

2024年10月1日
此文件只供參考，城市規劃委員會
只會在收到申請及文件後才正式確認收到

10 OCT 2024
This application is received on
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

* "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

※ Please attach documentary proof 請夾附證明文件

△ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

2402330 23/9 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 / 12
	Date Received 收到日期	10 OCT 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>)。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)

Man Kwei Nam (文桂南)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 733 S.D ss.11 S.A (Part), 733 S.D ss.11 S.B, 733 S.D ss.11 S.C, 733 S.D ss.11 S.D, 733 S.D ss.11 S.E & 733 S.D ss.11 S.F in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 830 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 20 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved San Tin Technopole Outline Zoning Plan No. S/STT/2
(e) Land use zone(s) involved 涉及的土地用途地帶	'Village Type Development' ('V')
(f) Current use(s) 現時用途	Public vehicle park (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 13.9.2024 (DD/MM/YYYY), this application involves a total of 3 "current land owner(s)"[#].
根據土地註冊處截至 13.9.2024 年 9 月 13 日的記錄，這宗申請共牽涉 3 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of 2 "current land owner(s)"[#].
已取得 2 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)
1	Lot 733 S.D ss.11 S.C in D.D.99 Lot 733 S.D ss.11 S.D in D.D.99	19/9/2024 19/9/2024
1	Lot 733 S.D ss.11 S.E in D.D.99 Lot 733 S.D ss.11 S.F in D.D.99	19/9/2024 19/9/2024

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (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 _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

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

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/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, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Temporary Public Vehicle Park for Private Car for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3
	<input type="checkbox"/> month(s) 個月	
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	810	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	20	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1	
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 20	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 20	sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1: Guard room (Not exceeding 3m, 1 storey)		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	35 spaces of 5m x 2.5m	
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)	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
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 中型貨車車位	Nil	
Heavy Goods Vehicle Spaces 重型貨車車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	

Proposed operating hours 擬議營運時間 24 hours from Mondays to Sundays including public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Tung Wing On Road connecting to Castle Peak Road - San Tin Section <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)	
	No 否	<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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input 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	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input 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 type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

Part 6 (Cont'd) 第 6 部分(續)

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。

1. The proposed development is in line with the planning intention of the 'Village Type Development' ("V") zone which is primarily for the convenience of the villagers.
2. Insufficient supply to meet exigent parking demand in Yan Shau Wai especially that the NTEHs were built without vehicular access so that the vehicles can park only along the vacant land at roadside.
3. The proposed development would be opened for private car only and only 35 parking spaces are provided.
4. Public vehicle park (excluding container trailer) is a column two use in 'V' zone.
5. The proposed development is limited in scale and would not generate impacts to the surrounding environment.
6. The proposed development is compatible with the surrounding environment.
7. Similar planning application has been approved by the Town Planning Board in the same 'Village Type Development' zone such as A/YL-ST/531.
8. Minimal traffic impact and estimated traffic generation is submitted.
9. Insignificant noise and environmental impacts.
10. The applicant has provided trees at the application site.
11. No vehicle without valid licences issued under Traffic Regulations is permitted to park at the application site.
12. Only private car will be accepted to park at the application site.
13. No workshop activity will be carried out at the application site.
14. The applicant who is one of the owners of the application site intended to sell the application site but failed to sell. As such, he solicits the planning permission of Town Planning Board to operate the public vehicle park at the application site through the current planning application.

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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Consultant

Position (if applicable)
職位（如適用）

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

23/9/2024

(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

- 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。
- 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。
- 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

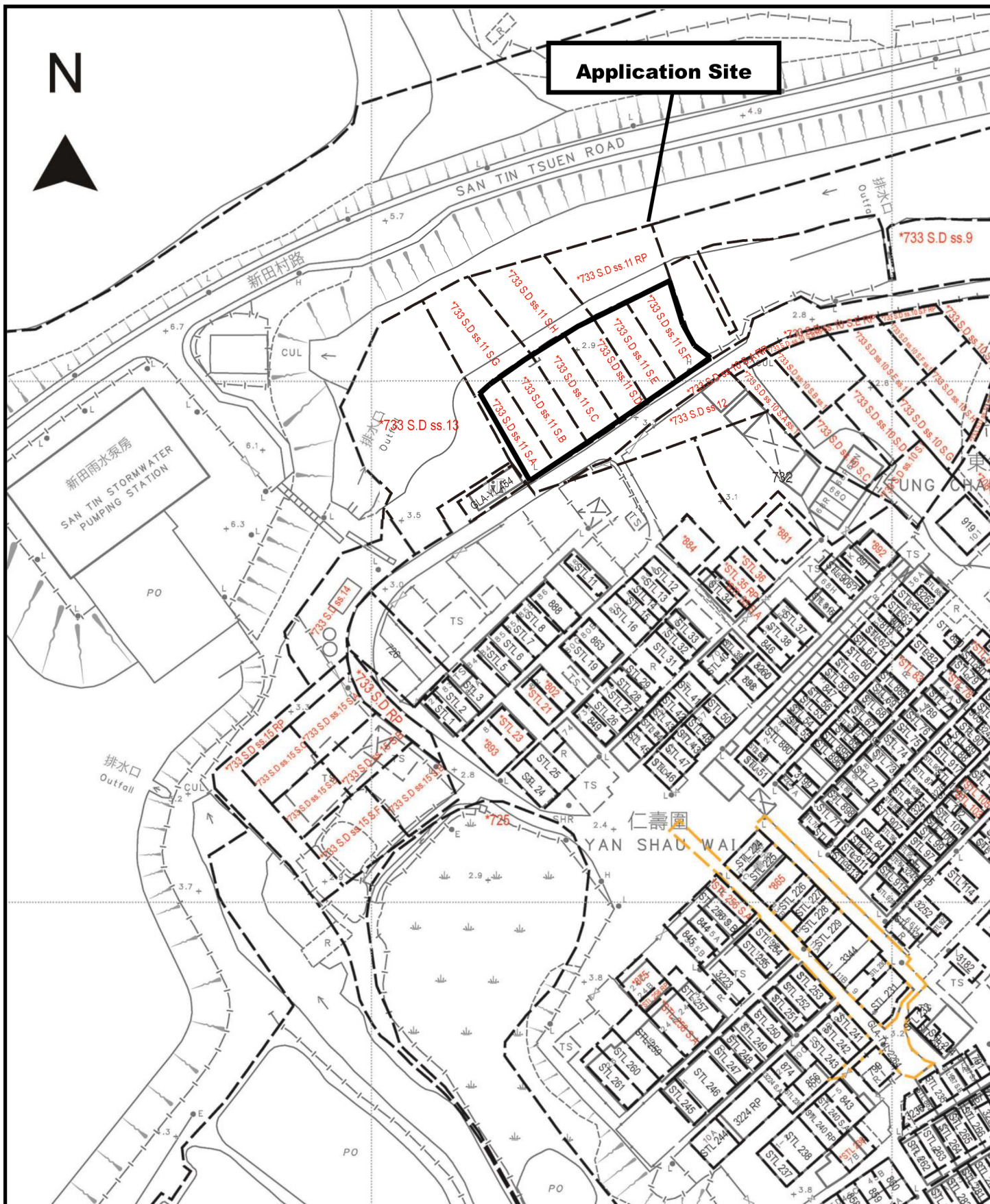
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 733 S.D ss.11 S.A (Part), 733 S.D ss.11 S.B, 733 S.D ss.11 S.C, 733 S.D ss.11 S.D, 733 S.D ss.11 S.E & 733 S.D ss.11 S.F in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.
Site area 地盤面積	830 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved San Tin Technopole Outline Zoning Plan No. S/STT/2
Zoning 地帶	'Village Type Development' ("V")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park for Private Car for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	20 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.02 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	2.41 % <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		35
	Private Car Parking Spaces 私家車車位 35 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
As-built drainage plan, site plan and location plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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"/>
Estimated traffic generation		
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。



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 733 S.D ss.11 S.A (Part), 733 S.D ss.11 S.B, 733 S.D ss.11 S.C, 733 S.D ss.11 S.D, 733 S.D ss.11 S.E & 733 S.D ss.11 S.F in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

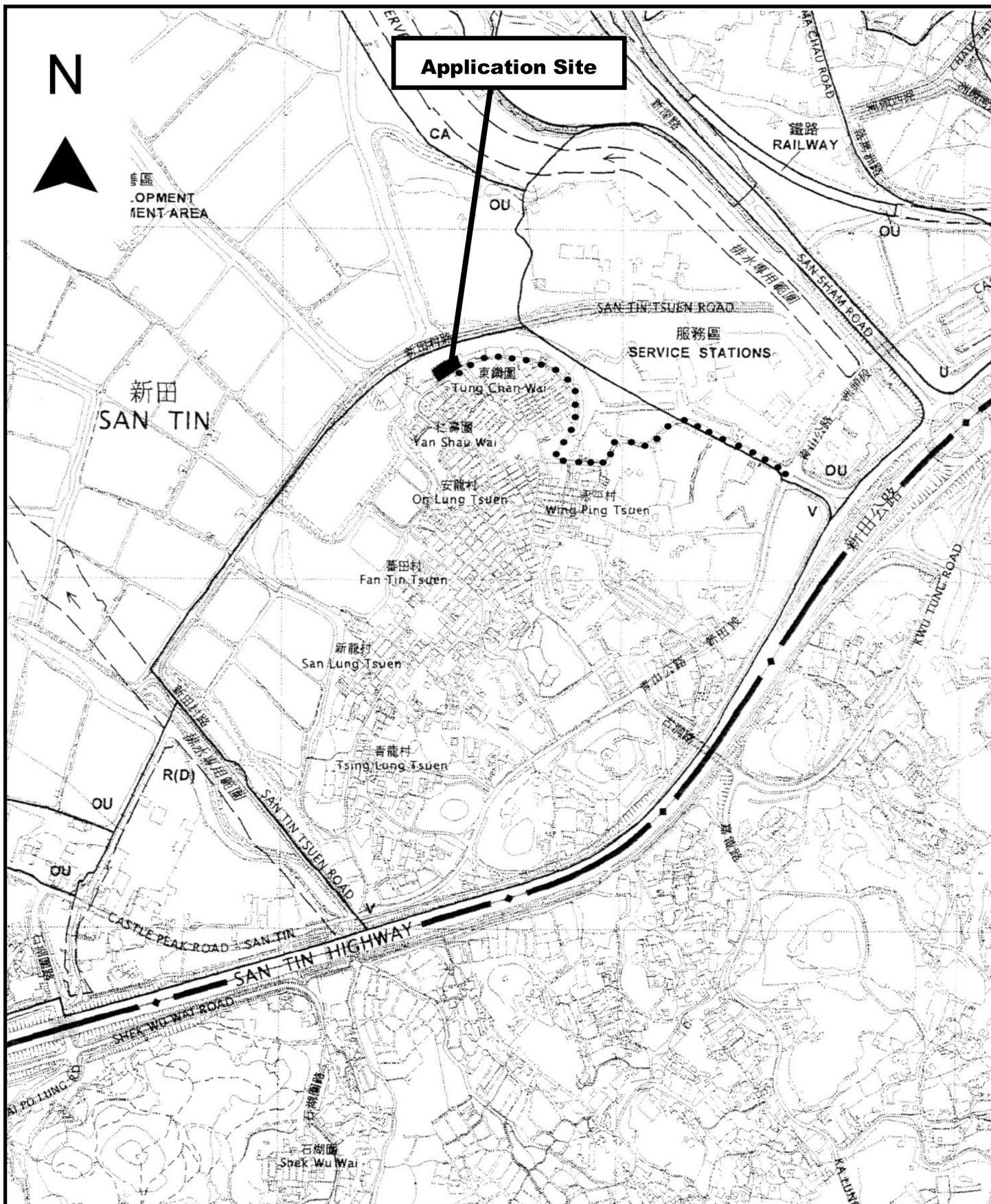
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 733 S.D ss.11 S.A (Part), 733 S.D ss.11 S.B, 733 S.D ss.11 S.C, 733 S.D ss.11 S.D, 733 S.D ss.11 S.E & 733 S.D ss.11 S.F in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

- Vehicular access leading from Tung Wing On Road connecting to Castle Peak Road – San Tin Section

Scale 比例:

1:7500



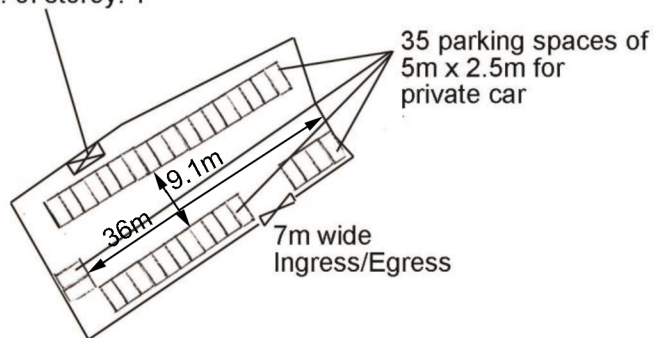
Structure 1

Guard room

GFA: Not exceeding 20m²

Height: Not exceeding 3m

No. of storey: 1



Project 項目名稱:

Proposed Temporary Public Vehicle
Park for Private Car for a Period of 3
Years at Lot 733 S.D ss.11 S.A (Part),
733 S.D ss.11 S.B, 733 S.D ss.11 S.C,
733 S.D ss.11 S.D, 733 S.D ss.11 S.E
& 733 S.D ss.11 S.F in D.D. 99, Yan
Shau Wai, San Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

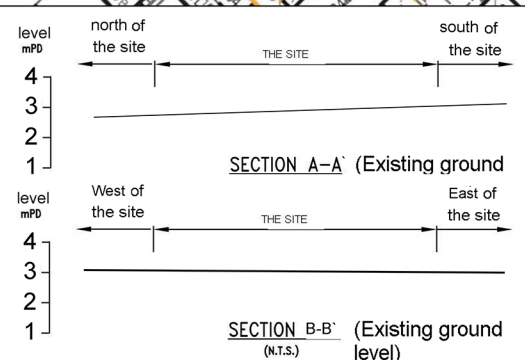
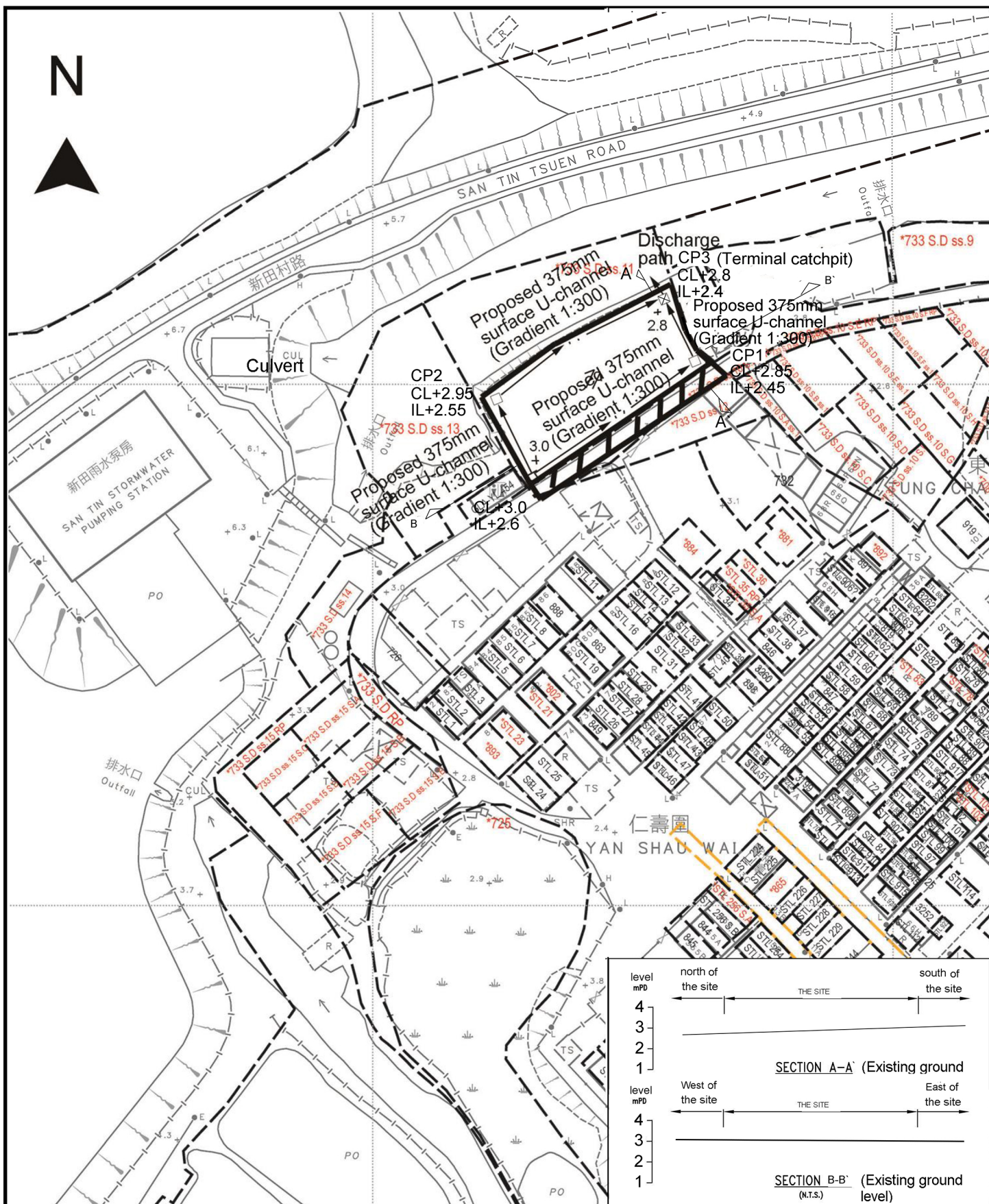
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



<p>Project 項目名稱:</p> <p>Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 733 S.D ss.11 S.A (Part), 733 S.D ss.11 S.B, 733 S.D ss.11 S.C, 733 S.D ss.11 S.D, 733 S.D ss.11 S.E & 733 S.D ss.11 S.F in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>As-built Drainage Plan</p> <p>Drawing No. 圖號:</p> <p>Figure 4</p>	<p>Remarks 備註:</p> <p>+ 3.0 Level (in mPD)</p> <p>Flow of surface runoff</p> <p>Proposed catchpit with sand trap</p> <p>Proposed catchpit</p> <p>External catchment</p> <p>Application site</p> <p>Scale 比例:</p> <p>1:500</p>
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Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years

at

Lot 733 S.D ss.11 S.A (Part), 733 S.D ss.11 S.B, 733 S.D ss.11 S.C, 733 S.D ss.11 S.D, 733 S.D ss.11 S.E & 733 S.D ss.11 S.F in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is leading from Tung Wing On Road (**Figure 2**).
- 1.2 The application site will be opened for parking of private car only. No vehicle other than private car will be allowed to enter the site. Also, vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to park at the application site.
- 1.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	1.46	1.46	12	10

Note 1: The opening hour of the proposed development is 24 hours from Mondays and Sundays including public holidays;

Note 2: The pcu of private car is assumed as 1; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.4 The applicant wishes to draw the Board's attention that the proposed carpark is intended to meet the parking demand for nearby villagers. The proposed development would not generate significant amount of traffic upon planning approval especially that the proposed development is limited in scale.

Total: 13 pages

Date: 16 October 2024

TPB Ref.: A/STT/12

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 733 S.D ss.11 S.A (Part), 733 S.D ss.11 S.B, 733 S.D ss.11 S.C, 733 S.D ss.11 S.D, 733 S.D ss.11 S.E & 733 S.D ss.11 S.F in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.

The details of trip generation with breakdown to justify the provision of 35 parking spaces is shown in the attached page.

Please find attached the drainage proposal and the FSI plan for your further processing of the captioned planning application.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office

Annex 1 Detailed Traffic Generation at the Application site on 15 October 2024
(Tuesday)

Time	Private car entering the site	Private car leaving the site
12:00a.m. to 1:00a.m.	0	0
1:00a.m. to 2:00a.m.	0	0
2:00a.m. to 3:00a.m.	0	0
3:00a.m. to 4:00a.m.	0	1
4:00a.m. to 5:00a.m.	0	0
5:00a.m. to 6:00a.m.	0	1
6:00a.m. to 7:00a.m.	0	4
7:00a.m. to 8:00a.m.	2	2
8:00a.m. to 9:00a.m.	4	3
9:00a.m. to 10:00a.m.	2	0
10:00a.m. to 11:00a.m.	0	0
11:00a.m. to 12:00p.m.	1	1
12:00p.m. to 1:00p.m.	0	0
1:00p.m. to 2:00p.m.	1	0
2:00p.m. to 3:00p.m.	0	1
3:00p.m. to 4:00p.m.	1	0
4:00p.m. to 5:00p.m.	4	0
5:00p.m. to 6:00p.m.	3	0
6:00p.m. to 7:00p.m.	4	1
7:00p.m. to 8:00p.m.	2	1
8:00p.m. to 9:00p.m.	3	0
9:00p.m. to 10:00p.m.	0	0
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11:00p.m. to 12:00a.m.	0	0



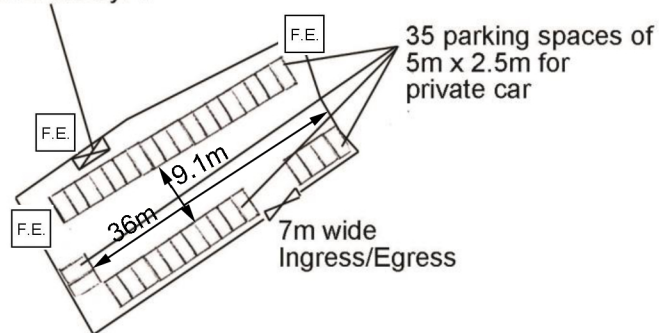
Structure 1

Guard room

GFA: Not exceeding 20m²

Height: Not exceeding 3m

No. of storey: 1



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 733 S.D ss.11 (Part) in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Fire Service Installations Plan

Remarks 備註:



5kg carbon dioxide fire extinguisher

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000

Annex 1 Drainage Assessment

A. Site particulars

- 1.1.1 The application site is leading from Tung Wing On Road. (**Figure 1**) It possesses an area of approximately 830m².
- 1.1.2 The application site has been hard paved. It is intended for public parking of private car.
- 1.1.3 The application site is adjacent to some village houses to the south. The site is abutting a pond to the north. A similar public vehicle park was found to the east of the application site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.4 The subject site has been hard paved and occupied an area of approximately 830m². It has a very gentle gradient sloping from southwest to northeast from about +3.0mPD to +2.8mPD.
- 1.1.5 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Annex 1.3** hereunder, 375mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.6 A pond is abutting to the north of the application site. The level of the land to the south of the site (i.e. a road) is slightly higher than the application site and the level to the further south is lower than the road. The land to the west and east is found lower than the application site.
- 1.1.7 In light of the above, an external catchment has been identified in **Figure 1**.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.8 According to recent site inspection, a culvert is found to the northwest of the application site. The collected surface runoff will be dissipated to the pond and leading to the culvert. (**Figure 1**)

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 375mm surface U-channel

which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 1**).

- 1.2.2 The collected surface runoff will be conveyed to culvert to the northwest of the application site via the existing pond abutting the northern site boundary. (**Figure 1**)
- 1.2.3 The calculations in **Annex 1.3** shows that the proposed 375mm surface channel has adequate capacity to cater for the surface runoff generated at the subject site and the external catchment.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 Prior to the commencement of drainage works, the applicant will consult District Lands Office/Yuen Long and relevant land owners for the works outside the application site.
- 1.2.6 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface U-channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works.
 - (c) Some openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.

Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Subject Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 830m² and the size of external catchment is about 170m² so that the total area of the catchment is about 1,000m²;
- ii. The application site is totally paved with concrete and therefore the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 3.3\text{m} - 2.8\text{m} = 0.5\text{m}$$

$$L = 50\text{m}$$

$$\therefore \text{Average fall} = 0.2\text{m in } 50\text{m} \text{ or } 1\text{m in } 100\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [50 / (1^{0.2} \times 1,000^{0.1})]$$

$$t_c = 3.62 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 180 recurrent flooding period is found to be 300 mm/hr

$$\text{By Rational Method, } Q = 1 \times 300 \times 1,000 / 3,600$$

$$\therefore Q = 83.33 \text{ l/s} = 5,000 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, 375mm surface U-channel at gradient 1:300 is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

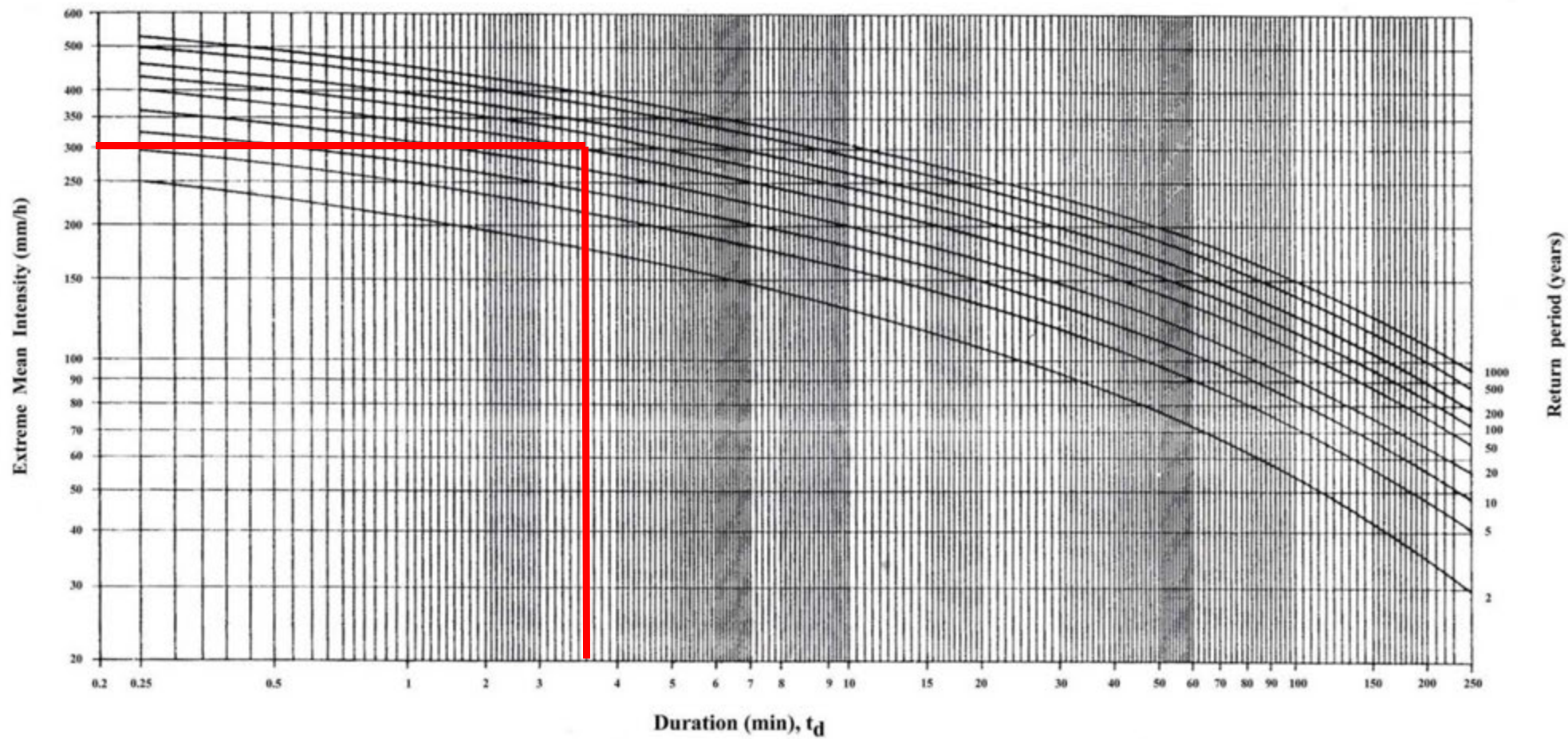


Figure 4. Intensity – Duration – Frequency Curves
(for durations not exceeding 4 hours)

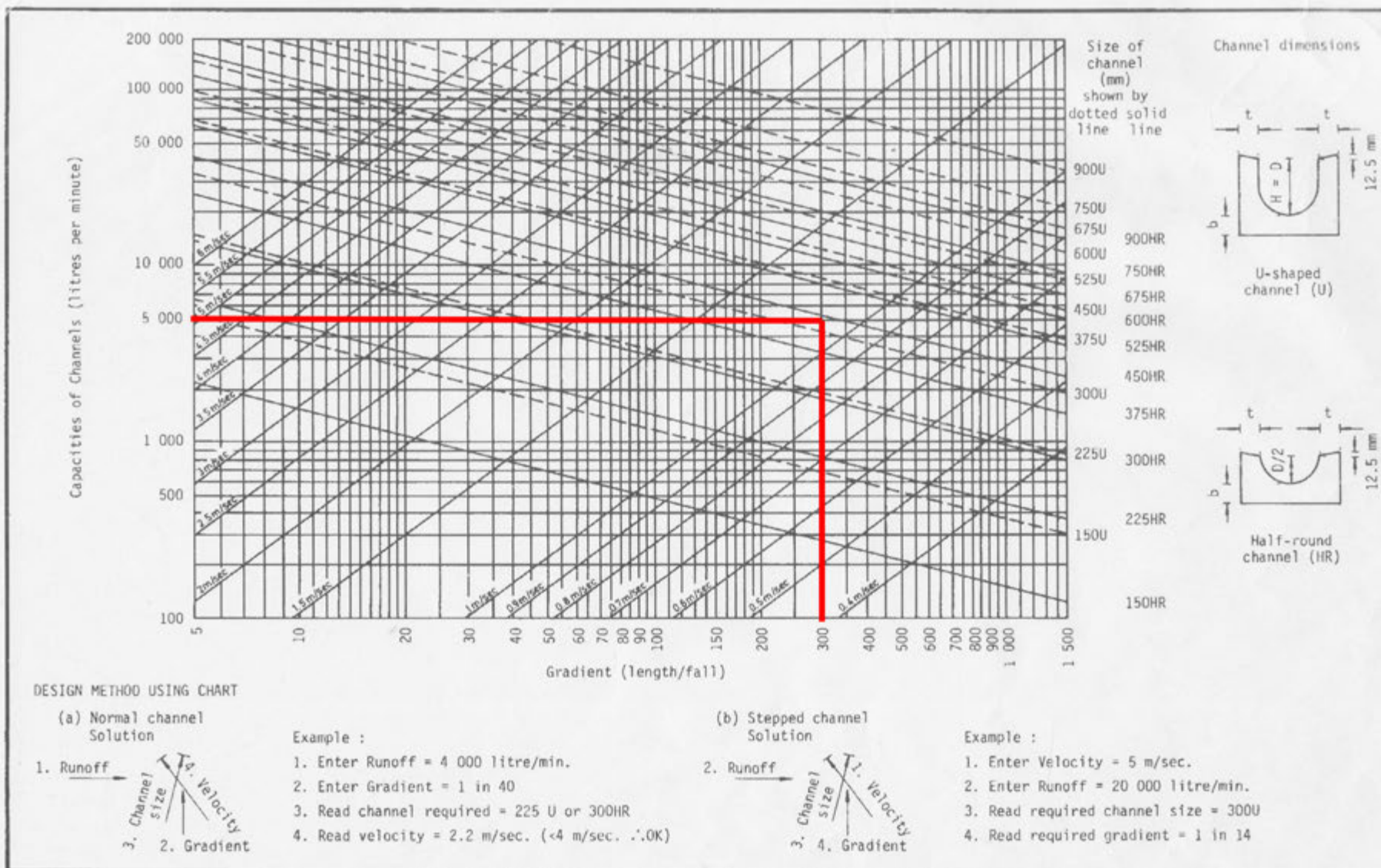
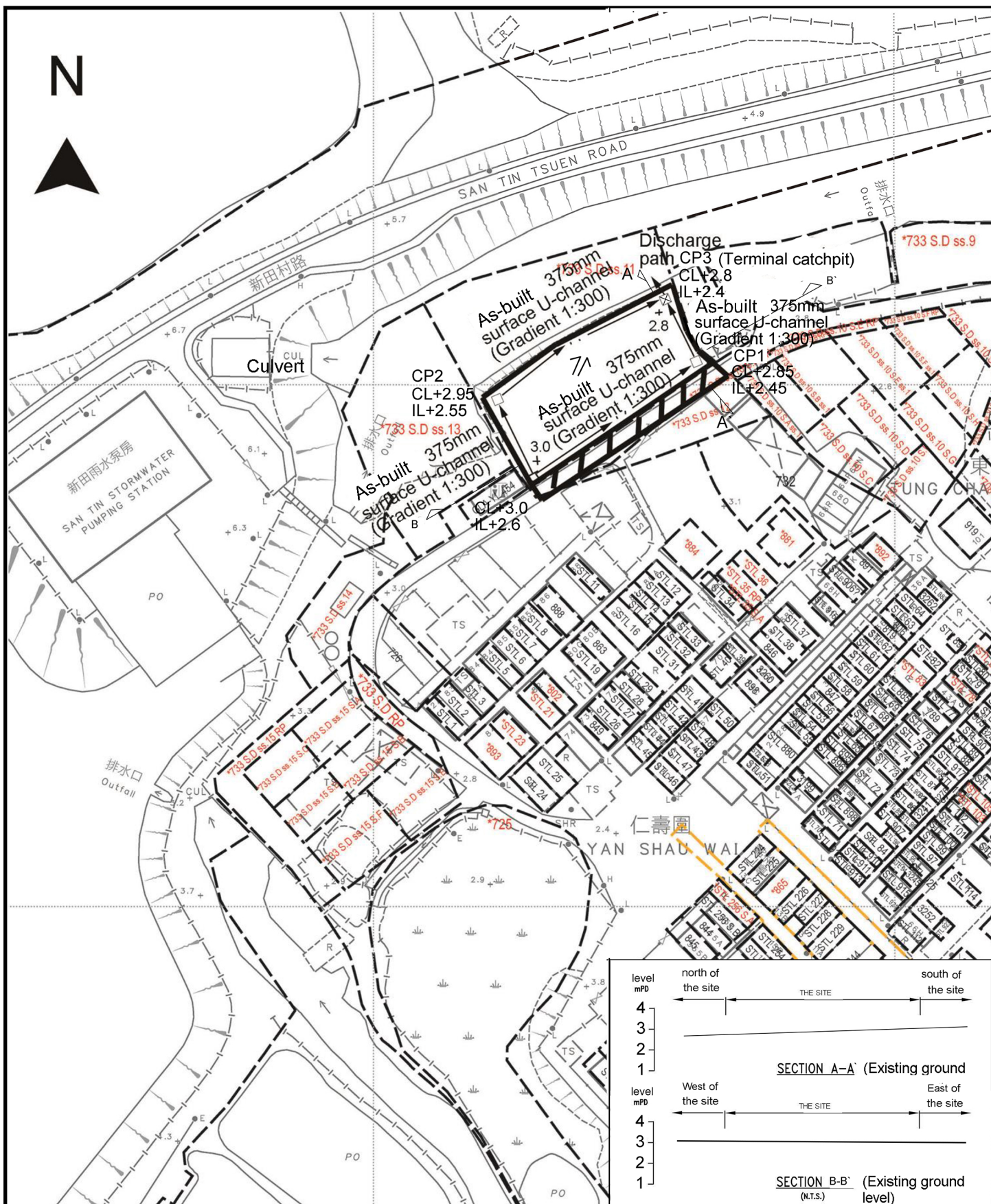
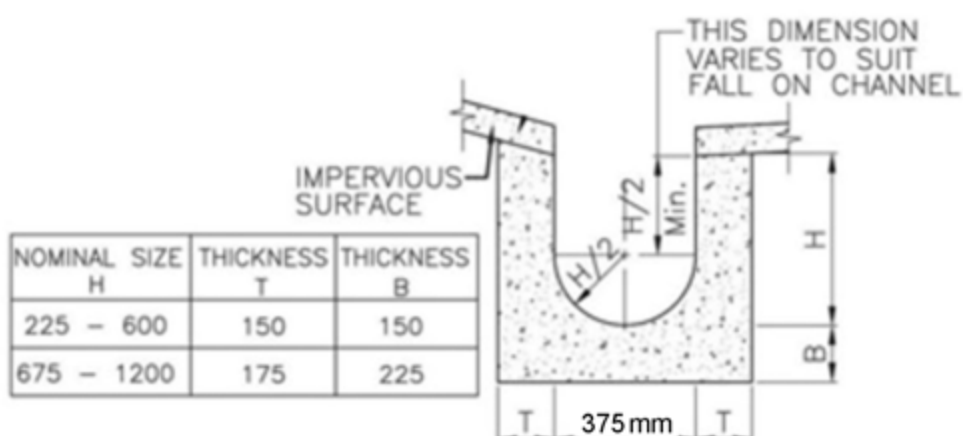


Figure 8.7 - Chart for the Rapid Design of Channels





DETAILS OF U-CHANNEL
 (REFERENCE : FIG. 8.11 OF
 GEOTECHNICAL MANUAL FOR SLOPES)
 (N.T.S.)

Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 733 S.D ss.11 (Part) in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.

Drawing Title 圖目:

Details of Proposed Surface U-channel

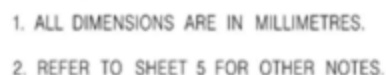
Remarks 備註:

Drawing No. 圖號:

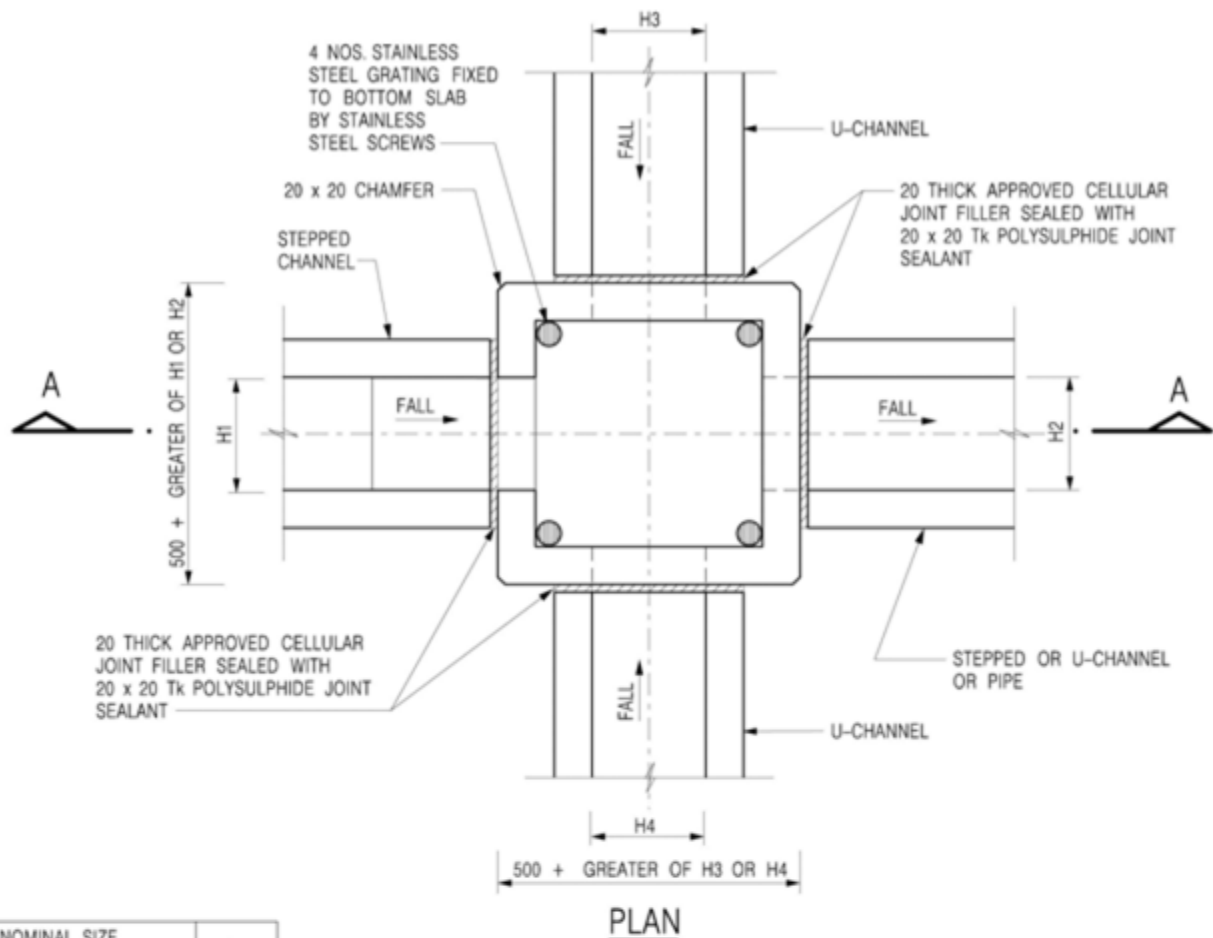
Figure 2

Scale 比例:

Not to scale

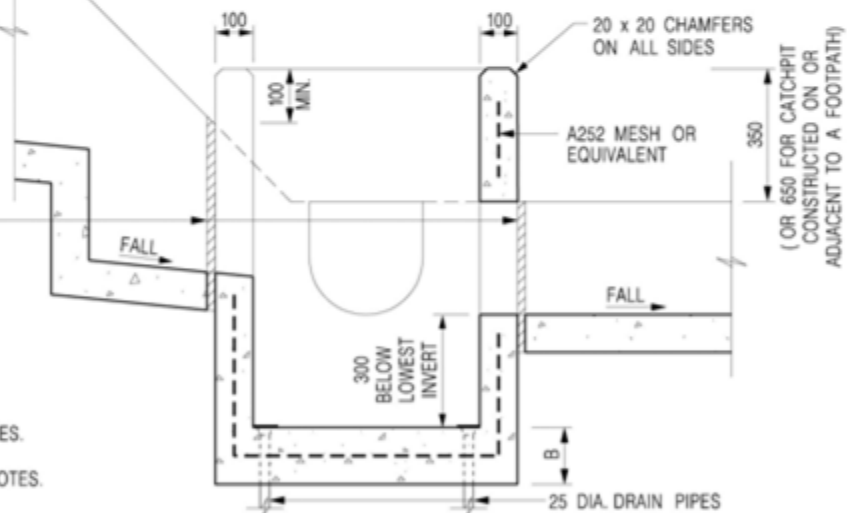


Not to scale



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- REFER TO SHEET 2 FOR OTHER NOTES.

Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 733 S.D ss.11 (Part) in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.

Drawing Title 圖名:

The Details of Catchpit with Desilting Function

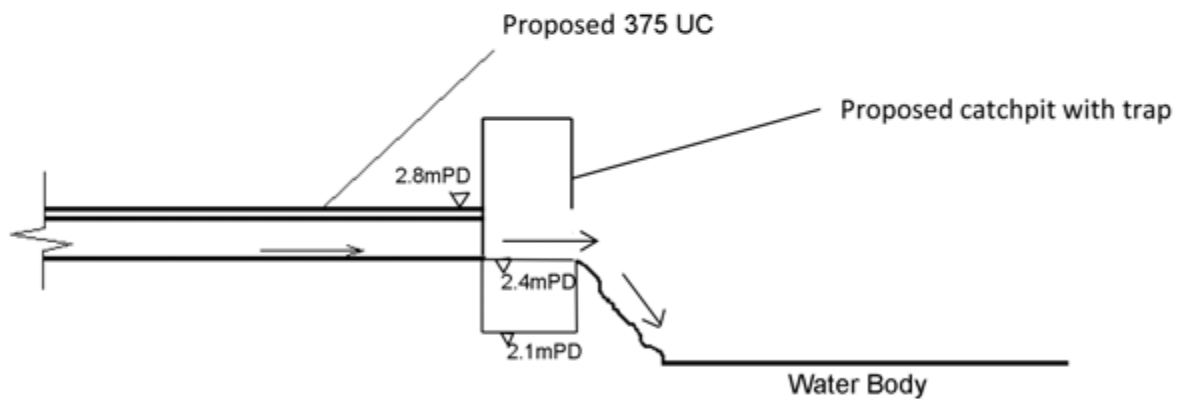
Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

Not to scale



Cross sectional plan showing details of the discharge point with invert level

**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.

Appendix A

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

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

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

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

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

Previous s.16 Application covering the Application Site

Approved Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-ST/587	Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	14.5.2021

**Similar s.16 Application within the same “V” zone
on the San Tin Technopole OZP in the Past Five Years**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-ST/579*	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years	12.3.2021 [revoked on 12.4.2024]
2.	A/YL-ST/583*	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	12.3.2021 [revoked on 12.9.2021]
3.	A/YL-ST/606	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	28.1.2022
4.	A/YL-ST/608*	Proposed Temporary Public Vehicle Park for Private Car and Ancillary Shop and Services for a Period of 3 Years and associated Excavation of Land	18.2.2022 [revoked on 18.11.2022]
5.	A/YL-ST/624	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	26.8.2022

* denotes permission revoked

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises an Old Schedule Agricultural Lot No. 733 S.D ss.11 S.A (Part), 733 S.D ss. 11 S.B, 733 S.D ss.11 S.C, 733 S.D ss.11 S.D, 733 S.D ss.11 S.E and 733 S.D ss.11 S.F 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;
- according to his record, there is no Small House application under processing or approved at the Site; and
- advisory comments are detailed in **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection:

- no comment on the application;
- no environmental complaints relating to the Site was recorded in the past three years; and
- advisory comments are detailed in **Appendix V**.

3. Traffic

Comments of the Chief Highway Engineer/New Territories West, Highway Department (HyD):

- no adverse comment on the application from highways maintenance point of view; and
- advisory comments are detailed in **Appendix V**.

4. Landscape

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

- no objection to the application from landscape planning perspective;
- with reference to the aerial photo of February 2024, the Site is located in an area of rural inland plains and miscellaneous urban fringe landscape character comprising of fish ponds, village houses, temporary structures, vehicular parking areas and scattered tree groups. With reference to the site photos taken on 18.10.2024, the Site has been hard paved with car parking spaces and a few existing trees along the northern boundary of the Site. With reference to the aerial photos taken in February 2024 and December 2021, there is no significant change to the landscape character of the

surrounding areas since the last application No. A/YL-ST/587 was approved. According to the Planning Statement, the major development parameters, including site area, layout and number of parking spaces, remain unchanged. Further adverse landscape impact within the Site arising from the applied temporary use is not anticipated; and

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

5. Drainage

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

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- it is noted that the applicant implemented the drainage facilities on the Site under previously approved planning application No. A/YL-ST/587. The current application maintains the same use and site boundary as the previous application. In this regard, the applicant should provide DSD for reference a set of record photographs, clearly marking the corresponding locations on the approved drainage plan after the completion of drainage works. DSD will conduct a joint site inspection with the applicant;
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments are detailed in **Appendix V**.

6. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the FSIs proposal is considered acceptable to the Fire Services Department; and
- advisory comments are detailed in **Appendix V**.

7. Project Interface

Comments of the Project Manager (North), Civil Engineering and Development Department (CEDD):

- the Site is in the close proximity of the boundary of San Tin Technopole with future Road L13 adjacent to the Site. The Site would have potential project interface with San Tin Technopole project.

8. **Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department:

- no comment on the application; and
- advisory comments are detailed in **Appendix V**.

9. **Buildings**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are detailed in **Appendix V**.

10. **Other Departments**

The following government departments have no objection to/no adverse comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation;
- (b) Project Manager (West), CEDD;
- (c) Head of Geotechnical Engineering Office, CEDD;
- (d) Chief Estate Surveyor/Acquisition, LandsD;
- (e) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (f) Commissioner of Police; and
- (g) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the lot owner(s) will need to immediately apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lots (i.e. Lots 733 S.D ss.11 S.A (Part), 733 S.D ss. 11 S.B, 733 S.D ss.11 S.C, 733 S.D ss.11 S.D, 733 S.D ss.11 S.E and 733 S.D ss.11 S.F in D.D. 99). The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions, including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - no vehicle is allowed to queue back to reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of the proposed access, if any, connecting the Site to Tung Wing On Road; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (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 Town Planner/Urban Design and Landscape, Planning Department that:
 - the approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval. The applicant should make reference to the useful information promulgated by the Greening, Landscape and Tree Management Section of the Development Bureau on tree maintenance and tree risk management for proper maintenance of the existing trees;

(g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:

- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent area. As existing drains are running through the Site, the application shall ensure that the flow remains unobstructed during the period;
- 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 DSD is currently available for connection. For sewage disposal and treatment, agreement from the DEP shall be obtained;
- the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;

(h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (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 centre 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;

(i) to note the comments of the Director of Fire Services that:

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

- if the proposed structure(s) is 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; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
 - it is noted that one structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - 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;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - if the existing structure is erected on leased land without the approval of the BA, it is UBW under BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage.