YL-ST/523 and No. A/YL-ST/588, the Applicant would like to seek exemption from providing fencing along those parts of the site boundary, as shown in the Proposed Layout Plan at **Appendix 5**. Approval condition for provision of boundary fencing under planning application No. A/YL-ST/463 were complied with. Please see the relevant compliance letter at **Appendix 9**.

4.11 Buffer Area and Vehicular Access

A buffer area for traffic circulation approved under Planning Application No. A/YL-ST/409 would be properly maintained. Adequate buffer area and vehicular access would be provided on Site in order to provide access for maintenance works within the site boundary.

5. JUSTIFICATIONS

5.1 Previous Planning Permissions for Same or Similar Uses

The Site was granted planning permissions for the same or similar uses of temporary public vehicle park under previous planning applications No. A/YL-ST/131, A/YL-ST/204, A/YL-ST/229, A/YL-ST/308, A/YL-ST/357, A/YL-ST/409, A/YL-ST/435, A/YL-ST/463, A/YL-ST/523 and A/YL-ST/588, which were approved on 16.6.2000, 9.8.2002, 7.3.2003, 7.4.2006, 13.2.2009, 20.1.2012, 16.8.2013, 22.5.2015, 18.5.2018 and 14.5.2021 respectively. The proposed site condition would be similar to the existing condition approved under previous planning applications. Without major change of planning circumstances, it is considered that the applied use of “Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)” should be allowed on Site.

5.2 Meeting the Government’s Requirements

The Site is currently operated as “Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)” under planning application No. A/YL-ST/588. In order to meet the government’s requirements under approval conditions (a), (j) and (k) with regard to providing setback of the western boundary of the Site from the centerline of the existing 150mm diameter water mains and buffer area fronting Castle Peak Area under planning application No. A/YL-ST/409, the Applicant had revised the layout plan for providing more buffer area on Site under previous planning application No. A/YL-ST/463.

5.3 Meeting the Parking Demand of Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses

Lok Ma Chau – Huanggang Cross Boundary Shuttle Bus is one of the main public transportations in the cross-boundary area. However, there is a lack of parking spaces in San Tin Interchange to support the service. In order to provide support to the service, a planning permission is hereby sought to include 6 number of Lok Ma Chau – Huanggang Cross Boundary Shuttle Bus parking spaces for meeting its parking needs in San Tin area.

5.4 Maintenance of Existing Facilities on Site

All of the existing facilities including fencing, paving, landscape planting and the drainage facilities would remain unchanged and would be well maintained on Site, except exemption of fencing facilities some parts of the site boundary for government’s maintenance works and walking access. The Applicant is willing to improve the condition upon the Government’s requirements. The proposed site condition would be most similar to the existing condition approved under previous planning applications. Therefore, the applied use of “Temporary Public Vehicle

Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)” should be allowed on Site.

5.5 Compliance with Planning Conditions

All the approval conditions imposed on the Site under Planning Application No. A/YL-ST/588 have been satisfactorily complied with. Please refer to the compliance letters of approval conditions of planning application No. A/YL-ST/588 for submission of photographic records of the existing drainage facilities at **Appendix 6**, and submission and implementation of fire service installations proposal at **Appendix 7**. It was demonstrated that genuine efforts were provided to comply with the approval conditions in the previous planning applications, favourable consideration should be given to the application.

5.6 Recent Permissions for Similar Use Near the Site

5.6.1 There were three planning applications for similar temporary vehicle parks approved in the surrounding in the past two years. These include Applications No. A/YL-ST/619 approved on 24.6.2022 for “Temporary Public Vehicle Park (excluding Container Vehicle)”, No. A/YL-ST/635 approved on 13.1.2023 for “Temporary Container Vehicle Park, Open Storage of Containers and Public Car Park”, and No. A/YL-ST/644 approved on 19.5.2023 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”.

5.6.2 Given that they are located in the close vicinity of the Site, the permissions granted by the Board for the similar uses revealed that the public car park should be suitable on the Site.

5.7 High Demand for Public Vehicle Park in Lok Ma Chau

A high demand for car parking spaces has continually escalated since the 24-hour boundary crossing of Lok Ma Chau-Huanggang Control Point in 2003. Although the parking demand is temporarily slow down due to the COVID-19, about 545 number of private car parking spaces provided at the Site are important to the supply of car parking spaces to meet the high demand for public vehicle park in Lok Ma Chau for the cross-border activities under the normal situation. As the Site has been providing few hundred private car parking spaces, the car parking spaces would become under-supply in the locality if the subject application were rejected for its continuous operation as a public car park. In addition, there is lack of for Private Car and Lok Ma Chau – Huanggang Cross Boundary Shuttle Bus parking spaces provided near San Tin Interchange. The Site would provide 6 number of Lok Ma Chau – Huanggang Cross Boundary Shuttle Bus parking spaces to support the shuttle bus service at the San Tin Interchange.

5.8 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. In addition, the Site is situated at a prime location in the cross-border area, which is able to help catering for the increasing demand of public vehicle park. In fact, the locality of the Site has been generally occupied by public vehicle parks, open storages and other port back-up uses. The applied use of “Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)” is therefore compatible with the surrounding uses in the area.

5.9 No Additional Traffic, Drainage and Environmental Impacts

The Site has been operated as temporary public car park under previous planning applications for many years. Since most of the approval conditions imposed on the Site under previous planning applications had been fully complied with, it is considered that the proposed “Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)” generally reflects the existing site condition for providing private car parking spaces and provide a minimal support to the for Private Car and Lok Ma Chau – Huanggang Cross Boundary Shuttle Bus service in vicinity. In this respect, no additional traffic, drainage and environmental impacts are anticipated.

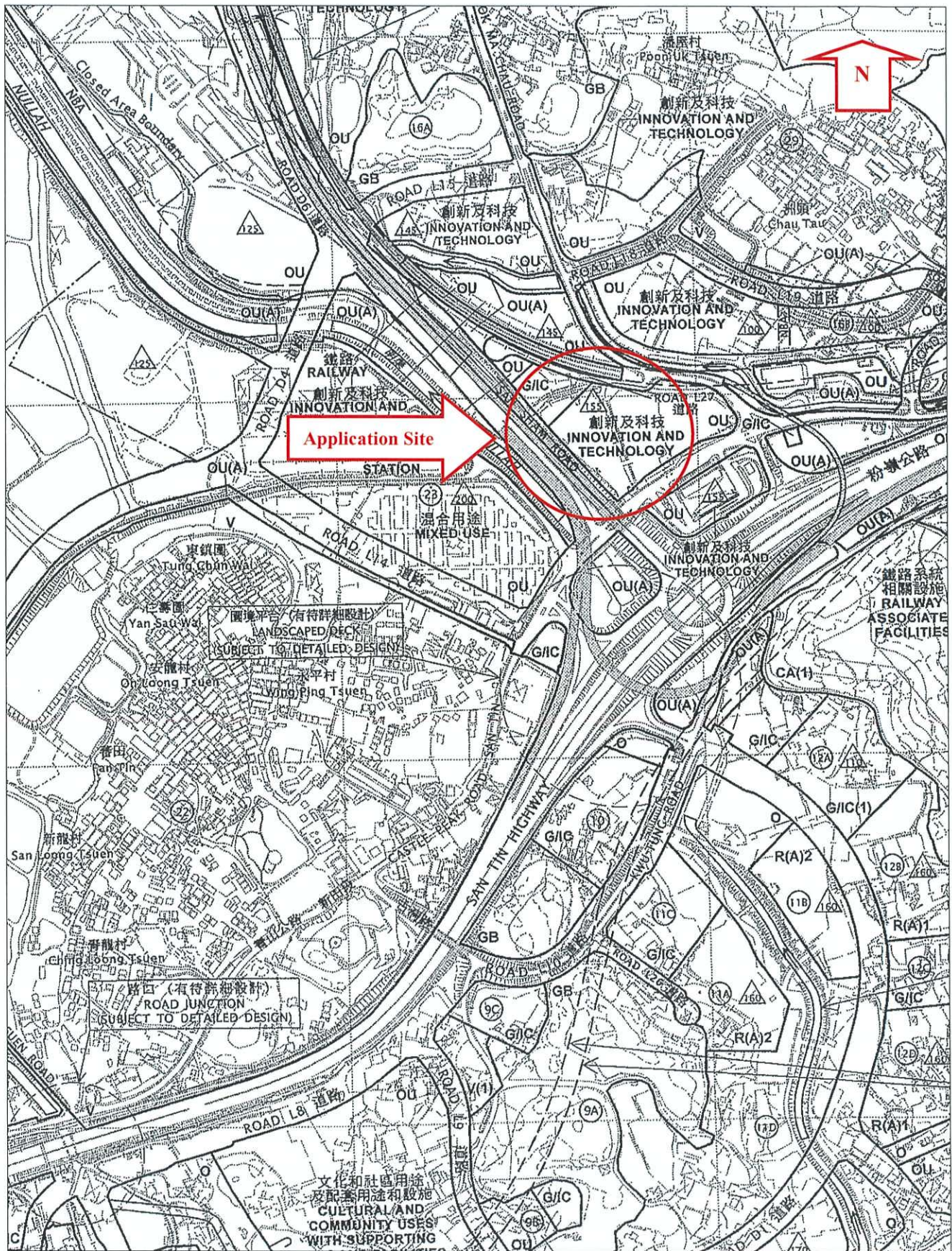
6. CONCLUSION

- 6.1 The Site has been used as a public car park for many years to cater for cross-border travelers. The Applicant seeks the Board's permission to provide the use of "Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)" on the Site for 3 years or a period considered appropriate under S.16 of the Town Planning Ordinance.
- 6.2 With regard to the followings:
- previous planning permissions for same or similar uses;
 - meeting the government's requirements;
 - meeting the parking demand of for Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses;
 - maintenance of existing facilities on Site;
 - compliance with approval conditions;
 - recent planning permissions for similar uses near the Site;
 - high demand for public vehicle park in Lok Ma Chau;
 - compatible with surrounding land uses; and
 - no additional traffic, drainage and environmental impacts.

the Board is requested to approve the planning application for the use of "Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)" on the Site for 3 years or a period considered appropriate.

APPENDIX 1

**Extract of Draft San Tin Technopole Outline Zoning Plan
No. S/STT/1 dated 8.3.2024 and its Relevant Notes**



For Identification Only

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
<u>For "Innovation and Technology" Only</u>	
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facilities Creative Industries Eating Place 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	Animal Quarantine Centre (not elsewhere specified) Dangerous Goods Godown Flat (not elsewhere specified) Gas Works Helicopter Landing Pad Sewage Treatment/Screening Plant

(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
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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)

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Flat (Government Staff Quarters only)	Firing Range
Government Refuse Collection Point	Flat (not elsewhere specified)
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Helicopter Landing Pad
Institutional Use (not elsewhere specified)	Helicopter Fuelling Station
Library	Holiday Camp
Market	Hotel
Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Place of Recreation, Sports or Culture	Off-course Betting Centre
Public Clinic	Office
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station	Place of Entertainment
Public Utility Installation	Private Club
Public Vehicle Park (excluding container vehicle)	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Religious Institution	Residential Institution
Research, Design and Development Centre	Sewage Treatment/Screening Plant
Rural Committee/Village Office	Shop and Services (not elsewhere specified)
School	Utility Installation for Private Project
Service Reservoir	Zoo
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (a) On land designated "Government, Institution or Community (1)", 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 number of storey(s) or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) 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.

- (8) In areas zoned “Conservation Area” or “Conservation Area (1)”,
- (a) the following uses or developments are always permitted:
- (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.

APPENDIX 2

**Copy of Town Planning Board's Approval Letter for
Previous Planning Permission
No. A/YL-ST/588 dated 28.5.2021**

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

RECEIVED 31 MAY 2021

TOWN PLANNING BOARD

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

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (2739 1913)

電 話 Tel: 2231 4810

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/588

28 May 2021

Lanbase Surveyors Ltd.
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui, Hong Kong
(Attn.: Rock K. M. Tsang)

Dear Sir/Madam,

**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 in "Undetermined" Zone, Lot 372 S.D RP (Part) in D.D. 99
and Adjoining Government Land in San Tin, Yuen Long**

I refer to my letter to you dated 29.3.2021.

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 23.5.2021 to 22.5.2024 and is subject to the following conditions :

- (a) the setting back of the western boundary of the site at least 1.5m from the centreline of the existing 150mm diameter water mains at any time during the planning approval period;
- (b) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period;
- (c) only private cars as defined in the Road Traffic Ordinance and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses are allowed to be parked on the site at any time during the planning approval period;
- (d) 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 and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses are allowed to be parked on the site at any time during the planning approval period;
- (e) no vehicle 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 maintenance of the paving on the site at all times during the planning approval period;
- (g) the maintenance of the boundary fencing on the site at all times during the planning approval period;
- (h) the maintenance of the buffer area within the site fronting Castle Peak Road – San Tin and no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (i) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (j) the existing landscape plantings on the site shall be maintained in good condition at all times during the planning approval period;
- (k) the submission of photographic records of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.8.2021;
- (l) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.11.2021;
- (m) in relation to (l) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.2.2022;
- (n) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g), (h), (i) or (j) 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;
- (o) if any of the above planning condition (k), (l) or (m) 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
- (p) 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, please refer to the TPB Guidelines No. 34C 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 23.5.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

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

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 14.5.2021 are 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 18.6.2021). 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. Irene Lai of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033. 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,



(Raymond KAN)
for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/YL-ST/588)

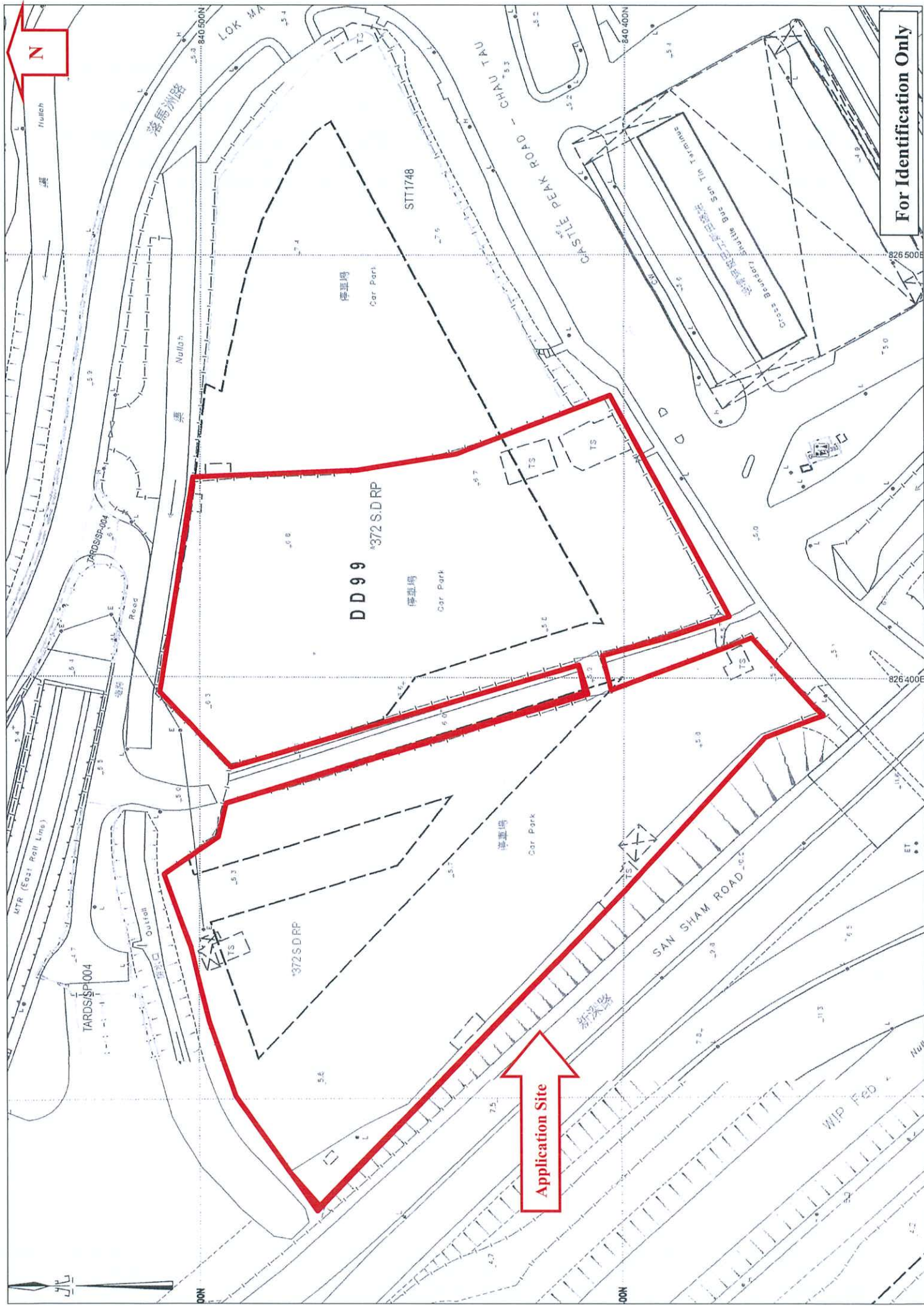
部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	馬勵勤先生 Mr. MA Lai Kun, Roderick	2300 1693	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	黃浩然先生 Mr. WONG Ho Yin	2733 7737	2739 8775

APPENDIX 3

Location Plan

APPENDIX 4

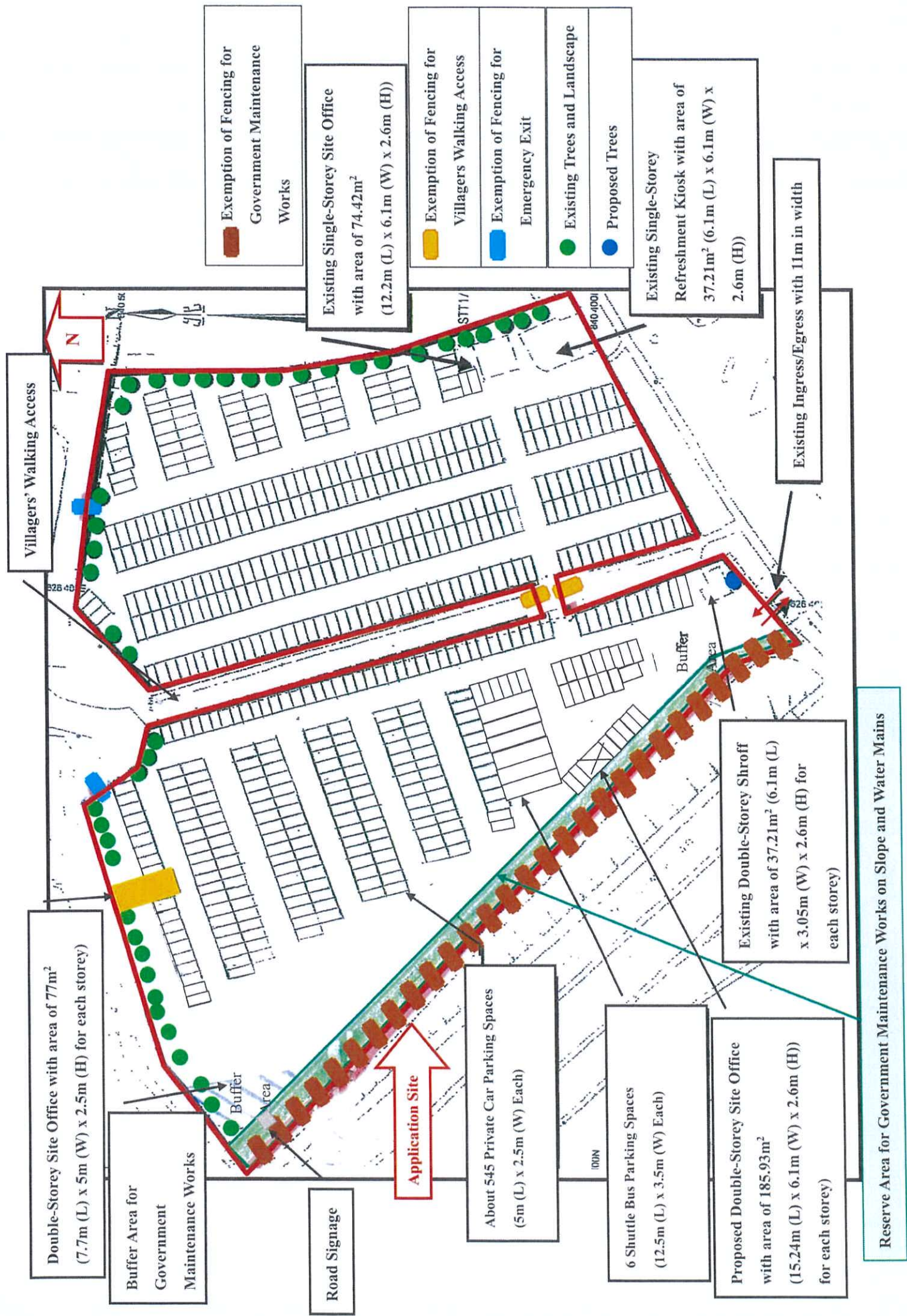
Site Plan (Lot Index Plan)



For Identification Only

APPENDIX 5

Proposed Layout Plan

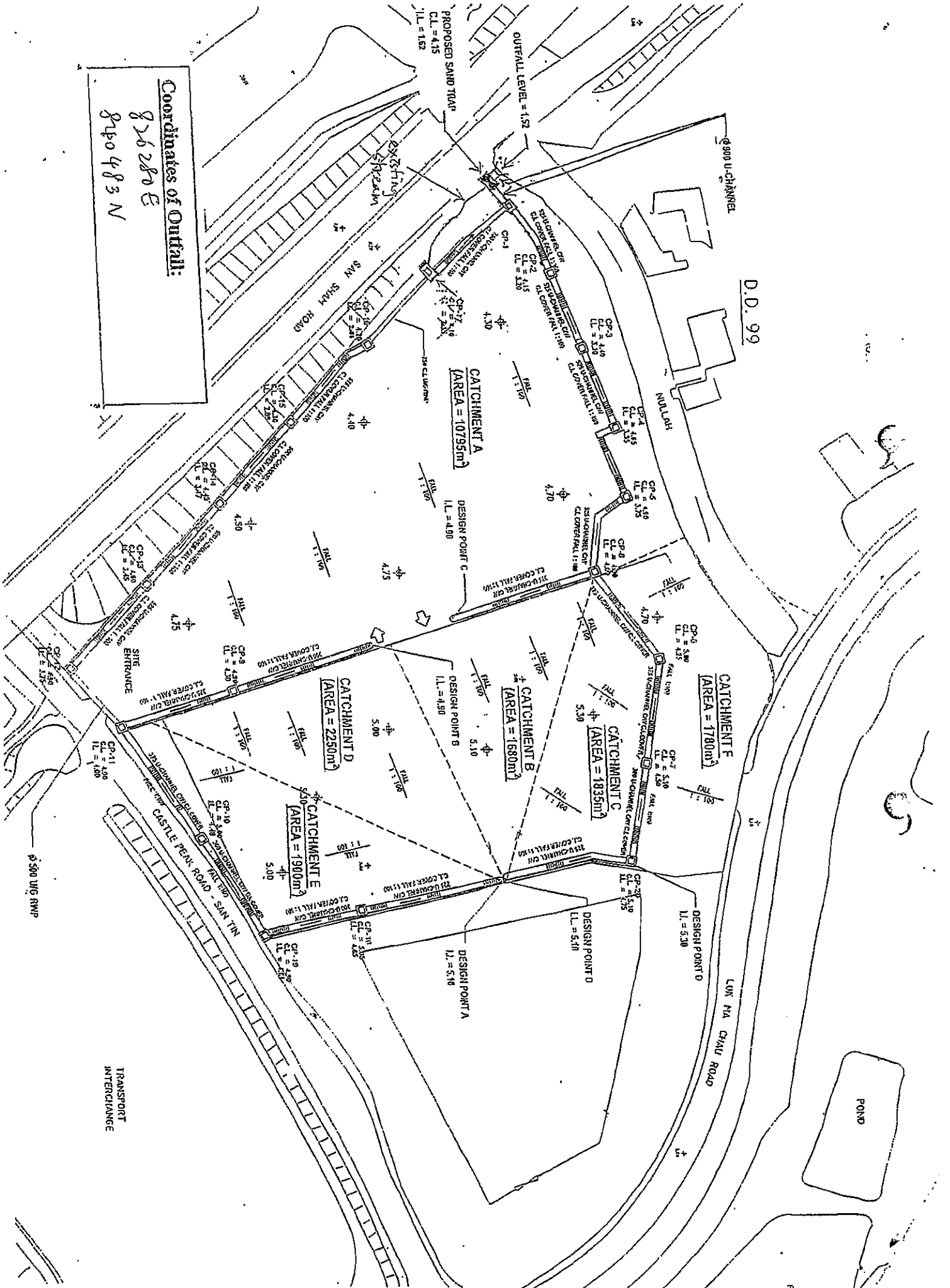


APPENDIX 6

**The Approved Drainage Proposal and the Compliance
Letter for Submission of Photographic Records of the
Existing Drainage Facilities under
Planning Application No. A/YL-ST/588**

Coordinates of Outfall:

826280 E
840483 N



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 (2739 1913) 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/767J/L05
本署檔號 Our Reference () in TPB/A/YL-ST/588
電話號碼 Tel. No.: 3168 4041
傳真機號碼 Fax No.: 3168 4074/ 3168 4075

12 October 2021

Lanbase Surveyors Ltd.
9/F, Heony Tower
9 Chatham Road South
Tsim Sha Tsui, Hong Kong
(Attn.: Rock K. M. Tsang)

Dear Mr. TSANG,

**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 in
"Undetermined" Zone, Lot 372 S.D RP (Part) in D.D. 99 and Adjoining Government Land in
San Tin, Yuen Long
(Planning Application No. A/YL-ST/588)
Compliance with Approval Condition (k)**

I refer to your submission dated 14.7.2021 regarding the submission of photographic records of the existing drainage facilities on the site and the joint site inspection held between Drainage Services Department (DSD) and the applicant on 17.8.2021. 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 of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) at Appendix.

- 2 -

Should you have any queries on the comments, please contact Mr. L. K. MA (Tel: 2300 1693) of DSD direct.

Yours sincerely,



(Alice Y. Y. CHEUNG)
for District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
CE/MN, DSD
CTP/TPB(2)

(Attn: Mr. L. K. MA)

AC/PC/pc

- 3 -

Appendix

Detailed comments of CE/MN, DSD

As revealed by the joint site inspection held with the applicant's representative on 17.8.2021, construction for the above application has not been completed to our satisfaction. During the inspection, the lot owner and the consultant have been informed of the site defects to be rectified.

APPENDIX 7

**The Approved Fire Service Installations Proposal and the
Compliance Letters for Submission and Implementation of
Fire Service Installations Proposal
under Planning Application No. A/YL-ST/588**

FIRE SERVICES CONTRACTOR:

S & L Engineering Services Ltd.
Room 302, 3/F, Block 4,
Nan Fung Ind. City,
Tin Hau Road, Tuen Mun, N.T.

TEL: 24151299 FAX: 24901699




PROJECT :

元朗新田史密約份第99約地段第372號
D分段綠段(部分)及毗連政府土地

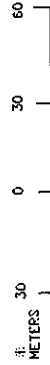
F.S. Note

- Sufficient Emergency lighting shall be provided throughout the entire buildings/structures in accordance with BS5266: Part 1 and BS EN 1838.
- Sufficient directional and Exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- Sufficient F.E. (Fire Extinguishers) should be provided and at the fire service code of pattern.
- The Power Supply (220V A.C.) of all Exit Sign & Emergency Light is supplied by others.

LEGEND

- 5 kg CO2 F.E.
- 9 L Water F.E.
-  EXIT SIGN
-  EMERGENCY LIGHTING
-  Container (Metal Ware)

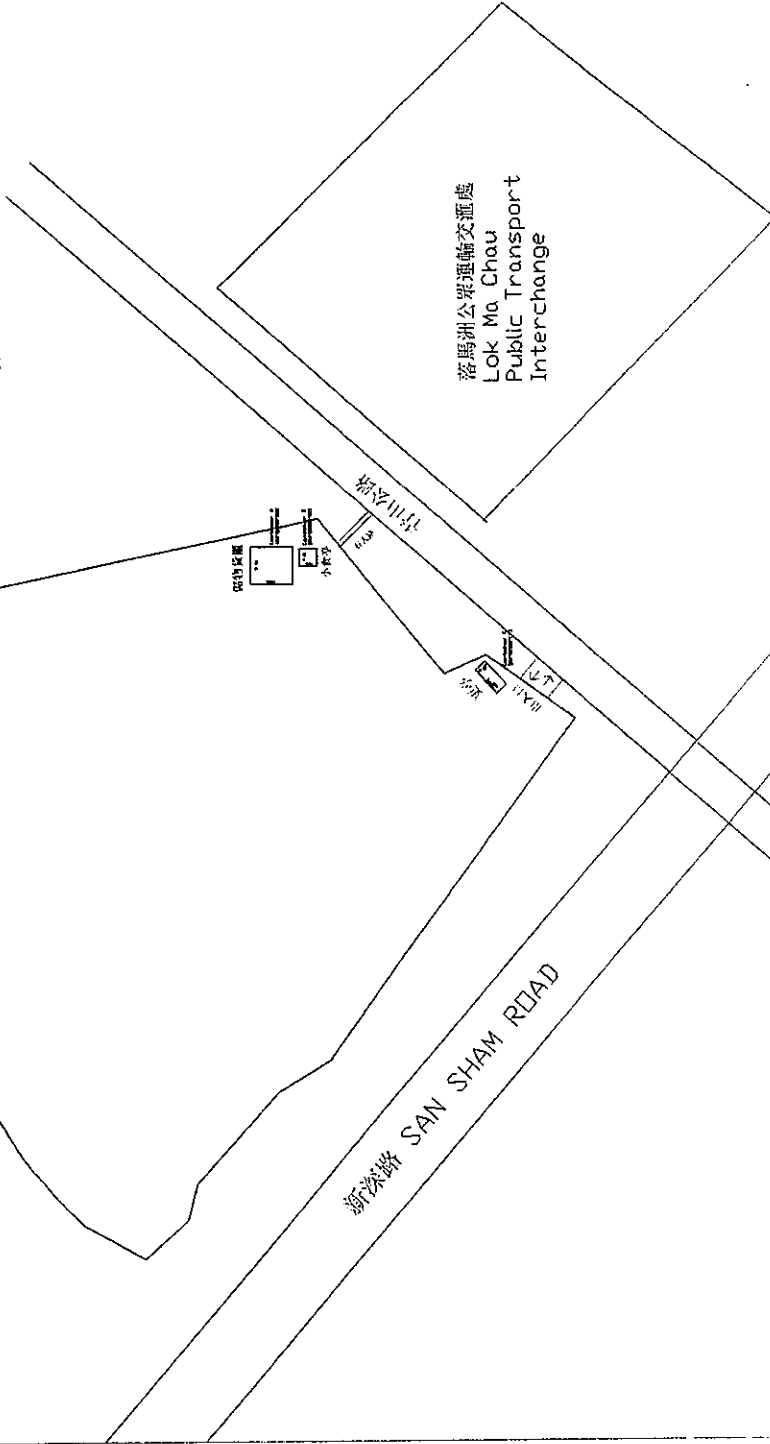
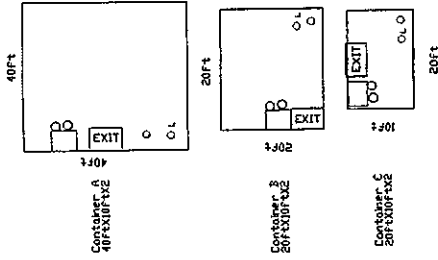
SCALE 1 : 1500



DRAWING TITLE:

FIRE EXTINGUISHER, EXIT SIGN,
EMERGENCY LIGHT LOCATION
LAYOUT PLAN

SCALE: N.T.S
DRAWN BY: TAMMY
CHECKED BY: EDDIE
DRAWING NO.: FS_001
DATE: 09/2009



規 劃 署

RECEIVED 19 NOV 2021



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

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
本署檔號 Our Reference () in TPB/A/YL-ST/588
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

By Post & Fax (2739 1913)

16 November 2021

Lanbase Surveyors Ltd.
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui, Kowloon
(Attn.: Rock K.M. Tsang)

Dear Mr. Tsang,

**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 in "Undetermined" Zone,
Lot 372 S.D RP (Part) In D.D. 99 and Adjoining Government Land in
San Tin, Yuen Long
(Planning Application No. A/YL-ST/588)
Compliance with Approval Conditions (l) and (m)**

I refer to your submissions dated 11.6.2021 and 15.10.2021 and related correspondence concerning the compliance with the captioned approval conditions regarding the submission and implementation of the fire service installations proposal. The relevant department has been consulted on your submissions. Further to our letter dated 5.11.2021, your submissions are considered:

- ☒ Acceptable. The captioned conditions have been complied with. Please be reminded that the existing FSIs implemented on the site shall be maintained in efficient working order at all times.
- ☐ 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 detailed departmental comments.

Should you have any queries, please contact Mr. WONG Ho-yin (Tel: 2733 7737) of the Fire Services Department directly.

Yours sincerely,



(Anthony LUK)

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

c.c.

D of FS

CTP/TPB(2)

(Attn: Mr. WONG Ho-yin)

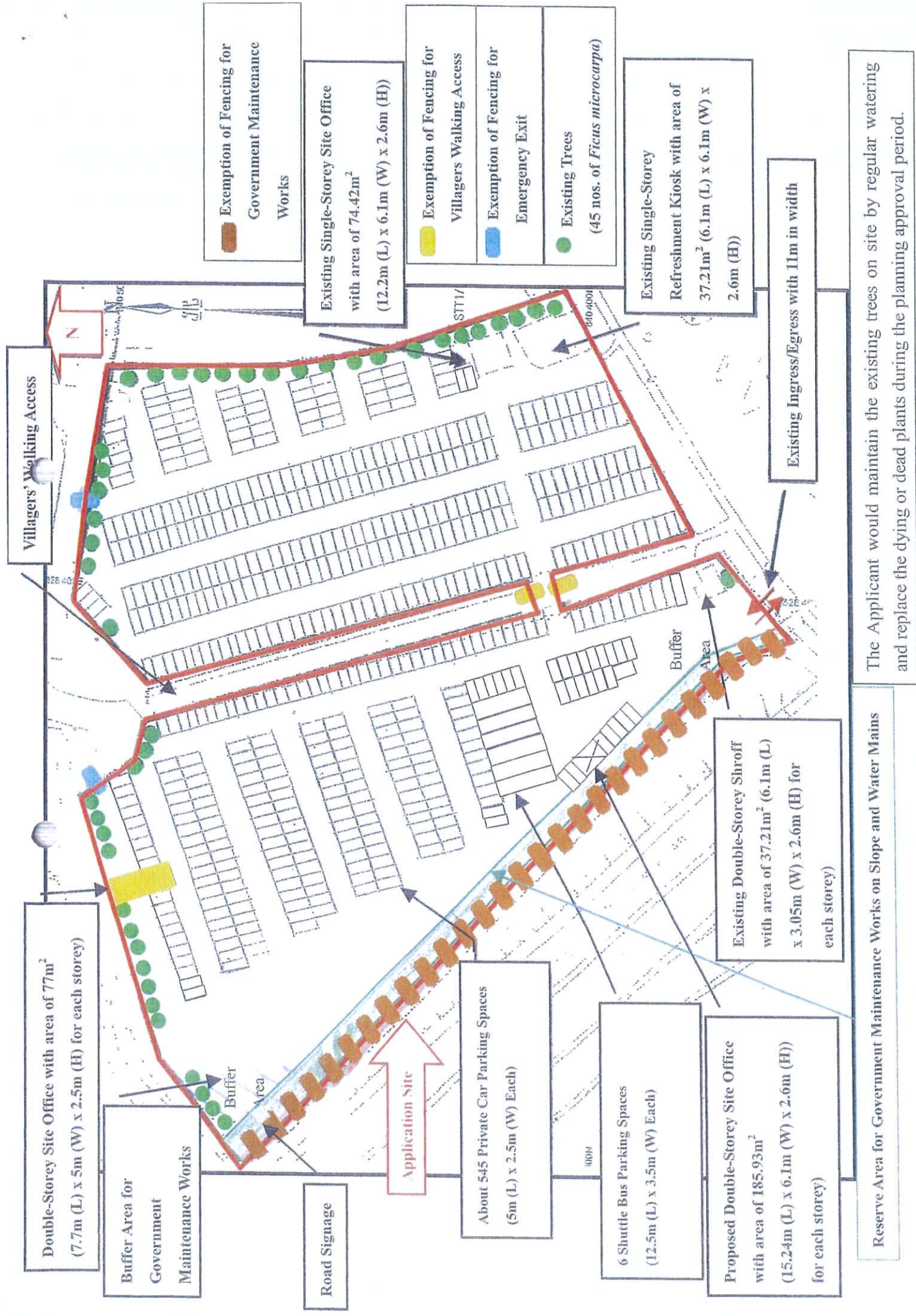
Internal

Site Record

AL/CC/AC/BT

APPENDIX 8

**The Approved Tree Preservation Proposal and the
Compliance Letters for Submission and Implementation of
Tree Preservation Proposal under
Planning Application No. A/YL-ST/523**



Reserve Area for Government Maintenance Works on Slope and Water Mains

The Applicant would maintain the existing trees on site by regular watering and replace the dying or dead plants during the planning approval period.

Tree Care Measures

The Applicant would provide a growing environment for trees by:

- allowing adequate space for future growth both above and below ground;
- regularly pruning tree crowns and remove dead / broken branch;
- monitoring the health conditions of trees within the site; and
- keeping a suitable distance between trees and the structures on site.

Tree Protection Measures

The Applicant would NOT:

- excavate near tree roots;
- step on tree roots;
- place or store heavy objects near trees (including no parking near trees);
- place liquids such as chemicals near trees;
- damage tree bark (including no graffiti or bark removal); and
- hang nor attach items on trees permanently.

Tree Maintenance Measures

The Applicant would:

- not make a flush cut;
- not make a wound dressing;
- not make a large pruning cut;
- not leave stub;
- avoid bark tearing;
- not nail items on trees;
- store materials or chemicals near trees;
- not raise or lower soil level;
- not top trees;
- not hang or attach items on trees;
- not leave stake for too long;
- not let guy wire girdle trunk; and
- not leave wrap around trunk for too long.

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



By Fax (2739 1913) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-ST/523
電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

RECEIVED 17 OCT 2018

9 October 2018

Lanbase Surveyors Limited
9/F, Hecny Tower,
9 Chatham Road South,
Tsim Sha Tsui, Kowloon,
(Attn: Rock K.M. Tsang)

Dear Sir,

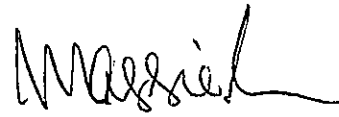
Planning Application No. A/YL-ST/523
Compliance with Approval Condition (j)

I refer to your submission dated 5.9.2018 regarding the submission of tree preservation and landscape proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.** Please find the detailed comments of Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) at **Appendix**.
- ☐ 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.**

Should you have any queries on the comments, please contact Mr. Eric WONG (Tel: 2231 4720) direct.

Yours sincerely,



(Ms. Maggie CHIU)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
CTP/UD&L
CTP/TPB(2)

(Attn: Mr. Eric WONG)

Detailed Comments of CTP/UD&L, Plan D

The applicant may proceed to implement the approved proposal for compliance with the planning condition (k).

Upon completion of the landscape implementation works, photo record showing all existing trees shall be submitted for his consideration. The photo record shall be accompanied with a key plan showing the location and view angle of photos captured.

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



By Fax (2739 1913) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-ST/523
電話號碼 Tel. No. : 2158 6271
傳真機號碼 Fax No. : 3105 0057

RECEIVED 16 APR 2019

11 April 2019

Lanbase Surveyors Limited
9/F, Hecny Tower,
9 Chatham Road South,
Tsim Sha Tsui, Kowloon,
(Attn: Rock K.M. TSANG)

Dear Sir,

Planning Application No. A/YL-ST/523
Compliance with Approval Condition (k)

I refer to your submission dated 27.2.2019 regarding the implementation of tree preservation and landscape proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find the detail comments of Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) at Appendix.
- ☐ 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.

Should you have any queries on the comments, please contact Mr. Eric WONG (Tel: 2231 4720) direct.

Yours sincerely,

C.K. YIP

(C. K. YIP)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
CTP/UD&L
CTP/TPB(2)

(Attn: Mr. Eric WONG)

Detail Comments of CTP/UD&L, PlanD:

2. Further to our comments given via my memo dated 8.1.2019, it is noted that the broken branch was removed based on the submitted photo. Please note that I consider the "*implementation of tree preservation and landscape proposal*" acceptable from the landscape planning perspective and thus, approval condition (k) has been fulfilled.

3. The applicant is reminded on the following:

(a) Routine horticultural maintenance, such as watering and weed removing etc. shall be carried out to ensure healthy plant growth.

(b) To observe and follow the guidelines promulgated by GLTM Section of DEVB for good horticultural maintenance:

- 護養樹木的簡易圖解
https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf
- 樹木修剪的錦囊(小冊子)
https://www.greening.gov.hk/filemanager/content/pdf/tree_care/factsheet_c.pdf
- 減低樹木風險的樹木護養簡易圖解
[https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_GuideForTreeMaintenanceToReduceTreeRisk\(eng\).pdf](https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_GuideForTreeMaintenanceToReduceTreeRisk(eng).pdf)

APPENDIX 9

**Compliance Letter for Provision of Boundary Fencing under
Planning Application No. A/YL-ST/463**

規 劃 署

香港北角渣華道三百三十三號
北角政府合署



By Fax (2739 1913) and Post
Planning Department

North Point Government Offices
333 Java Road, North Point,
Hong Kong

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-ST/463
電話號碼 Tel. No. : 2158 6289
傳真機號碼 Fax No. : 3105 0057

RECEIVED 9 JUL 2015

7 July 2015

Lanbase Surveyors Limited
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui
Kowloon
(Attn: Mr. Rock K.M. TSANG)

Dear Sir,

Planning Application No. A/YL-ST/463
Compliance with Approval Condition (n)

I refer to your submission dated 16.6.2015 regarding the provision of boundary fencing. Staff of this Office have conducted site inspections and 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.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Simon CHEUNG)
for District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
CTP/TPB

APPENDIX 10

Site Photo

Site Photo

Application Site



**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, 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.
- (c) Applications for new open storage or port back-up uses within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for those uses involving filling of contiguous ponds. However, open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

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
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/DPA/YL-ST/9	Container vehicle park	23.7.1993 (3 years)
2.	A/DPA/YL-ST/17	Open container vehicle park and ancillary uses (mainly tyre repairing and replacement for container vehicles)	15.10.1993 (3 years)
3.	A/YL-ST/13	Temporary container storage yard for not more than 3 years	15.11.1996
4.	A/YL-ST/14	Temporary container trailer park for not more than 3 years	15.11.1996
5.	A/YL-ST/17	Temporary container vehicle park and open storage of containers for not more than 3 years	6.12.1996 (Rejected by RNTPC) 29.8.1997 (Approved by TPB upon review)
6.	A/YL-ST/52	Temporary public car park (for private cars) for a period of 3 years	24.4.1998 (2 years)
7.	A/YL-ST/131*	Temporary public car park with ancillary office and canteen for a period of 3 years	16.6.2000 [revoked on 15.9.2001]
8.	A/YL-ST/204*	Temporary public car park with ancillary office and canteen for a period of 3 years	9.8.2002 [revoked on 9.5.2003]
9.	A/YL-ST/229	Temporary public car park (for private cars) with ancillary facilities (including a proposed refreshment kiosk) for a period of 3 years	7.3.2003
10.	A/YL-ST/308	Temporary public car park (for private cars) with ancillary facilities (including a refreshment kiosk) for a period of 3 years	7.4.2006
11.	A/YL-ST/357	Renewal of planning approval for temporary public car park (for private cars) with ancillary facilities (including a refreshment kiosk) under Application No. A/YL-ST/308 for a period of 3 years	13.2.2009
12.	A/YL-ST/409	Renewal of planning approval for temporary public car park (for private cars) with ancillary facilities (including a refreshment kiosk) under Application No. A/YL-ST/357 for a period of 3 years	20.1.2012
13.	A/YL-ST/435*	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	16.8.2013 [revoked on 16.7.2015]

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
14.	A/YL-ST/463	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	22.5.2015
15.	A/YL-ST/523	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	18.5.2018
16.	A/YL-ST/588	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	14.5.2021

* denotes permission revoked

**Similar s.16 Application within or straddling across the
“OU(I&T)” zone/ “G/IC” 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/543*	Temporary open storage of general goods and public vehicle park (private cars only) with ancillary site office for a period of 3 years	31.5.2019 [revoked on 28.2.2021]
2.	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
3.	A/YL-ST/549	Proposed temporary public vehicle park (excluding container vehicle) for a period of 3 years	5.7.2019
4.	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
5.	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
6.	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]
7.	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
8.	A/YL-ST/617	Renewal of planning approval for temporary public vehicle park (excluding container vehicle) for a period of 3 years	10.6.2022
9.	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
10.	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

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC)
11.	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

* denotes permission revoked

Rejected Application

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration	Rejection Reason(s)
1.	A/YL-ST/417	Proposed temporary public vehicle park (for private cars only) for a period of 3 years	10.5.2013 Rejected by TPB upon review	(1), (2), (3), (4), (5)

Rejection reasons

- (1) Not in line with the planning intention of the “Green Belt” (“GB”) zone. No strong planning justification for departing from the planning intention, even on a temporary basis.
- (2) Not in line with Town Planning Board Guidelines No. 10 as there were no exceptional circumstances that warrant approval of the application. The encroachment into the “GB” zone had degraded the natural landscape of the affected area.
- (3) Insufficient information to demonstrate that the proposed use would not have adverse landscape, traffic and drainage impacts on the surrounding area.
- (4) Not in line with Town Planning Board Guidelines No. 13E in that no previous planning approval had been granted for the applied use at the extended “GB” portion of the site and there were adverse comments from government departments and objections from public.
- (5) Setting an undesirable precedent for other similar applications within the “GB” zone and the cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- the application site (the Site) comprises an Old Schedule Agricultural Lot No. 372 S.D 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 and Government Land (GL);
- the GL within the Site (about 8,708m² subject to verification) is covered by a Short Term Tenancy No. 2806 for the purposes of “Temporary Public Vehicle Park (For Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (Including a Refreshment Kiosk)”;
- advisory comments as detailed in **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- as the planning application has the same development parameters, including site area, layout, and number of parking spaces as the previous planning application No. A/YL-ST/588, he has no further comment on the application from the traffic engineering point of view;
- he supports the application as a temporary public vehicle park could meet the public demand for vehicle parking spaces; and
- should the application be approved, an approval condition should be imposed to the planning approval requiring that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- the applied use involves 545 parking spaces for private cars and 6 parking spaces for shuttle buses which are considered as “heavy vehicle” under the context of the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (COP);
- noting that there is no residential use in the vicinity of the Site, DEP has no objection to the application according to the COP. In this regard, the applicant should follow the revised COP to minimise the potential environmental impacts;
- no environmental complaints relating to the Site was recorded in the past 3 years; and

- advisory comments as detailed in **Appendix V**.

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- the Site is located within areas zoned “Other Specified Uses” annotated “Innovation and Technology”, “Government, Institution or Community” and area shown as ‘Road’ on the draft San Tin Technopole Outline Zoning Plan No. S/STT/1, which are non-landscape sensitive zonings and the previous application (No. A/YL-ST/588) was approved for the same use. Further significant landscape impact arising from the proposed development is not anticipated.

5. Drainage

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

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- the drainage proposal appended in the planning statement is accepted under planning application No. A/YL-ST/588. As the development parameters and the use are the same compared with the previous application, the submission of drainage proposal is considered complied with;
- the applicant shall provide DSD for reference a set of record photographs showing with corresponding photograph locations marked clearly on the approved drainage plan after the completion of drainage works. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
- 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 as detailed in **Appendix V**.

6. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- advisory comments as detailed in **Appendix V**.

7. Other Departments

The following government departments have no objection to/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 2-1, 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 San Tin Technopole (the Technopole). The Site may be resumed by the Government and that the proposed operation 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 District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- should planning approval be given to the subject planning application, the short term tenancy (STT) holder(s) will need to apply to his office for modification of the STT conditions where appropriate and the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). 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 application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the proposed access arrangement of the Site from Castle Peak Road – San Tin should be commented and approved by the Transport Department;
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – San Tin; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Chief Engineer/Railway Development 2-1, Highways Department (CE/RD2-1, HyD) that:
- the Site is in close proximity to the Northern Link (NOL) Spur Line alignment which is under development by Mass Transit Railway Corporation Limited (MTRCL);
 - the applicant is required to consult MTRCL with respect to the design and construction of the proposed works, whether it would affect the NOL Spur Line;
 - deep foundation such as piling is not permitted at the Site unless MTRCL's agreement is sought; and
 - the Site is within or close to the existing railway protection boundary of the East Rail Line which has been fully commissioned. Please note that the operation of existing railway system is not under the jurisdiction of his office. With reference to DEVB TC(W) No. 1/2019 and/or Practice Notes for Authorized Persons, Registered

Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, MTRCL should be consulted with respect to the operation, maintenance, safety and any future works required for the existing railways;

- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant is advised to 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;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, 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 applicant is reminded that 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 CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from the Director of Environmental Protection shall be obtained; and
 - 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;
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - existing water mains in the area will be affected (**Plan A-2** of the RNTPC Paper). The cost of any necessary diversion shall be borne by the applied use/development;
 - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water mains shall be provided to the satisfaction of WSD. No structure shall be built or materials stored within the waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water mains shown on **Plan A-2**; and
 - the government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;

- (h) to note the comments of the Project Manager (West), Civil Engineering and Development Department (CEDD) that:
- the Site is located near the Development of Lok Ma Chau Loop: Main Works Package 1 – Site Formation and Infrastructure Works Project. The applicant should be aware of the proximity to this development and facilitate the coordination with the project officers regarding interface matters;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures are erected on leased land without the approval of BD (not being New Territories Exempted Houses), they are unauthorized under the BO and should not be designated for any proposed use under the application;
 - before any new building works (including offices, shops and store rooms as temporary buildings) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - for UBW erected on leased land, enforcement action may be taken by the BA 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.