

The document is received on 12 NOV 2024.  
The Planning Board will formally acknowledge  
the date of 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](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](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



2402621

1/11 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/15
	Date Received 收到日期	12 NOV 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)

HARVEST DRAGON CORPORATION LIMITED (龍豐有限公司)

### 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)

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)	Lots 3045 RP and 3056 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 456 ..... 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 ..... 70 ..... 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)	..... 258 ..... 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	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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
 申請的許可有效期

☐ year(s) 年 .....

☐ month(s) 個月 .....

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 .....sq.m ☐ About 約

Proposed covered land area 擬議有上蓋土地面積 .....sq.m ☐ About 約

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

Proposed domestic floor area 擬議住用樓面面積 .....sq.m ☐ About 約

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

Proposed gross floor area 擬議總樓面面積 .....sq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

.....  
 .....  
 .....  
 .....

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

Private Car Parking Spaces 私家車車位 .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

Proposed operating hours 擬議營運時間																																	
<p>.....</p> <p>.....</p>																																	
(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 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))																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(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 <p>.....</p> <p>.....</p> <p>.....</p>																															
	No 否	<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	<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 type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>			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"/>
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"/>																															



	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**

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/ <u>YL-ST</u> / <u>606</u>
(b) Date of approval 獲批給許可的日期	<u>28.1.2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>28.1.2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Public Vehicle Park for Private Car for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： ..... ..... Reason(s) for non-compliance: 仍未履行的原因： ..... ..... (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 ..... <u>3</u> ..... <input type="checkbox"/> month(s) 個月 .....

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 Wing Ping Tsuen.
3. The application site is subject to three previous planning permissions since 2015. The application site has been occupied for carpark use since 2015 due to its proximity to Wing Ping Tsuen.
4. Public vehicle park (excluding container trailer) is a column two use in 'V' zone.
5. The applicant has complied with all the planning conditions imposed to the last planning permission. As such, his sincerity should be rewarded with another three years of operation at the application site.
6. The proposed development is compatible with the surrounding environment.
7. Similar planning applications have been approved by the Town Planning Board in the nearby 'Village Type Development' zone such as A/YL-ST/624.
8. Minimal traffic impact
9. Insignificant noise and environmental impacts.
10. The applicant has provided surface U-channel 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.



**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

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

1/11/2024

(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	Lots 3045 RP and 3056 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long, N.T.
Site area 地盤面積	456 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 258 sq. m 平方米 <input checked="" 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 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 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 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park 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	70 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.15 <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	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	6	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	10.96 % <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		11
	Private Car Parking Spaces 私家車車位 11 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) 0 NA _____ _____		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		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 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) 0 NA _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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, location plan, proposed vehicular access plan		
<b>Reports 報告書</b>		
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 checked="" 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。



**Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years**  
**at**  
**Lots 3045 RP, 3056 RP in D.D. 102 & Adjoining Government Land, San Tin, Yuen Long, N.T.**

---

**Annex 1 Estimated Traffic Generation**

- 1.1 The application site is abutting Castle Peak Road – San Tin Section (**Figure 1**).
- 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 application site is subject to three previous planning permissions for temporary public vehicle park for private car. (TPB Ref.: A/YL-ST/479, 537 & 606) 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	0.33	0.33	4	3

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

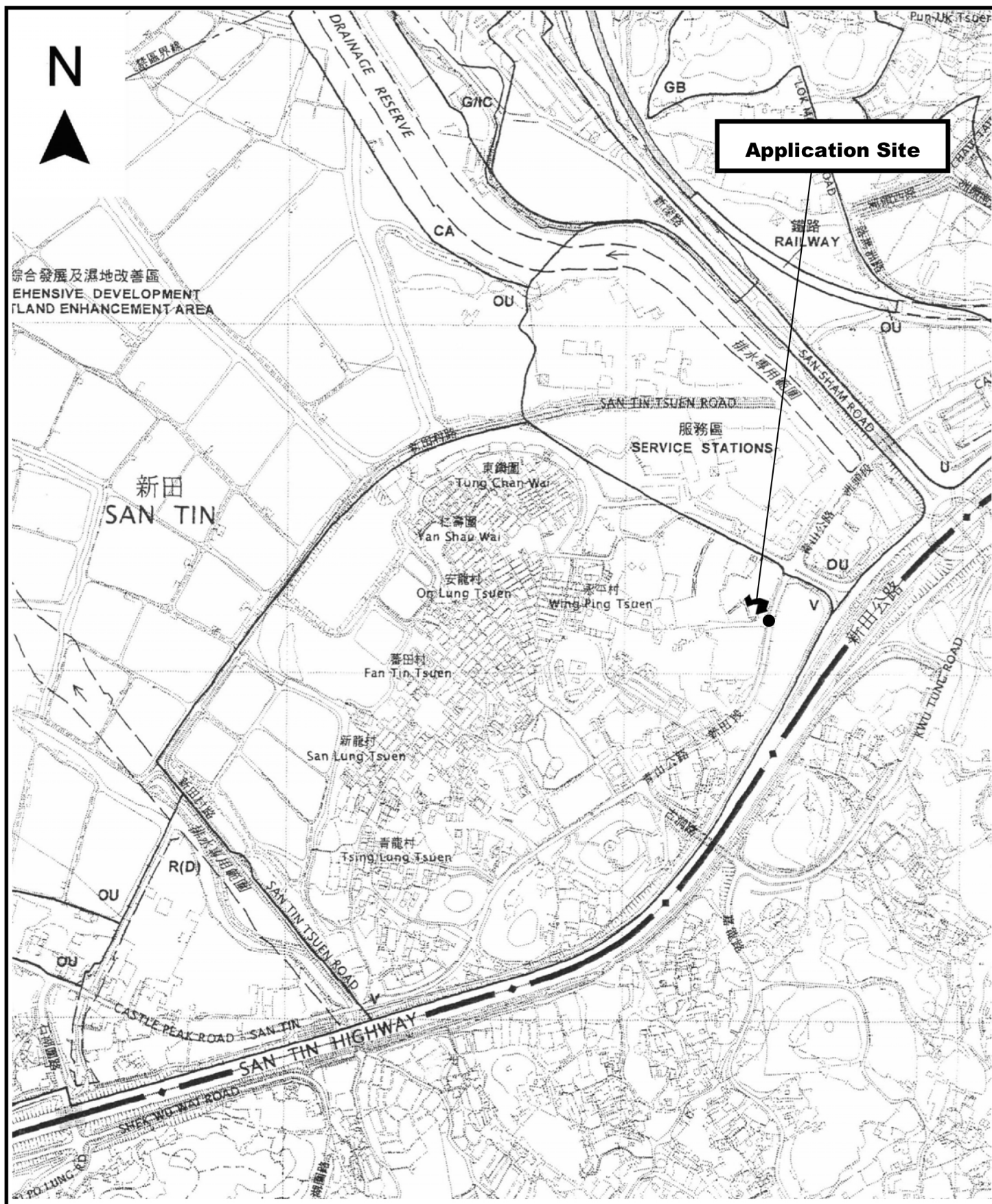
Note 2: The pcu of private car is assumed as 1; &

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.







Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 3045 RP, 3056 RP in D.D. 102 & Adjoining Government Land, San Tin, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

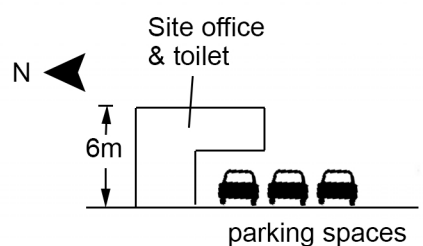
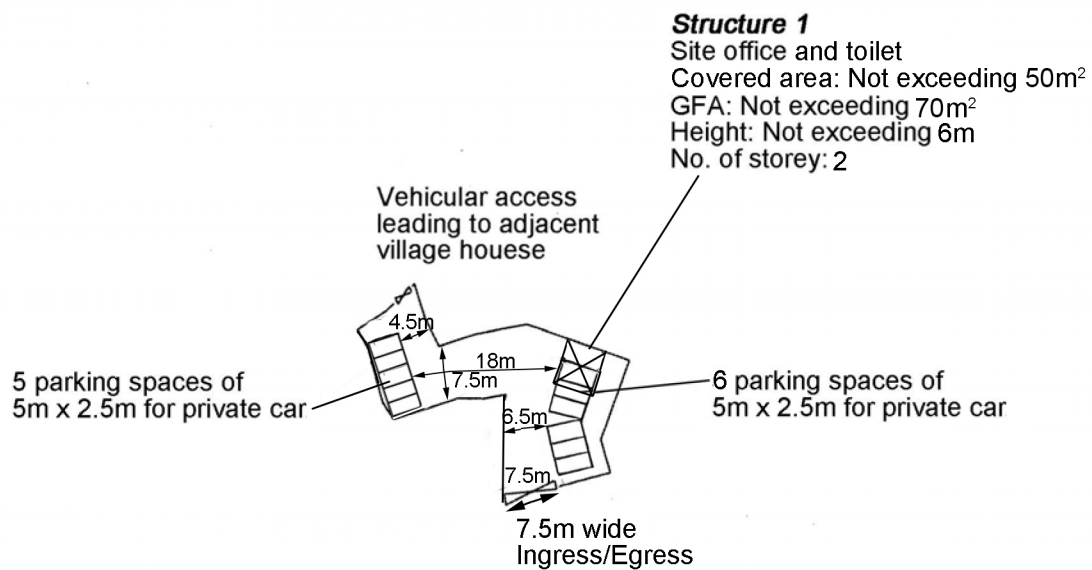
Figure 2

Remarks 備註:

● ● ● Vehicular access leading from Castle Peak Road - San Tin Section

Scale 比例:

1:7500



Section plan of structure 1

Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 3045 RP, 3056 RP in D.D. 102 & Adjoining Government Land, San Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

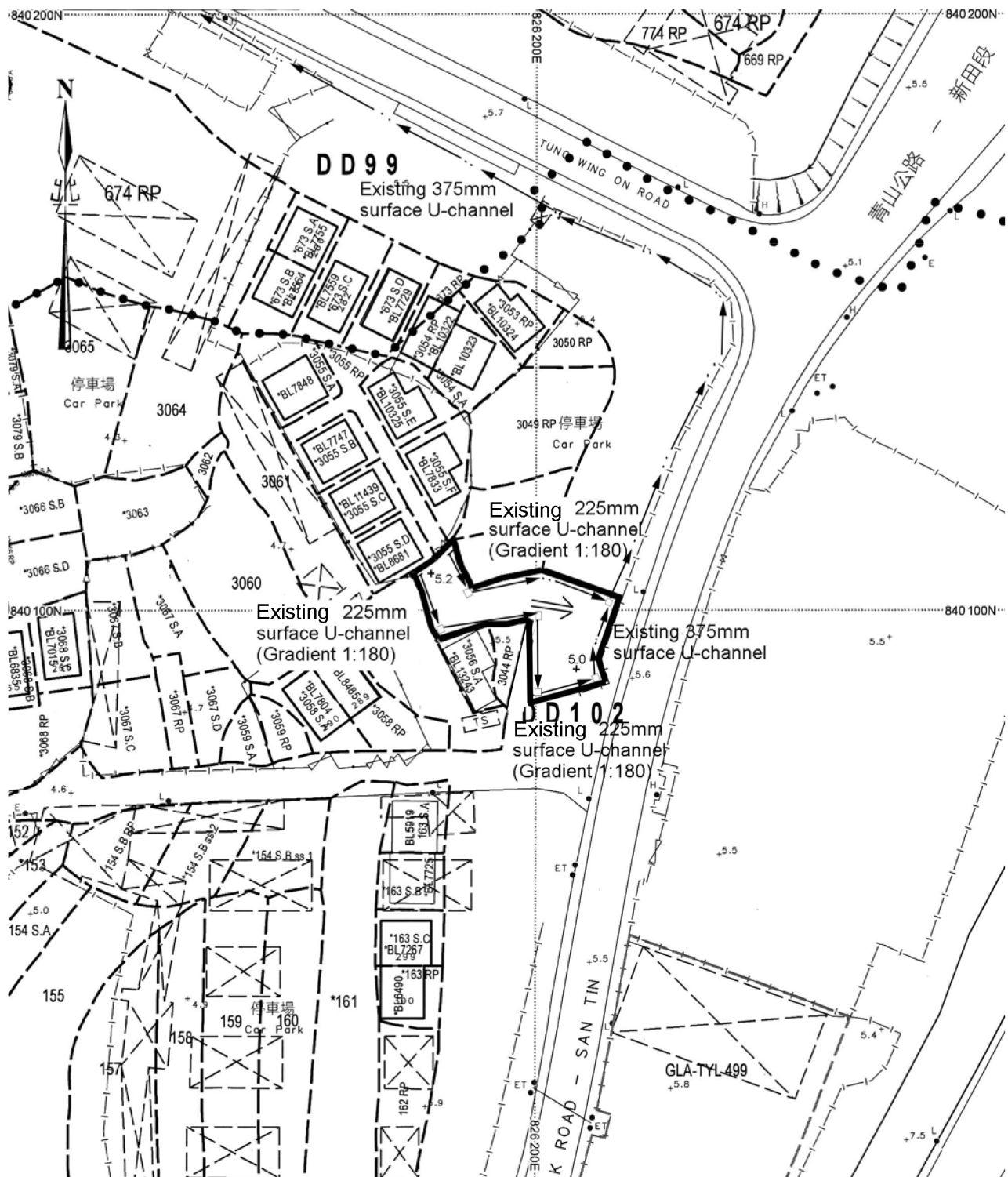
Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000









Total: 8 pages

Date: 13 November 2024

TPB Ref.: A/STT/15

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 Lots 3045 RP, 3056 RP in D.D. 102 & Adjoining Government Land, San Tin, Yuen Long, N.T.**

This letter intends to supersede our letter dated 13.11.2024. The operation hours of the proposed development would be the same as the last planning permission No. A/YL-ST/606, i.e. 24 hours a day from Mondays to Sundays including public holidays.

No car washing, vehicle repair, dismantling, paint spraying or other workshop activity would be allowed on the site at all times.

We confirm that all the planning conditions imposed to the last planning permission No. A/YL-ST/606 have been complied with. The compliance letters are attached for your information.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Karen CHAN) – By Email

## 規 劃 署

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



By Fax [redacted] and Post  
**Planning Department**

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

本函檔號      Your Reference  
本署檔號      Our Reference (      ) in TPB/A/YL-ST/606  
電話號碼      Tel. No. :      3168 4072  
傳真機號碼      Fax No. :      3168 4074

20 June 2022

[redacted]  
(Attn.: Patrick TSUI)

Dear Sir/Madam,

**Compliance with Approval Condition (d)  
Submission of As-built Drainage Plans and Photographic Records  
of the Existing Drainage Facilities**

**Temporary Public Vehicle Park for Private Car for a Period  
of 3 Years in “Village Type Development” Zone, Lot 3045 RP and  
3056 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long**  
**(Planning Application No. A/YL-ST/606)**

I refer to your letter dated 9.6.2022 regarding the submission of as-built drainage plans for compliance with approval condition (d) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Ms. FENG Xue, Stephanie (Tel: 2300 1254) of DSD directly.



Yours faithfully,



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

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

(Attn.: Ms. FENG Xue, Stephanie)

AL/CC/AC/bt

# 規 劃 署

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



By Fax [redacted] and Post  
**Planning Department**

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

本函檔號      Your Reference  
本署檔號      Our Reference (      ) in TPB/A/YL-ST/606  
電話號碼      Tel. No.:      3168 4072  
傳真機號碼      Fax No.:      3168 4074

1 April 2022

[redacted]  
(Attn.: Mr. Patrick TSUI)

Dear Sir/Madam,

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

**Temporary Public Vehicle Park for Private Car for a Period  
of 3 Years in "Village Type Development" Zone, Lot 3045 RP and  
3056 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long**  
**(Planning Application No. A/YL-ST/606)**

I refer to your letter dated 17.3.2022 regarding the submission of a fire service installations proposal for compliance with approval condition (f) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

Please refer to the advisory comments from the Director of Fire Services (D of FS) at **Appendix**. Should you have any queries, please contact Mr. WONG Ho-yin (Tel.: 2733 7737) or Mr. LI Leong-kiu (Tel: 2733 7781) of the Fire Services Department.



Yours faithfully,



( 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)

AL/CC/AC/BT

**Detailed Comments of D of FS**

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

# 規 劃 署

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

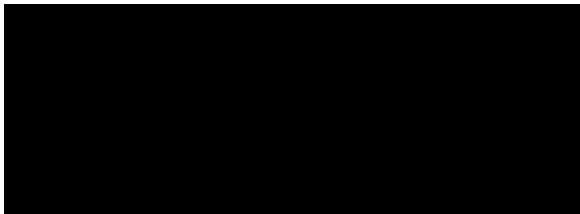


By Fax [redacted] and Post  
**Planning Department**

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

本函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-ST/606  
電話號碼 Tel. No.: 3168 4072  
傳真機號碼 Fax No.: 3168 4074

29 July 2022



Dear Sir/Madam,

## **Compliance with Approval Condition (g) - Implementation of the Fire Service Installations Proposal**

**Temporary Public Vehicle Park for Private Car for a Period  
of 3 Years in "Village Type Development" Zone, Lot 3045 RP and  
3065 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long  
(Planning Application No. A/YL-ST/606)**

I refer to your letter dated 10.6.2022 regarding the submission of a Certificate of Fire Service Installation and Equipment (FS251) for compliance with approval condition (g) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Mr. WONG Ho Yin (Tel: 2733 7737) or Mr. LI Leong Kiu (Tel: 2733 7781) of the Fire Services Department directly.



Yours faithfully,



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

C.C.

D of FS

CTP/TPB(2)

Site record

(Attn.: Mr. WONG Ho Yin)

AL/CC/AC/BT/kl

Total: 3 pages

Date: 28 November 2024

TPB Ref.: A/STT/15

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 Lots 3045 RP, 3056 RP in D.D. 102 & Adjoining Government Land, San Tin, Yuen Long, N.T.**

We write to confirm that the layout and the use of the proposed development at the captioned site is the same as the layout and use of the last planning permission No. A/YL-ST/606.

We are glad to submit the FSI plan and the FS251 certificates herewith for the consideration of the Director of Fire Services (D of FS).

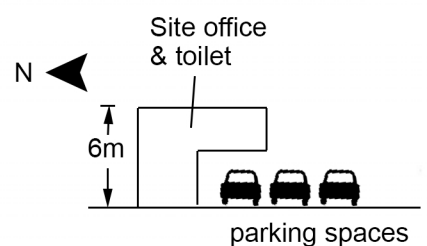
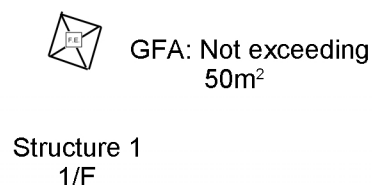
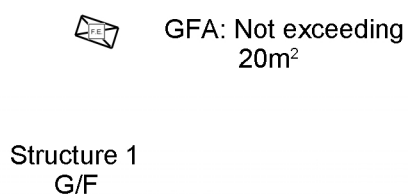
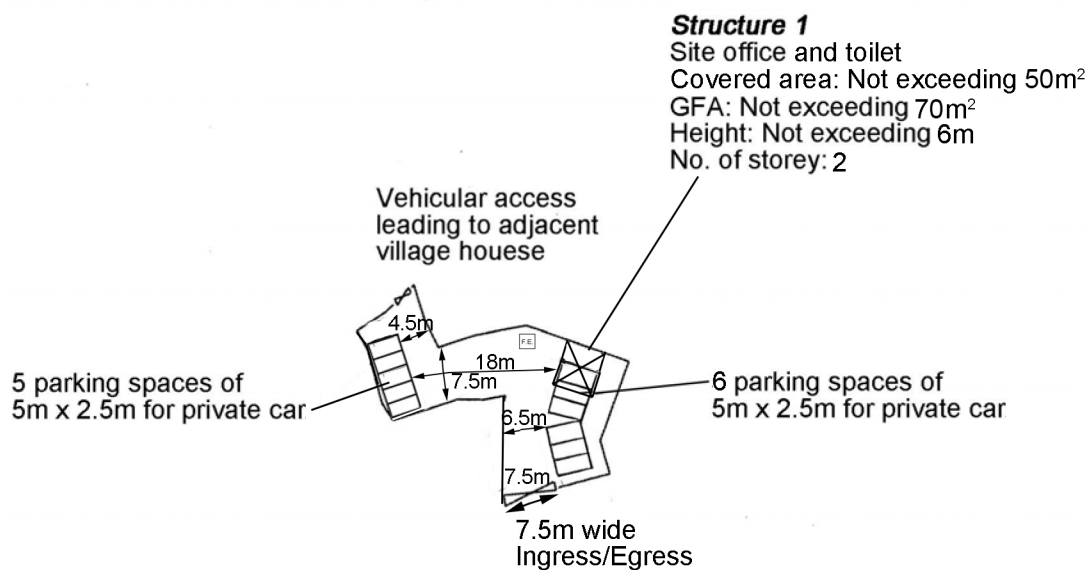
Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Karen CHAN – By Email



Section plan of structure 1

Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 3045 RP, 3056 RP in D.D. 102 & Adjoining Government Land, San Tin, Yuen Long, N.T.


Drawing Title 圖目:

Proposed Fire Service Installations Plan

Drawing No. 圖號:

Figure 1

Remarks 備註:

 5kg carbon dioxide fire extinguisher

Scale 比例:

1:1000



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A

FSD Ref.:

消防處編號

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

龍豐有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

San Tin

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

In accordance with Regulation 9(1) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(1)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	Fire Extinguisher 5kg CO2 GAS		3 nos. Supply & Inspect	Conforms with FSD Requirements	16-Nov-24
Lots 3045 RP, 3056 RP in D.D. 102 & Adjoining Government Land					

## Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核**

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

Authorized Signature:

受權人簽署

Name:

姓名

Chan Kwok San

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

A. Chan & Brothers  
Company Limited

Telephone:

聯絡電話

Date:

日期

16-Nov-24

For FSD use only:

Inspected

Key-in

Verified

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

According to TPB PG-No. 12C, 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



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

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

**Previous s.16 Application covering the Application Site**

Approved Application

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-ST/57	Temporary container trailer park and vehicle for repairing/washing workshop with restaurant for a period of 12 months	3.7.1998 (RNTPC)
2.	A/YL-ST/104	Temporary container tractor/ trailer park with vehicle washing /repairing workshop and canteen for a period of 12 months	8.10.1999 (RNTPC)
3.	A/YL-ST/261*	Temporary sale office for second-hand private vehicles for a period of 12 months	4.6.2004 (TPB) [revoked on 4.5.2005]
4.	A/YL-ST/288*	Temporary public vehicle park (excluding container vehicles) for a period of 3 years	18.11.2005 (TPB) (12 months) [revoked on 18.2.2006]
5.	A/YL-ST/317*	Temporary public vehicle park (excluding container vehicle) for a period of 3 years	18.8.2006 (RNTPC) (12 months) [revoked on 18.7.2007]
6.	A/YL-ST/343	Temporary public vehicle park (excluding container vehicle) for a period of 3 years	4.1.2008 (RNTPC)
7.	A/YL-ST/391	Renewal of Planning Approval for Temporary public vehicle park (excluding container vehicle) for a period of 3 years	26.11.2010 (RNTPC)
8.	A/YL-ST/479	Proposed temporary public vehicle park for private car and light goods vehicle for a period of 3 years	18.12.2015 (RNTPC)
9.	A/YL-ST/537	Temporary public vehicle park for private car for a period of 3 years	22.2.2019 (RNTPC)
10.	A/YL-ST/606	Temporary public vehicle park for private car for a period of 3 years	28.1.2022 (RNTPC)

\* denotes permission revoked

### **Rejected Applications**

<b>No.</b>	<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>	<b>Rejection Reasons</b>
1.	A/YL-ST/16	Temporary container vehicle/ trailer and lorry repair workshop, container vehicle park, weigh bridge, tyre repair workshop and canteen for a period of 12 months	6.12.1996 (RNTPC)	(1), (2), (3), (7)
2.	A/YL-ST/34	Temporary container vehicle/trailer and lorry repair workshop, container vehicle park, weigh bridge, tyre repair workshop and canteen for a period of 12 months	22.8.1997 (RNTPC)	(1), (2), (3), (7)
3.	A/YL-ST/41	Temporary container vehicle/ trailer and lorry repair workshop, container vehicle park, weigh bridge, tyre repair workshop and canteen for a period of 12 months	21.11.1997 (RNTPC)	(1), (2), (3), (7)
4.	A/YL-ST/126	Temporary container trailer park with vehicle washing/repairing workshop and canteen for a period of 3 years	19.5.2000 (RNTPC)	(1), (2), (5), (6), (7)
5.	A/YL-ST/153	Temporary container trailer park with vehicle washing/repairing workshop and canteen for a Period of 3 Years	22.12.2000 (RNTPC)	(1), (2), (4), (6), (7)
6.	A/YL-ST/203	Temporary container trailer park with vehicle washing/repairing workshop and canteen for a period of 3 years	9.8.2002 (RNTPC)	(1), (2), (4), (6)
7.	A/YL-ST/222	Temporary weighing station, tyre repair workshop and canteen for a period of 3 years	23.5.2003 (TPB)	(1), (2), (4), (6)
8.	A/YL-ST/270	Temporary public car park for a period of 3 years	30.7.2004 (RNTPC)	(1), (4), (6)
9.	A/YL-ST/307	Temporary public vehicle park (excluding container vehicle) for a period of 3 years	28.4.2006 (RNTPC)	(1), (4), (6)
10.	A/YL-ST/505	Proposed temporary shop and services (convenience store and currency exchange shop) for a period of 3 years	14.7.2017 (RNTPC)	(1), (4)

### **Rejection Reasons**

- (1) Not in line with the planning intention of “Village Type Development” zone.
- (2) Incompatible with the surrounding land uses/residential development.
- (3) Insufficient information to demonstrate that the development will not have adverse impact on the environment.



- (4) Insufficient information to demonstrate that the development will not have adverse environmental, landscaping, visual, traffic, drainage and sewerage impacts, where appropriate, on the nearby village settlements.
- (5) Insufficient information to demonstrate that a proper vehicular access could be provided (for container trailer traffic) to the site without having adverse impact on the surrounding area.
- (6) As there is a programme for Small House development within the site, there is insufficient justification in the submission for a departure from such planning intention.
- (7) Setting undesirable precedent for similar applications.
- (8) Insufficient information to demonstrate that the proposed development will not have any adverse impact on pedestrian traffic in the area.
- (9) Insufficient information to demonstrate that the development will not have adverse landscape, traffic and drainage impacts on the surrounding areas.

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

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-ST/579*	Proposed temporary public vehicle park (excluding container vehicle) for a period of 5 years	12.3.2021 [revoked on 12.4.2024]
2.	A/YL-ST/583*	Proposed temporary private vehicle park (private cars only) for a period of 3 years	12.3.2021 [revoked on 12.9.2021]
3.	A/YL-ST/584*	Proposed temporary private car park (private cars only) for a period of 3 years	12.3.2021 [revoked on 12.9.2021]
4.	A/YL-ST/587	Temporary public vehicle park (private cars) for a period of 3 years	14.5.2021
5.	A/YL-ST/591	Temporary private vehicle park (private cars only) for a period of 3 years	13.8.2021
6.	A/YL-ST/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]
7.	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
8.	A/STT/12	Temporary public vehicle park (private cars) for a period of 3 years	6.12.2024

\* denotes permission revoked

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the Government Land (about 258m<sup>2</sup>) within the Site is covered by Short Term Tenancy No. 2942 for the purposes of “Temporary Public Vehicle Park for Private Car and Light Goods Vehicle”;
- 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. Landscape**

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

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

**4. Drainage**

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

- no in-principle objection to the 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/606. 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**.

## **5. Fire Safety**

Comments of the Director of Fire Services:

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

## **6. Project Interface**

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

- the Site is in the close proximity of the boundary of San Tin Technopole with San Tin Highway adjacent to the Site; and
- advisory comments are 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) Director of Agriculture, Fisheries and Conservation;
- (b) Chief Highway Engineer/New Territories West of Highways Department (HyD);
- (c) Chief Engineer/Railway Development 1-1, Railway Development Office of HyD;
- (d) Chief Engineer/Construction of Water Supplies Department;
- (e) Project Manager (West), West Development Office of CEDD;
- (f) Head of Geotechnical Engineering Office of CEDD;
- (g) Chief Building Surveyor/New Territories West of Buildings Department;
- (h) Commissioner of Police; and
- (i) District Officer (Yuen Long) of Home Affairs Department.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long of Lands Department (DLO/YL of LandsD) that:
- the Short Term Tenancy (STT) holder will need to apply to his Office for modification of the STT conditions where appropriate. The application for 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, if approved, will be subject to such terms and conditions including the payment of rent 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;
- (b) 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;
- (c) to note the comments of the Chief Highway Engineer/New Territories West of Highways Department (HyD) that:
- HyD shall not be responsible for the maintenance of the proposed access, if any, connecting the Site to Castle Peak Road – San Tin; and
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) 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;
- (e) to note the comments of the Chief Engineer/Mainland North of 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 of 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;
- (f) to note the comments of the Project Manager (North), North Development Office of Civil Engineering and Development Department (CEDD) that:
- the Site is in the close proximity of the boundary of San Tin Technopole with San Tin Highway adjacent to the Site. The Site would have potential project interface with San Tin Technopole project, and the applicant should facilitate the coordination with the responsible project officers regarding the interfacing matters, if any; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West of 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.