

2024年 4月 1 日

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

This document is received on **18 APR 2024**
The Town 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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

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

1. Name of Applicant 申請人姓名/名稱

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

FU HOP YICK MANAGEMENT LIMITED 富合益管理有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT 774RP IN DD 99 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG, NEW TERRITORIES.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,230 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 653.895 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)	703 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	DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN (OZP) No. S/STT/1
(e) Land use zone(s) involved 涉及的土地用途地帶	"ROAD"
(f) Current use(s) 現時用途	TEMPORARY SHOP AND SERVICES (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on 26/3/2024 _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&(請見夾附的通知副本)
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 25/3/2024 _____ (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會& (請見夾附由郵局發出的收條)。

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	TEMPORARY SHOP AND SERVICES (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	855.095sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	374.905sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	10
Proposed domestic floor area 擬議住用樓面面積	NILsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	653.895sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	653.895sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure Height (1.5m to 7.2m) (1 to 2 storeys) PLEASE REFER TO APPENDIX 4 OF THE PLANNING STATEMENT	
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 6 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) NIL	
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 1 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) NIL	

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

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

PLEASE REFER TO THE PLANNING STATEMENT

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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


ROCK K.M. TSANG 曾國鳴

Name in Block Letters
姓名（請以正楷填寫）

DIRECTOR 董事

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

26 MAR 2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	LOT 774RP IN DD 99 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG, NEW TERRITORIES
Site area 地盤面積	1,230 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 703 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN (OZP) No. S/STT/1
Zoning 地帶	"ROAD"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY SHOP AND SERVICES FOR A PERIOD OF THREE YEARS

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	653.895 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.532 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	10	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	1.5 to 7.2	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 to 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	30.48 % <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		6
	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) _____ _____		6 NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		NIL NIL 1 NIL NIL NIL

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

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

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

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

Our Ref.: YL/TPN/2080D/L02

24 April 2024

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

By Post and Email

Dear Sir/Madam,

**Planning Application for
A "Temporary Shop and Services"
for a Period of Three Years
Lot 774RP in D.D.99 and adjoining Government Land
San Tin, Yuen Long, New Territories
(Planning Application No. A/STT/3)**

We refer to the captioned planning application.

We would like to clarify that the area of the Government Land involved in the application is about 703m².

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

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

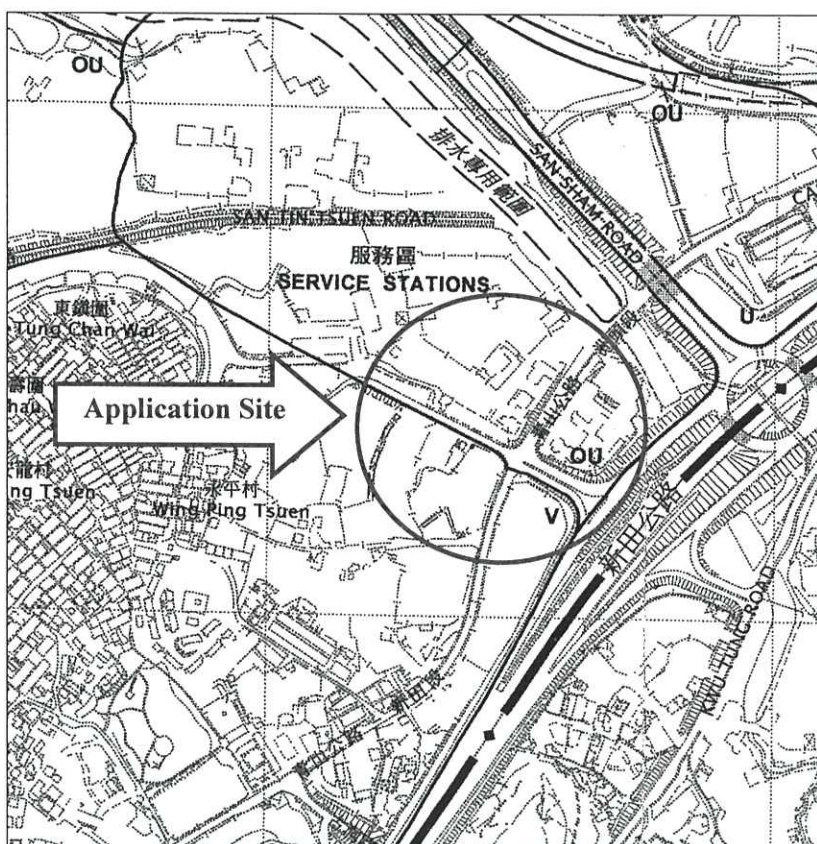


Anson Lee
RK/AL
Encl.

c.c.
DPO/FSYLE (Attn.: Mr. Ryan Chan Email)

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

**Planning Application for
Temporary Shop and Services
Lot 774RP in D.D. 99 and adjoining Government Land
San Tin, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

March 2024

EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lot 774RP in D.D. 99 and adjoining Government Land, San Tin, Yuen Long, New Territories. It directly abuts Tung Wing On Road at its southwest and located at about 300m south-west of the Lok Ma Chau Public Transport Interchange. The Site is applied for “Temporary Shop and Services” use for a period of 3 years. The Site has an area of about 1,230m², including Government Land of about 618m². In accordance with the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 dated 8.3.2024, the Site falls within “Road” zone. According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No.12C), the Site is designated as “Wetland Buffer Area”. According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G), the Site is designated as Category 2 area.

The Site was the subject of nine previous Planning Application Nos. A/YL-ST/36, A/YL-ST/275, A/YL-ST/342, A/YL-ST/354, A/YL-ST/424 and A/YL-ST/445 approved on 19.9.1997, 15.4.2005, 12.10.2007, 17.4.2009, 5.10.2012 and 26.9.2014 respectively for the use of “Cross-boundary Traffic Service Station”, and Planning Application Nos. A/YL-ST/480, A/YL-ST/533 and A/YL-ST/592 approved on 19.2.2016, 21.12.2018 and 13.8.2021 respectively for the use of “Temporary Shop and Services”. A planning permission is currently sought for the use of “Temporary Shop and Services”, which is identical to previous Planning Application Nos. A/YL-ST/480, A/YL-ST/533 and A/YL-ST/592 to serve local community.

Since the Site is small in scale and it has been operating as “Cross-boundary Traffic Service Station” and retail shops for many years, no traffic, drainage and landscape impacts are anticipated.

The subject application for planning permission is justified on the following grounds: 1) Previous Planning Permissions for Same Use; 2) Recent Planning Permissions for Similar Use Next to the Site; 3) Compliance with Previous Planning Conditions; 4) Provision of Run-in/Run-out; 5) Compatible with the Surrounding Land Uses; 6) Meeting the Local Demand; 7) No Adverse Ecological Impact; 8) No Adverse Environmental Impact; 9) No Adverse Traffic Impact; and 10) No Potential Risk.

申請摘要

申請場地乃新界元朗新田丈量約份99約地段第774號餘段及毗鄰政府土地。申請場地前臨東永安路，距離落馬洲公共交通轉車站西南面約300米。現申請用作三年「臨時商店及服務行業」用途。申請地段佔地約1,230平方米，包括約618平方米的政府土地。是項申請地段位於新田科技城計劃大綱草圖編號S/STT/1(發表於2024年3月8日)內之「道路」地帶。根據城市規劃委員會規劃指引編號12C「擬在后海灣地區內進行發展」，申請場地被列作「濕地緩衝區」。根據城市規劃委員會規劃指引編號13G「擬作露天貯物及港口後勤用途」，申請場地被列作第2類別。

申請場地乃以前九個規劃申請之場地，當中包括分別於1997年9月19日、2005年4月15日、2007年10月12日、2009年4月17日、2012年10月5日及2014年9月26日獲批准的規劃申請編號：A/YL-ST/36、A/YL-ST/275、A/YL-ST/342、A/YL-ST/354、A/YL-ST/424及A/YL-ST/445，作「跨境交通服務區」用途，於2016年6月19日、2018年12月21日及2021年8月13日獲批准的規劃申請編號：A/YL-ST/480、A/YL-ST/533及A/YL-ST/592，作「臨時商店及服務行業」用途。現申請用作與規劃申請編號：A/YL-ST/480、A/YL-ST/533及A/YL-ST/592用途相同之「臨時商店及服務行業」用途，以服務本地社區。

基於是項申請場地規模細小及已營運多年作「跨境交通服務區」及零售商店，相信並不會引致生態、環境影響及新增的交通流量。

是項申請的理由如下：1) 跟早前獲批准的方案相同； 2) 在場地毗鄰已有相類似用途的規劃申請獲批准；3) 履行之前的規劃條款；4) 提供出入口；5) 與附近的土地用途相容； 6) 迎合本地需求； 7) 沒有對生態造成不良影響； 8) 沒有對環境造成不良影響； 9) 沒有對交通造成不良影響； 及10) 沒有潛在風險。

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Appendices

LIST OF APPENDICES

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Appendix 2	Location Plan
Appendix 3	Site Plan (Lot Index Plan)
Appendix 4	Proposed Layout Plan
Appendix 5	Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/YL-ST/592 dated 27.8.2021
Appendix 6	The Approved Run-in/run-out Proposal and the Compliance Letter for Submission of a Run-in/run-out Proposal for the Development under Previous Planning Application No. A/YL-ST/592
Appendix 7	The Approved Drainage Proposal and the Compliance Letters for Submission and Implementation of a Drainage Proposal under Previous Planning Application No. A/YL-ST/592
Appendix 8	The Approved Tree Preservation Proposal and the Compliance Letters for Submission and Implementation of Tree Preservation Proposal under Previous Planning Application No. A/YL- ST/480
Appendix 9	The Approved Fire Service Installations Proposal and the Compliance Letters for Submission and Implementation of Fire Service Installations Proposal under Previous Planning Application No. A/YL- ST/592
Appendix 10	The Compliance Letter for Provision of Boundary Fencing under Previous Planning Application No. A/YL-ST/480
Appendix 11	Site Photo

1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lot 774RP in D.D. 99 and adjoining Government Land, San Tin, Yuen Long, New Territories. It directly abuts Tung Wing On Road at its southwest and located at about 300m south-west of the Lok Ma Chau Public Transport Interchange. The Site is accessible from Tung Wing On Road via Castle Peak Road – San Tin. In accordance with the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 dated 8.3.2024, the Site falls within “Road” zone. Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.
- 1.2 The current application is applied for the use of “Temporary Shop and Services” for a period of 3 years. A planning permission is required by the Town Planning Board (the ‘Board’) for the proposed “Temporary Shop and Services” use.
- 1.3 The Site was the subject of nine previous Planning Application Nos. A/YL-ST/36, A/YL-ST/275, A/YL-ST/342, A/YL-ST/354, A/YL-ST/424 and A/YL-ST/445 approved on 19.9.1997, 15.4.2005, 12.10.2007, 17.4.2009, 5.10.2012 and 26.9.2014 respectively for the use of “Cross-boundary Traffic Service Station”, and Planning Application Nos. A/YL-ST/480, A/YL-ST/533 and A/YL-ST/592 approved on 19.2.2016, 21.12.2018 and 13.8.2021 respectively for the use of “Temporary Shop and Services”.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “Temporary Shop and Services” for a period of 3 years, or a period as considered appropriate by the Town Planning Board (“the Board”) under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.5 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Application Site

The Application Site ('the Site') comprises Lot 774RP in D.D. 99 and adjoining Government Land, San Tin, Yuen Long, New Territories. The Site has an area of about 1,230m², including Government Land of about 618m². Please refer to Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.

2.2 Lease Particulars

The subject lots are held under Block Government Lease for D.D. 99 and are demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30 June 2047.

2.3 Existing Condition

The private lot area of the Site is currently being used as "Temporary Shop and Services" under Planning Application No. A/YL-ST/592, which was approved by the Board on 13.8.2021 and the Government Land is currently being used for ancillary parking area.

2.4 Surrounding Land Uses

2.4.1 It directly abuts Tung Wing On Road at its southwest and located at about 300m south-west of the Lok Ma Chau Public Transport Interchange.

2.4.2 To its west are container vehicle and lorry park, warehouse and open storage of wooden materials, and local villages, namely Tung Chan Wai, On Lung Tsuen and Wing Ping Tsuen.

2.4.3 To its immediate south across Tung Wing On Road are car parks, a trailer sale shop, an estate agent / retail shop / eating place, some temporary domestic structures and villages houses.

2.4.4 To its east is Castle Peak Road – San Tin.

2.5 Accessibility

2.5.1 The Site is accessible from Tung Wing On Road via Castle Peak Road – San Tin.

2.5.2 With its close proximity to the Lok Ma Chau Public Transport Interchange, the Site

is conveniently accessible by taking public transports.

2.5.3 Public transports such as franchised buses, minibuses and taxis serve the area.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Road” on the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 dated 8.3.2024. Extract of the OZP are attached at **Appendix 1**.
- 3.2 A planning permission is required by the Board for the proposed “Temporary Shop and Services” use.
- 3.3 The Site was the subject of nine previous Planning Application Nos. A/YL-ST/36, A/YL-ST/275, A/YL-ST/342, A/YL-ST/354, A/YL-ST/424 and A/YL-ST/445 approved on 19.9.1997, 15.4.2005, 12.10.2007, 17.4.2009, 5.10.2012 and 26.9.2014 respectively for the use of “Cross-boundary Traffic Service Station”, and Planning Application Nos. A/YL-ST/480, A/YL-ST/533 and A/YL-ST/592 approved on 19.2.2016, 21.12.2018 and 13.8.2021 respectively for the use of “Shop and Services”.
- 3.4 In accordance with the Town Planning Board Guidelines No. 12C (TPB PG-NO. 12C) for Application for Developments within Deep Bay Area, the Site falls within Wetland Buffer Area. Despite such, temporary development is exempted from the submission requirement of conducting an ecological impact assessment to the Board.
- 3.5 In accordance with the Town Planning Board Guidelines No. 13G (TPB PG-NO. 13G) for Application for Open Storage and Port Back-up Uses, the Site is classified as ‘Category 2’ area. Subject to no adverse departmental comments and location objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to provide the use of “Temporary Shop and Services” on Site for a period of 3 years in order to provide some shop and services such as retail shop, fast food shop and commercial service to serve local community.

4.2 Proposed Use and Site Layout

Identical to previous Planning Application No. A/YL-ST/592, there is a series of 2-storey container structures to provide shop and services to local community.

4.3 Site Area and GFA

The Site has an area of about 1,230m², including Government Land of about 618m² with GFA of about 653.895m².

4.4 Operation Hours

The proposed “Temporary Shop and Services” would be operated from 8am to 11pm daily (from Monday to Sunday and Public Holidays), which is identical to previous Planning Application No. A/YL-ST/592.

4.5 Run-in/run-out

There is a run-in/run-out proposal approved under previous Planning Application No. A/YL-ST/592, as shown in the relevant compliance letter at **Appendix 6**. Although it was unable to comply with the approval condition for provision of run-in/out by the specified time limit, the construction works have been completed and accepted by the Highways Department after revocation of the planning application. The Applicant will provide proper maintenance on the existing run-in/out and provide enhancement works within the Site, if required.

4.5 Drainage

There are existing drainage facilities approved under previous Planning Application No. A/YL-ST/592, as shown in the relevant compliance letters at **Appendix 7**. The Applicant will provide proper maintenance on the existing drainage facilities and provide enhancement works within the Site, if required.

4.6 Landscape

There are existing tree plantings approved under previous Planning Application No. A/YL-ST/480, as shown in the relevant compliance letters at **Appendix 8**. The Applicant will provide proper maintenance on the existing landscape and tree plantings and provide enhancement works within the Site, if required. Also, the location of the car parking spaces and the loading/unloading area have been carefully arranged to avoid encroaching into the tree protection zone.

4.7 Fire Precaution Measures

There was fire service installations proposal approved under previous Planning Application No. A/YL-ST/592 and there are some fire service installations on the Site, as shown in the relevant compliance letters at **Appendix 9**. The Applicant will provide proper maintenance on the existing fire service installations and provide enhancement works within the Site, if required.

4.8 Boundary Fencing

There is existing boundary fencing approved under previous Planning Application No. A/YL-ST/480, as shown in the relevant compliance letter at **Appendix 10**. The Applicant will provide proper maintenance on the existing boundary fencing facilities and provide enhancement works within the Site, if required.

4.9 Traffic

4.9.1 The Site has come into existence for the use of “Cross-boundary Traffic Service Station” and “Shop and Services” for many years. As same as previously approved “Temporary Shop and Services”, the proposed “Temporary Shop and Services” use would not generate heavy amount of vehicles to the Site.

4.9.2 Similar to previous Planning Application No. A/YL-ST/592, there would be some traffic arrangement, as listed below:

- (a) 6 private car parking spaces would be provided to serve the workers of the Site. That is, there would be maximum 12 trip generations (6 times in and 6 times out) per day;
- (b) a loading/unloading area for light goods vehicles would be provided;
- (c) there would be only 1 to 2 times of good delivery by light goods vehicles per day. That is, there would be maximum 4 trips generations (2 times in and 2 times out) per day;

- (d) the light goods vehicles would be driven out from the Site after delivering goods;
- (e) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site; and
- (f) the proposed access would also serve as pedestrian access due to limited vehicular trip.

4.9.3 In addition, the Site is mainly to serve local community so that the main customers can reach the Site by walking. Therefore, no adverse traffic impact is anticipated.

5. JUSTIFICATIONS

5.1 Previous Planning Permission for Same Use

The Site is the subject of the previous planning application No. A/YL-ST/592 for the same use of “Temporary Shop and Services”. The proposed site area, site boundary, site use, site scale, car parking spaces and facilities are the same as the existing condition approved under previous planning application No. A/YL-ST/592. Without major change of planning circumstances, it is considered that the Site should be allowed for the applied use of “Temporary Shop and Services”.

5.2 Recent Permissions for Similar Use Next to the Site

There was a number of planning applications approved in 2023 for shop and services use in San Tin area such as Planning Application No. A/YL-ST/642 for the use of “Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services” approved on 31.3.2023, Planning Application No. A/YL-ST/654 for the use of “Proposed Temporary Shop and Services (Convenience Store)” approved on 25.8.2023, and Planning Application No. A/YL-ST/657 for the use of “Temporary Shop and Services (Motor-vehicle Showroom and Sales Centre), Eating Place and Public Vehicle Park (Excluding Container Vehicle)” approved on 22.9.2023. Therefore, permission should be granted by the Board for the proposed “Temporary Shop and Services” use at the Site.

5.3 Compliance with Previous Planning Conditions

- 5.3.1 Most of the approval conditions under previous planning application No. A/YL-ST/592 have been satisfactorily complied with, as shown below:

Application No. A/YL-ST/592		
<u>Conditions</u>		<u>Date of Compliance</u>
(f)	Submission of an As-built Drainage Plans and Photographic Records	19.3.2019 (see Appendix 6)
(c)	Submission of a Run-in / Run-out Proposal for the Development	4.1.2022 (see Appendix 6)
(e)	Submission of Drainage Proposal	1.6.2022 (see Appendix 7)

(f)	Implementation of the Drainage Proposal	29.6.2022 (see Appendix 7)
(h)	Submission of Fire Service Installations Proposal	25.11.2021 (see Appendix 9)
(h)	Implementation of Fire Service Installations Proposal	11.7.2022 (see Appendix 9)

5.3.2 Should the current application be approved, the Applicant would continue to well maintain the existing facilities on the site and would complete the fire service installation works on the Site.

5.4 **Provision of Run-in/Run-out**

There is a run-in/run-out proposal approved under previous Planning Application No. A/YL-ST/592, as shown in the relevant compliance letter at **Appendix 6**. Although it was unable to comply with the approval condition for provision of run-in/out by the specified time limit, the construction works have been completed and accepted by the Highways Department after revocation of the planning application. The Applicant will provide proper maintenance on the existing run-in/out and provide enhancement works within the Site, if required.

5.5 **Compatible with the Surrounding Land Uses**

There are some commercial activities like eating place, local shops and private car parks in the surrounding. The proposed “Temporary Shop and Services” use is compatible with the surrounding land uses.

5.6 **Meeting the Local Demand**

Besides locating in close proximity to the border area, the Site is also situated in a central location of San Tin, where can serve local community conveniently. Due to its advantageous location, San Tin has become a cross-boundary service station in traffic, logistic and commercial aspects for many years. In contrast, local shops and services providing daily necessities for serving local community become lack in supply. Under this situation, the proposed “Temporary Shop and Services” would provide local residents a convenient supply depot in support of their daily necessities, and no activities associated with general merchandise operators would be allowed.

5.7 **No Adverse Ecological Impact**

Although the Site falls within the Water Buffer Area (“WBA”) stated in the TPB PG-No. 12C, which is intended to protect the ecological integrity of the fish ponds and wetland, it is far away from the fish ponds/wetlands in the Deep Bay Area. In addition, as same as previously approved “Temporary Shop and Services (Retail Shop)”, the proposed “Temporary Shop and Services” is a less ecological sensitive use, and the Site has been hard-paved for many years. Therefore, the proposed use would unlikely have significant negative impact on the ecological value of the Wetland Conservation Area (“WCA”).

5.8 **No Adverse Environmental Impact**

The Site has been operated as “Cross-boundary Traffic Service Station” and “Temporary Shop and Services” for many years, no significant environmental impact was found during that period. It is considered that the proposed “Temporary Shop and Services” use is a less environmental sensitive use, and there are appropriate drainage facilities and landscaping provided within the Site. Therefore, no adverse environmental impact is anticipated.

5.9 **No Adverse Traffic Impact**

5.9.1 The Site has come into existence for the use of “Cross-boundary Traffic Service Station” and “Shop and Services” for many years. As same as previous Planning Application No. A/YL-ST/592, the proposed “Temporary Shop and Services” use would not generate heavy amount of vehicles to the Site.

5.9.2 Identical to previous Planning Application No. A/YL-ST/592, there would be some traffic arrangement, as listed below:

- (a) 6 private car parking spaces would be provided to serve the workers of the Site;
- (b) a loading/unloading area for light goods vehicles would be provided;
- (c) there would be only 1 to 2 times of good delivery by light goods vehicles per day;
- (d) the light goods vehicles would be driven out from the Site after delivering goods;
- (e) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site; and
- (f) the proposed access would also serve as pedestrian access due to limited

vehicular trip.

- 5.9.3 In addition, the Site is mainly to serve local community so that the main customers can reach the Site by walking. Therefore, no adverse traffic impact is anticipated.

5.10 No Potential Risk

- 5.10.1 It is noted that there is a high pressure town gas pipeline running along Castle Peak Road – Chau Tau which is in close vicinity of the application site. However, in order to avoid any potential risks associated with the gas pipeline, the Applicant had removed two proposed container structures, which are close to Castle Peak Road – Chau Tau under previous Planning Application No. A/YL-ST/480 and the currently proposed container structures remain unchanged from the previously approved scheme, which is located far away from the high pressure town gas pipeline.
- 5.10.2 Considering the small scale of the Site, the proposed container structure located far away from the gas pipeline, low visitor capacity and no excavation works, there would be no impact to the existing gas pipeline and the potential risk is low. Therefore, risk assessment is not required.

6. CONCLUSION

6.1 The Applicant seeks the Board's permission for "Temporary Shop and Services" on the Site for a period of 3 years under S.16 of the Town Planning Ordinance.

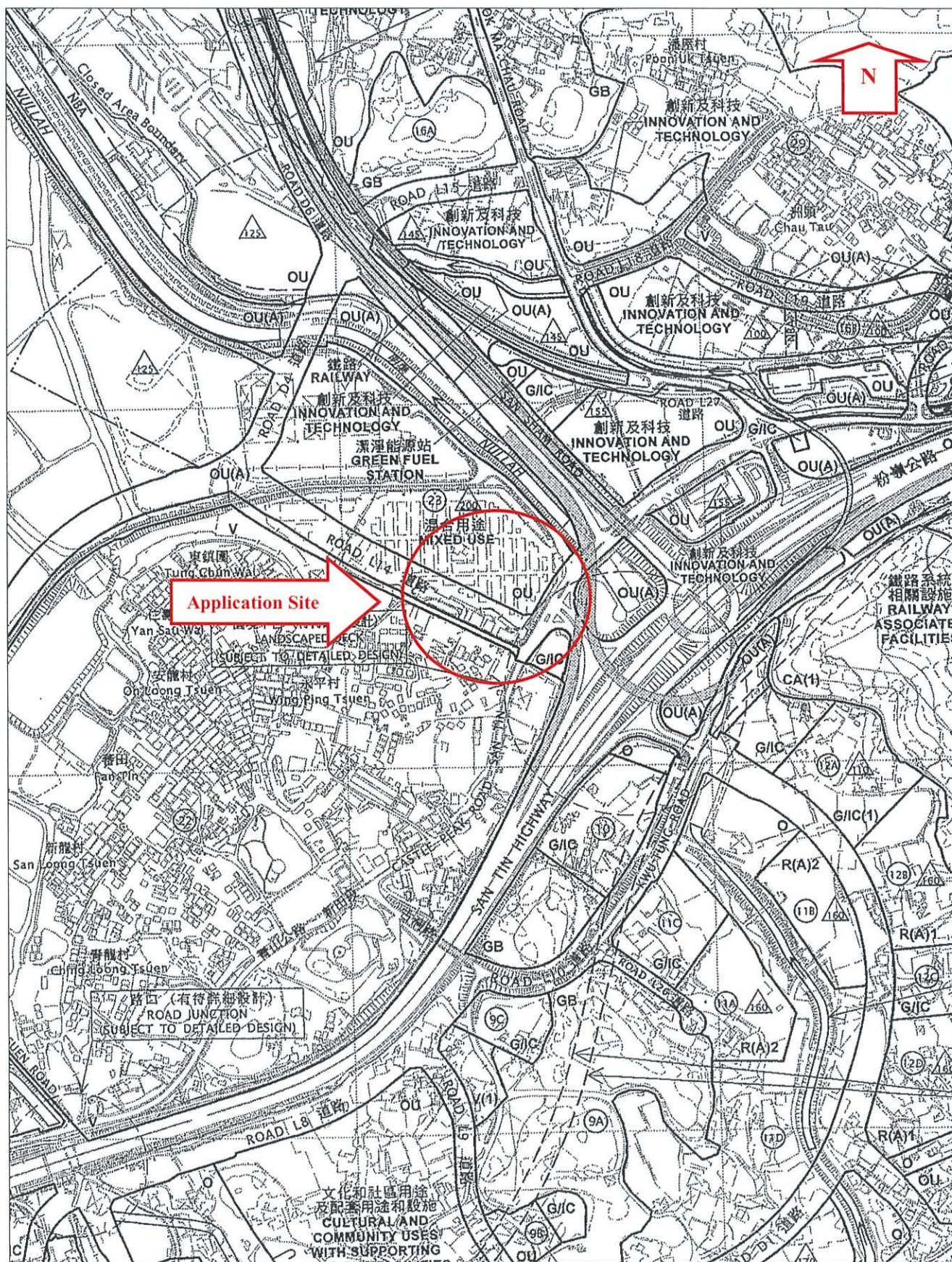
6.2 With regard to the followings:

- previous planning permission for same use;
- recent planning permissions for similar use next to the Site;
- compliance with previous planning conditions;
- provision of run-in/run-out;
- compatible with the surrounding land uses;
- meeting the local demand;
- no adverse ecological impact;
- no adverse environmental impact;
- no adverse traffic impact; and
- no potential risk.

the Board is requested to approve the planning application for the use of "Temporary Shop and Services" on the Site for 3 years or a period considered appropriate.

APPENDIX 1

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

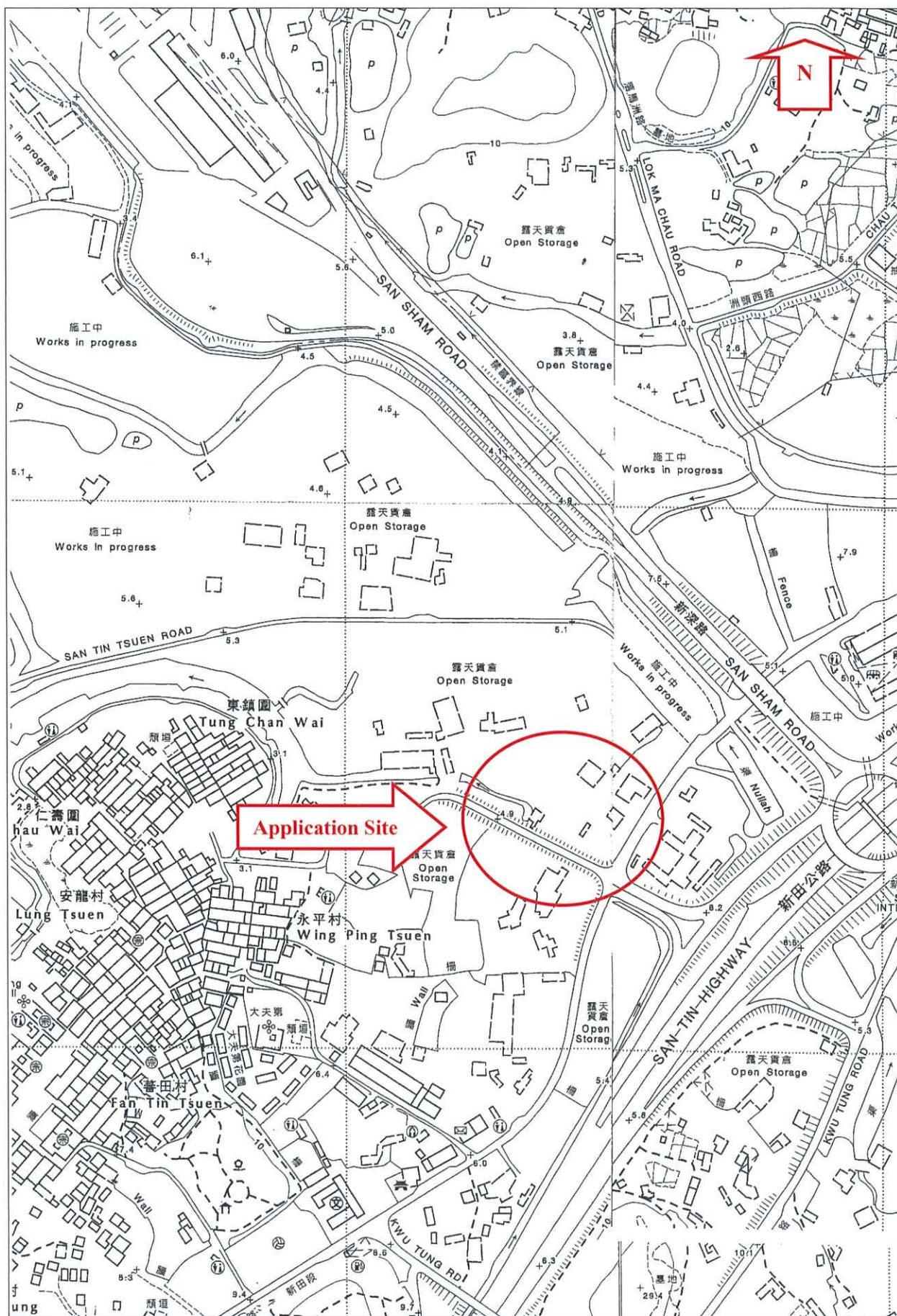


For Identification Only

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

APPENDIX 2

Location Plan



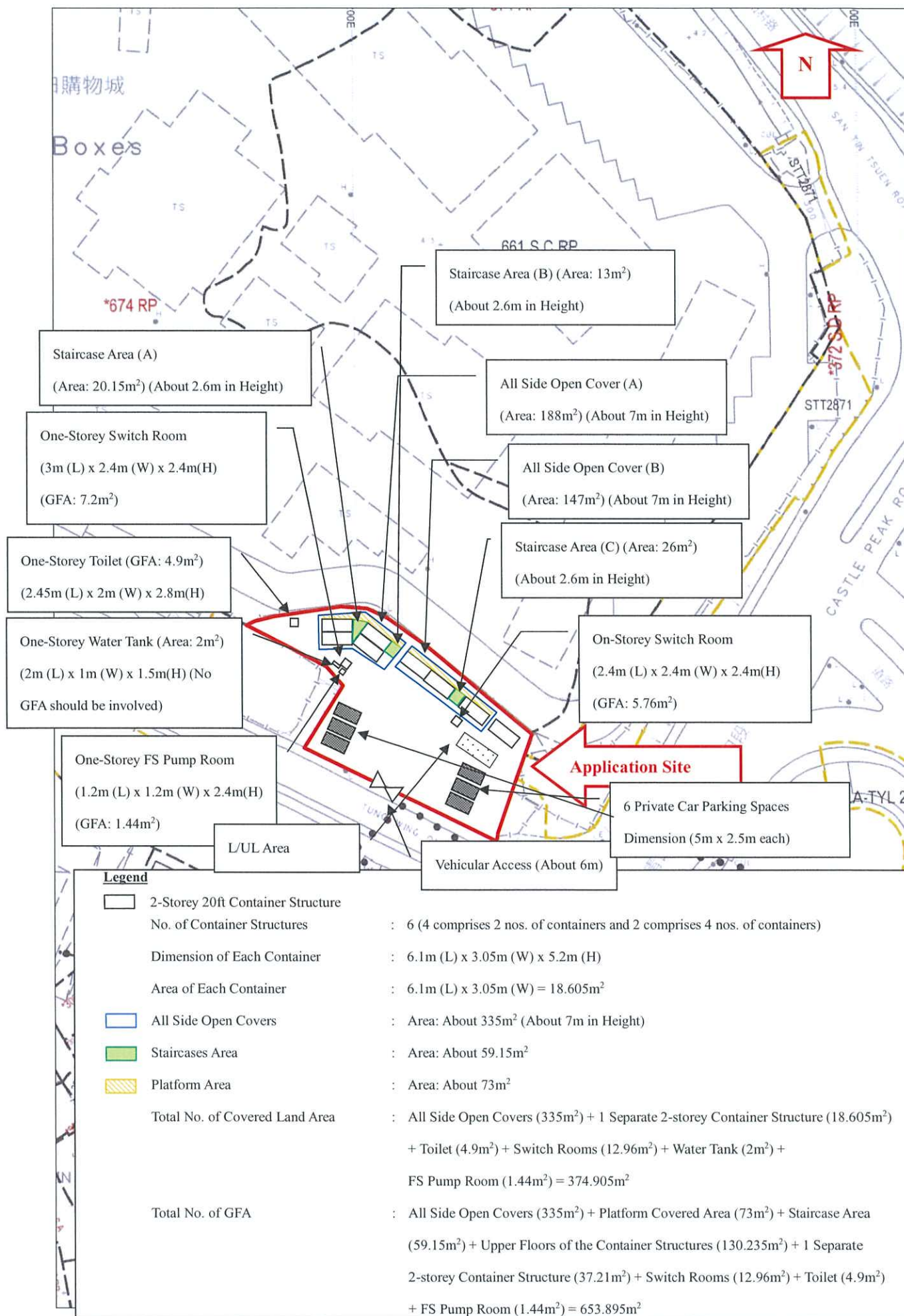
For Identification Only

APPENDIX 3

Site Plan (Lot Index Plan)

APPENDIX 4

Proposed Layout Plan



For Identification Only

APPENDIX 5

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application No. A/YL-ST/592
dated 27.8.2021**

城市規劃委員會
香港北角渣華道三百三十三號
北角政府合署十五樓

RECEIVED 30 AUG 2021

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

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (2739 1913)

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/YL-ST/592

27 August 2021

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

Dear Sir/Madam,

**Proposed Temporary Shop and Services for a Period of 3 Years
in "Other Specified Uses" annotated "Service Stations" Zone,
Lot 774 RP in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long**

I refer to my letter to you dated 12.8.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 13.8.2024 and is subject to the following conditions :

- (a) no operation between 11:00 p.m. and 8:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;
- (c) the submission of a run-in/run-out proposal for the development within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 13.2.2022;
- (d) in relation to (c) above, the provision of the run-in/run-out for the development within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 13.5.2022;
- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.2.2022;

- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.5.2022;
- (g) in relation to (f) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.2.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.5.2022;
- (j) if any of the above planning condition (a), (b) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (c), (d), (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

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

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

This temporary permission will lapse on 14.8.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

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

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 13.8.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 17.9.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

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

If you have any queries regarding this planning permission, please contact Ms. Irene Lai of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

RK/CC/cl

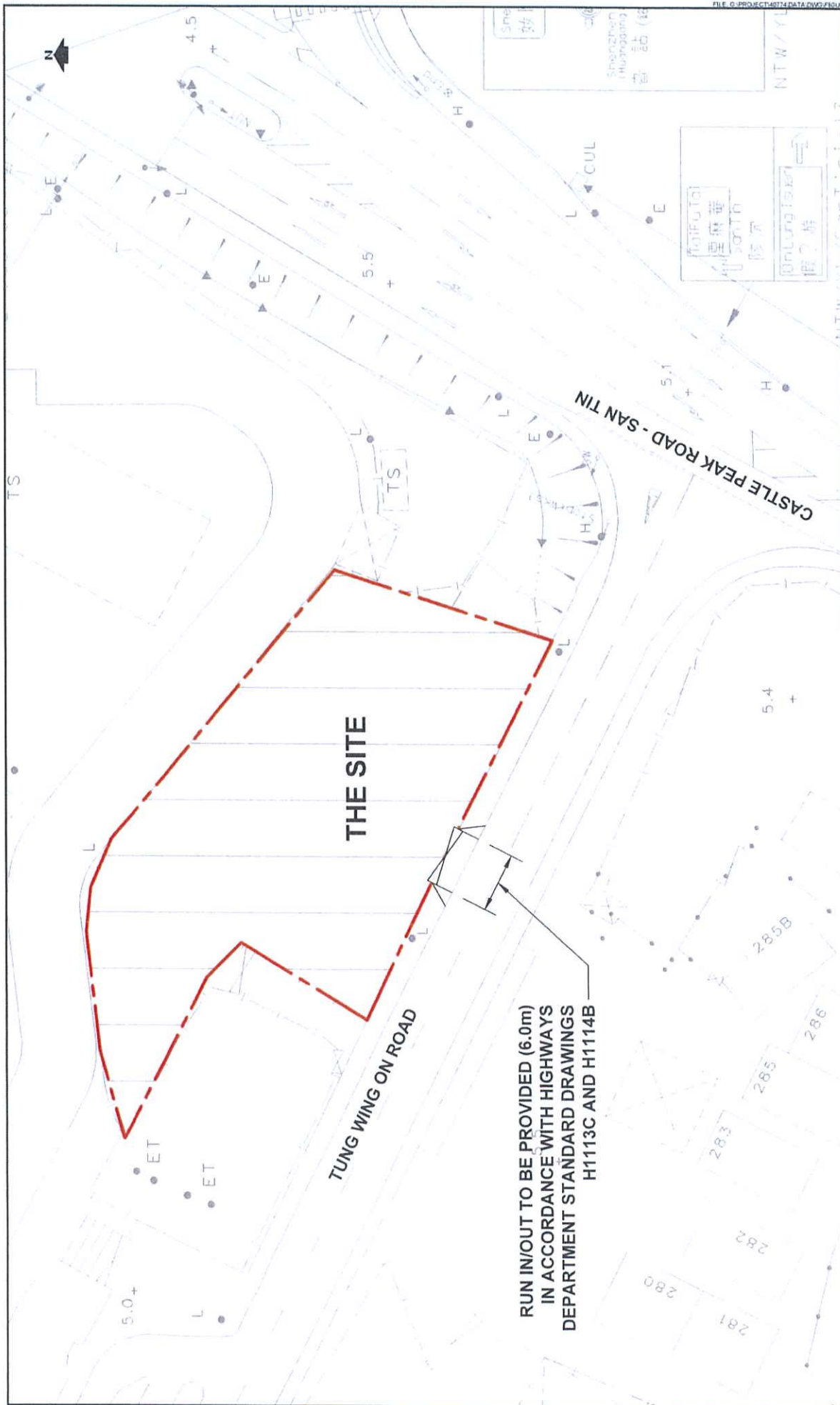
List of Government Department Contacts

(Application No. A/YL-ST/592)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	馬勵勤先生 Mr. MA Lai Kun, Roderick	2300 1693	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	黃浩然先生 Mr. WONG Ho Yin	2733 7737	2739 8775
路政署 Highways Department	新界西北區域組 NW New Territories District Section	崔詠霞女士 Ms. TSUI Wing Har, Tanya	2762 3947	2714 5228
運輸署 Transport Department	交通工程(新界西)部 Traffic Engineering (NTW) Division	謝浩鏗先生 Mr. TSE Ho Hang	2399 2727	2381 3799

APPENDIX 6

**The Approved Run-in / Run-out Proposal and the
Compliance Letter for Submission of a Run-in / Run-out
Proposal for the Development under
Previous Planning Application No. A/YL-ST/592**



PROJECT NO. 40774		PROJECT TITLE PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN 'OTHER SPECIFIED USES' ANNOTATED 'SERVICE STATIONS' ZONE, LOT 774 RP IN D.D. 99 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG		DRAWING NO. FIGURE 1		REV.
DESIGNED	SLN	DATE	DEC 2021	LLA 顧問有限公司 Consultancy Limited		
DRAWN	CLL	SCALE	1:500			
CHECKED	SLN					

PROPOSED ACCESS ARRANGEMENT

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 (2739 1913) and Post
Planning Department

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

本函檔號 Your Reference YL/TPN/2080C/L12
本署檔號 Our Reference () in TPB/A/YL-ST/592
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

RECEIVED 06 JAN 2022

4 January 2022

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

Dear Sir,

Compliance with Approval Condition (c) The Submission of Run-in/run-out Proposal

**Proposed Temporary Shop and Services for a Period of 3 Years
in "Other Specified Uses" annotated "Service Stations" Zone,
Lot 774 RP in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/592)**

I refer to your letter dated 23.12.2021 regarding the submission of run-in/run-out proposal for compliance with approval condition (c) of the subject application. The relevant departments have 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 Commissioner for Transport (C for T) and the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) at **Appendix**. Should you have any queries, please contact Mr. Kinox WONG (Tel.: 2399 2727) of Transport Department or Ms. Patsy CHEUNG (Tel: 2762 4185) of the Highways Department.

Yours sincerely,


(Anthony LUK)

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

C.C.

C for T
CHE/NTW, HyD
CTP/TPB(2)

(Attn.: Mr. Kinox WONG)
(Attn.: Ms. Patsy CHEUNG)

AL/CC/AC/BT

Appendix

Detailed Comments of C for T

The applicant should be reminded that their vehicles would not encroach the opposite lane when turning to Tung Wing On Road from the subject site via the run-in/run-out, and vice versa.

Detailed Comments of CHE/NTW,HyD

The applicant should keep and submit relevant records such as photos of spare ducts installation, records of concrete grade, records of supplier of concrete, kerb material, steel mesh, and compaction record, etc. in the future submission for compliance of implementation of the run-in/run-out.

APPENDIX 7

**The Approved Drainage Proposal and the Compliance
Letters for Submission and Implementation of
a Drainage Proposal under
Previous Planning Application No. A/YL-ST/592**

Your Ref : TPB/A/YL-ST 592 (dd 22 Apr 2022)

The District Planning Officer

The Planning Dept

Fanling, Sheung Shui & Yuen Long East

District Planning Office

12/F Sha Tin Government Offices

1 Sheung Wo Chee Rd Sha Tin NT

(Attn: Ms Irene Lai)

May 2022

Man Fu Wan

G/F 299 Wing Ping Tsuen

San Tin Yuen Long NT

Dear Sirs,

Re : Proposed Temporary Shop and Services for a Period of 3 Years in "Specified Uses" annotated "Service Stations" Zone, Lot 774 RP in DD 99 and adjoining Government Land, San Tin, Yuen Long - Drainage Proposal

Thanks for your letter of 22 Apr 2022 regarding the captioned. In this respect, our reply to your comments are as follows:

(i) The estimated catchment adjoining the development area is taken as 1230m².

Together with the catchment area of the development area (1230m²), the total catchment area is 2460 m² which will be used to estimate the total rainfall runoff (12546 litre/min) from the development area and the adjoining area.

The estimate is conservative and gives a safe factor of 2 which is considered safe in terms of the development area and the adjoining area. (see [i] in the report)

(ii) The rainfall runoff at the site access which is a sloping ground, shall be collected by the existing open channel 'B' (432x625mm) at the foot of the sloping ground. (see [ii] in the report)

(iii) The hydraulic capacity of channel 'F' is 51301 litre/min; and the estimated total runoff from the application site (1230 m²) and the adjoining area (1230 m²) is 12546 litre /min. This gives a safety factor of 4.1. Hence, the flow path '4' at the downstream of catchpit 'CP3' is considered to have sufficient capacity to cater for the runoff from the development site and the adjoining area. (see [iii] in the report)

(iv) Since there is no new construction activities at the development site; hence there is no changes in the paving conditions. (see [iv] in the report)

(v) The existing catchpit CP3 shall have the desilting function. (see [v] in the report)

We are pleased to submit our revised drainage proposal regarding the above application site for your approval.

Yours faithfully,



.....
Man Fu Wan

Encl.

Ref : TPB/A/YL-ST 592 (dd 22 Apr 2022)

Proposed Temporary Shop and Services for a Period of 3 Years in "Specified Uses" annotated "Service Stations" Zone, Lot 774 RP in DD 99 and adjoining Government Land, San Tin, Yuen Long - Drainage Proposal

1. Introduction

This Drainage Proposal is prepared on the behalf of Fu Hop Yick Management Ltd for the captioned site. This development is a Proposed Temporary Shop and Services having an area approximately 1230 m².

2. Proposed drainage system

The estimate for the proposed drainage system shall adopt The DSD Stormwater Drainage Manual and the Geotechnical Manual for Slopes as the main references.

2.1 Estimation of rainfall runoff

An estimation of rainfall runoff for the subject site is recommended. The rainfall runoff on the development will be diverted into the existing open channel.

Referring to the DSD Stormwater Drainage Manual for the estimation of rainfall runoff, the time of concentration and the rainfall intensity are based on the '1 in 50 years' return period.

2.2 Assumption

For an estimation of the rainfall runoff from the development area, the following assumptions are made:

- The site is paved with concrete of site catchment area of 1230 m²
- The paved area will drain away most rainwater runoff
- The adjoining area has an approx. catchment area of 1230 m² (the same area as the development site catchment area)
- Take the distance L = 20 m for the development

The estimation of the Total rainfall runoff will base on the catchment area of the development site (1230 m²) and the catchment of the adjoining area (1230 m²) of the development site giving a total catchment area of 2460 m².

2.3 Time of concentration (t)

The Nomogram for the Bransby-Williams equation shall be used to determine the time of concentration, (t) min

As for the development site:-

- a. Total Estimated catchment area = 1230 m^2

Estimated catchment adjoining the development site (please refer to the proposed Drainage Plan) = 1230 m^2

To be conservative and safe, the Estimated catchment area adjoining the Development area is taken as the same as the development area. Hence, this Estimated catchment area (2460 m^2) will cater for the rainfall runoff from the development area (1230 m^2) and the adjoining areas (1230 m^2). In terms of overloading the existing drainage system, this gives a safe factor of 2 which is considered safe for the development site and the adjoining areas. [i]

Total catchment area = 2460 m^2 for the subject development site and the adjoining areas

- b. Slope $H = 0.1 \text{ m}$ per 100 m

- c. Distance from catchment boundary to design section $L = 20 \text{ m}$

Using the Nomogram for the rapid solution of the Bransby -Williams Equation (Geotechnical Manual for Slopes Fig 8.1)

$$A = 0.00246 \times 10^6 \text{ m}^2$$

$$H = 0.1 \text{ m}/100 \text{ m}$$

$$L = 20 \text{ m}$$

Therefore,

Time of concentration $t = 1.18 \text{ min}$ (Geotechnical Manual for Slopes Fig 8.1)

Using the Intensity-Duration-Frequency curve (Geotechnical Manual for Slopes Fig 8.2) to determine the Mean Rainfall Intensity i (mm/hr)

For duration = 1.18 min with 1: 50 return period

Therefore,

The Mean rainfall Intensity = 340 mm/hr (Geotechnical Manual for Slopes Fig 8.2)

2.4 Runoff capacity Q (Rational method) - Geotechnical Manual for Slopes (p 99)

Adopt the Rational method in the determination of the surface runoff

Take runoff coefficient $K = 0.9$ for paved surface

$$\text{Runoff capacity } Q = KiA / 3600 \text{ litre/s}$$

Estimated $Q = 0.9 \times 340 \times 2460 / 3600 = 209.1$ litre/s
 $= 12546$ litre/min for the development site and
the adjoining area

3. Checking the hydraulic capacity of existing channels

3.1 Existing Downstream *Channel 'C'* (750x 500 mm)

The estimated total runoff from the application site (1230 m^2) and the adjoining areas (1230 m^2) = 12546 litre/min

The existing Downstream Channel will deliver the total runoff to the outlet.

From the site measurement of the existing Downstream Channel to outlet

Width of channel = 750 mm

Depth of channel = 500 mm

Cross sectional area = $0.75 \times 0.5 = 0.375 \text{ m}^2$

Wet perimeter = $(2 \times 0.5 + 0.75) = 1.75 \text{ m}$

Hydraulic radius = $0.375 / 1.75 = 0.2143 \text{ m}$

Roughness factor (Concrete) = 0.015

Longitudinal slope = 0.001

Manning equation for hydraulic capacity of *Channel 'C'* (750x 500 mm)

$= (1/0.015) \times 0.375 \times (0.2143)^{0.67} \times 0.001^{0.5}$

$= 0.2814 \text{ m}^3/\text{s} = 16884$ litre/min > 12546 litre/min , Therefore OK

Hence, the estimated total runoff (12546 litre/min) from the application site (1230 m^2) and the adjoining areas (1230 m^2) will NOT overload the existing Downstream Channel 'C' (750x500mm).

3.2 Existing upstream *Channel 'A'* (305x660 mm) (12in x 26in)

The estimated total runoff from the application site (1230 m^2) and the adjoining areas (1230 m^2) = 12546 litre/min

The existing Upstream Channel 'A' will need to cater 1/3 of total runoff to existing Downstream Channel (750x500mm). i.e. $12546 / 3 = 4182$ litre/min

From the site measurement of the existing Downstream Channel (12inx 26in)

Width of channel = 305 mm (12 in)

Depth of channel = 660 mm (26 in)

Cross sectional area = $0.305 \times 0.66 = 0.2013 \text{ m}^2$

Wet perimeter = $(2 \times 0.66 + 0.305) = 1.625 \text{ m}$

Hydraulic radius = $0.2013 / 1.625 = 0.1239 \text{ m}$

Roughness factor (Concrete) = 0.015

Longitudinal slope = 0.001

Manning equation for hydraulic capacity of *Channel 'A'* (305x660 mm)

$$= (1/0.015) \times 0.2013 \times (0.2013)^{0.67} \times 0.001^{0.5}$$

$$= 0.1047 \text{ m}^3/\text{s} = 6284.4 \text{ litre/min} > 12546/3 = 4182 \text{ litre/min} , \text{ Therefore OK}$$

Hence, 1/3 of estimated total runoff (4182 litre/min) will NOT overload the existing Upstream (305x660 mm) Channel 'A'

3.3 Existing upstream *Channel 'B'* (432x 635mm) (17in x 25in)

The estimated total runoff from the application site (1230 m²) and the adjoining areas (1230 m²) = 12546 litre/min

The existing Upstream Channel 'B' will need to cater 1/3 of total runoff to existing Downstream Channel (432x635mm). i.e. 12546/ 3 = 4182 litre/min

From the site measurement of the existing Downstream Channel to outlet

Width of channel = 432 mm (17 in)

Depth of channel = 635 mm (25 in)

Cross sectional area = 0.432 x 0.635 = 0.2743 m²

Wet perimeter = (2x0.635 + 0.432) = 1.702 m

Hydraulic radius = 0.2743 / 1.702 = 0.1612 m

Roughness factor (Concrete) = 0.015

Longitudinal slope = 0.001

Manning equation for hydraulic capacity *Channel 'B'* (432x 635mm)

$$= (1/0.015) \times 0.2743 \times (0.1612)^{0.67} \times 0.001^{0.5}$$

$$= 0.1702 \text{ m}^3/\text{s} = 10214.6 \text{ litre/min} > 12546/3 = 4182 \text{ litre/min} , \text{ Therefore OK}$$

Hence, 1/3 of estimated total runoff (4182 litre/min) will NOT overload the existing Upstream (432x 635mm) Channel 'B'

3.4 Existing Outlet Rectangular Channel 'F' (0.762 x 1.219m) (2.5x4ft)

The estimated total runoff from the application site (1230 m²) and the adjoining areas (1230 m²) = 12546 litre/min

The existing Downstream Channel will deliver the total runoff to the outlet via the Outlet Rectangular channel

From the site measurement of the existing Downstream outlet Rectangular Channel to outlet

Width of channel = 0.762 m

Depth of channel = 1.219 m

Cross sectional area = 0.762 x 1.219 = 0.928878 m²

Wet perimeter = (0.762+2x1.219) = 3.2 m

Hydraulic radius = $0.928878 / 3.2 = 0.2903$ m

Roughness factor (Concrete) = 0.015

Longitudinal slope = 0.001

Manning equation for hydraulic capacity **Channel 'F' (0.762 x 1.219m)**

$$= (1/0.015) \times 0.928878 \times (0.2903)^{0.67} \times 0.001^{0.5}$$

$$= 0.855017 \text{ m}^3/\text{s} = 51301 \text{ litre/min} > 12546 \text{ litre/min}, \text{ Therefore OK}$$

Hence, the estimated total runoff (12546 litre/min) from the application site (1230 m²) and the adjoining areas (1230 m²) will NOT overload the existing Downstream outlet Rectangular Channel 'F' (0.762x1.219m)

4. Proposed Drainage System

Hence the existing drainage system are sufficient to cater the total estimated rainfall runoff of the development site including the adjoining area (i.e. total catchment area of 2460 m²) with the following:

- (a) The existing drainage system includes the existing 305 mm **Channel 'A'**, the existing 432 mm **Channel 'B'**, the existing 750 mm **Channel 'C'**, the existing 762 mm **Channel 'F'**, the existing catchpit CP1, the existing catchpit CP2 and the existing catchpit CP3. The existing drainage system is sufficient to cater for the rainfall runoff from the development site and the estimated rainfall runoff from the adjoining areas.
- (b) The existing drainage system for the development site are shown in attached proposed drainage plan; and no new construction for any additional drainage system.
- (c) The development site has a catchment area of 1230 m². The estimated catchment area adjoining the development area is about 1230 m². The concerned boundary of the catchment is shown in the Drainage plan. *For a conservative drainage estimate, the Total Catchment Area for the design of the Drainage System shall be taken as 2460 m² to cater for the rainfall runoff from adjoining areas adjacent to the project site. Based on Section 3.4, it is clear that the carrying capacity of Existing Outlet Rectangular Channel (51301 litre/min) can cater the estimated total rainfall runoff (12546 litre /min) from the project site and the adjoining area giving a safety factor of 4.1. [iii]*
- (d) There are no solid walls will be erected along the lot boundary of the development. Hence this will allow a free flow of surface runoff into the proposed drainage system.
As for the rainfall runoff from the sloping access, the existing channel B at the bottom of access will collect such rainfall runoff. [iii]

No construction work will be conducted at the project site, hence there will be no change in the paving condition. [iv]

The existing catchpit CP3 has the desilting function. [v]

- (e) The whole flowpath system (Flow Path 1, Flow Path 2, Flow Path 4) for the runoff discharge from the Applicant site is established as below:
- (i) Runoff discharge *Flow Path 1*: Existing 305 mm *Channel 'A'* to-> Existing Catchpit CP3.
 - (ii) Runoff discharge *Flow Path 2* : Existing 305 mm *Channel 'A'* to -> Existing Catchpit CP1 to -> Existing Catchpit CP2.
 - (iii) Runoff discharge *Flow Path 4* :
Existing Catchpit CP2 to-> Existing 432 mm *Channel 'B'* to->
Existing 750mm *Channel 'C'* to -> Existing Catchpit CP3 to ->Existing
762mm *Channel 'F'* ->Drainage System of Area '*733SD*'

The existing outlet Catchpit CP3 connects the existing rectangular (762x1219 mm) Channel 'F' runs into the public drainage system of the Drainage system in Area '733SD' (See Photo 4)

Section XX in the drainage layout (Drawing No. TPB/A/YL-ST592(2)) shows the existing condition of the Application site.

The Drainage proposal (Drawing No. TPB/A/YL-ST592(2))shows the Application Site , the existing open channels and the Area '733SD'.

Photo 1 shows the existing condition at the existing fence; and Photo 2 shows the existing condition at Tung Wing On Road.

It is clear that there will not be any backflow effect (Section 3.1, Section 3.2, Section 3.3; and Section 3.4). Hence, the discharge from the Applicant site and the adjoining area will reach a safe place in Drainage System of Area '733SD' (Photo 6) via the above runoff discharge flowpaths.

The Invert levels of the existing Catchpits are shown in the following Table 1.

Location	Existing Catchpit CP1	Existing Catchpit CP2	Existing Catchpit CP3
Invert level	+3.7 mPD	+ 3.5 mPD	+ 3.0 mPD

Table 1: Invert levels of existing catchpits

The Invert level of the outlet channel is + 2.9 mPD.

All the Catchpits will be maintained by the Developer; and the existing Catchpit CP3 will be desilted by the Developer;

- (f) The Developer shall be responsible for the maintenance of the existing drainage system in the Applicant Site.
- (g) The Developer shall consult the DLO/YL and seek consent from the relevant owner for any necessary drainage works (if required) to be carried out outside his lot boundary before the commencement of the proposed drainage works. The Yuen Long Lands Department and the Drainage Services Department shall have the right to conduct free inspections of the drainage system when it is completed.
- (h) *The Developer shall be responsible for any repairs to the proposed drainage system and the existing drainage system within this Application site when necessary.*

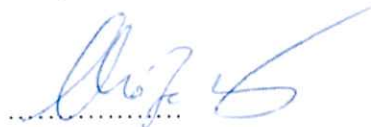
(i) *Summary of Photos in this Report*

<i>Photo</i>	<i>Remarks</i>
<i>Photo 1</i>	<i>Existing fence at Application site</i>
<i>Photo 2</i>	<i>Tung Wing On Road</i>
<i>Photo 3</i>	<i>744RP Junction</i>
<i>Photo 4</i>	<i>San Tin Shopping Mall Junction</i>
<i>Photo 5</i>	<i>Manhole at outlet</i>
<i>Photo 6</i>	<i>Outlet</i>

References :

1. DSD Stormwater Drainage Manual
2. Geotechnical Manual for Slopes

Prepared by:



Choi Tze Wing
MHKIE RPE (Civil)

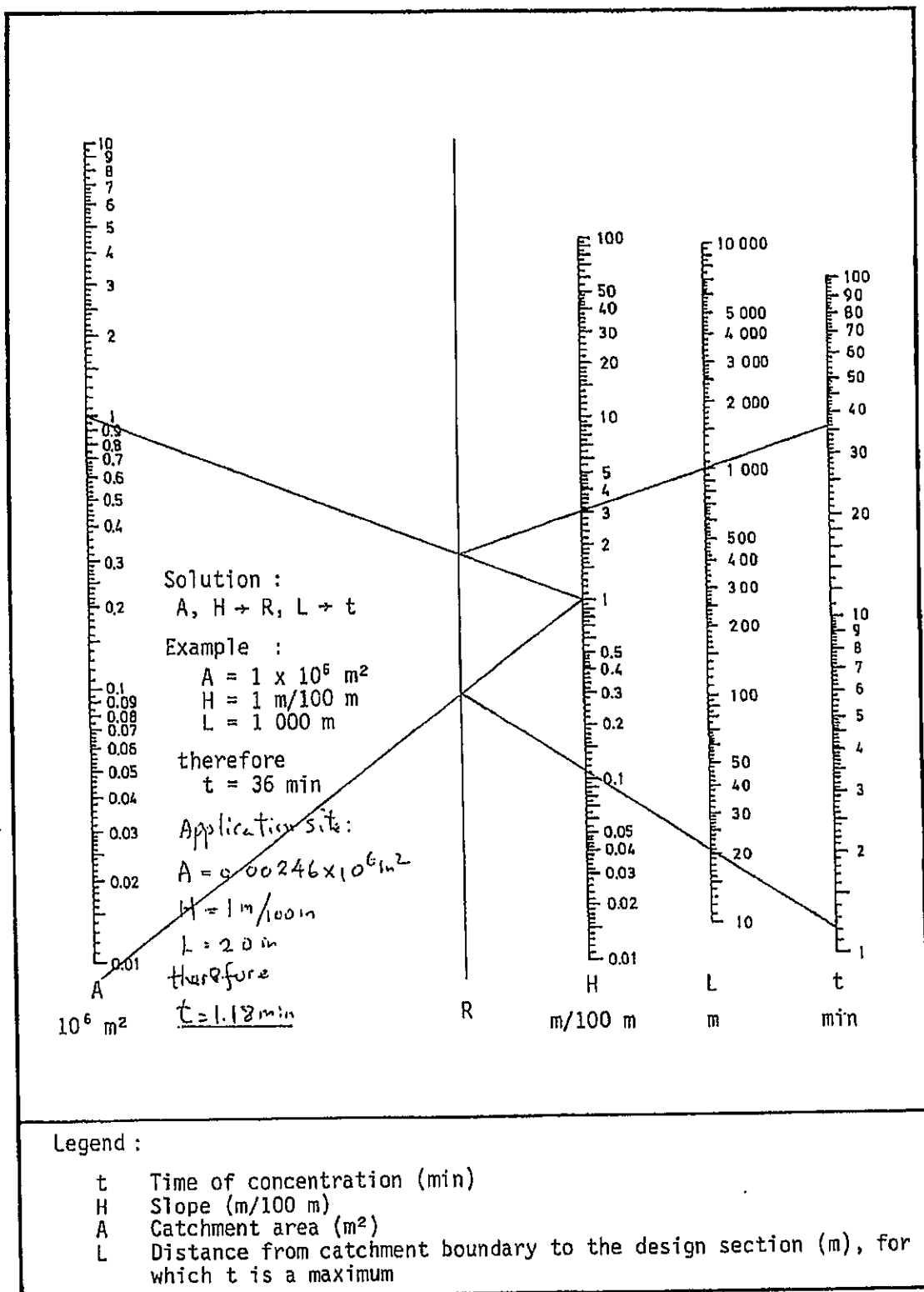


Figure 8.1 - Nomogram for the Rapid Solution of the Bransby-Williams Equation

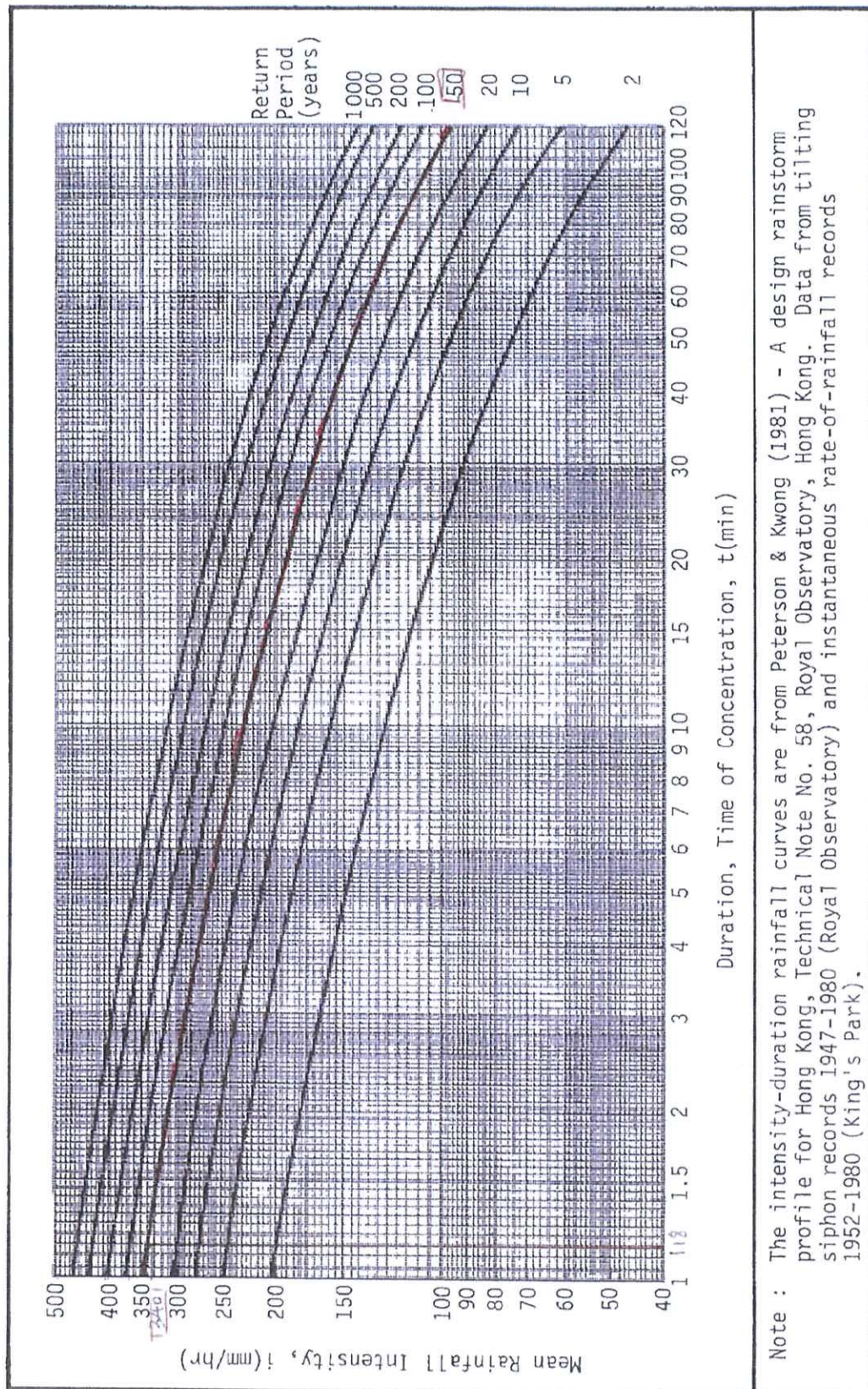
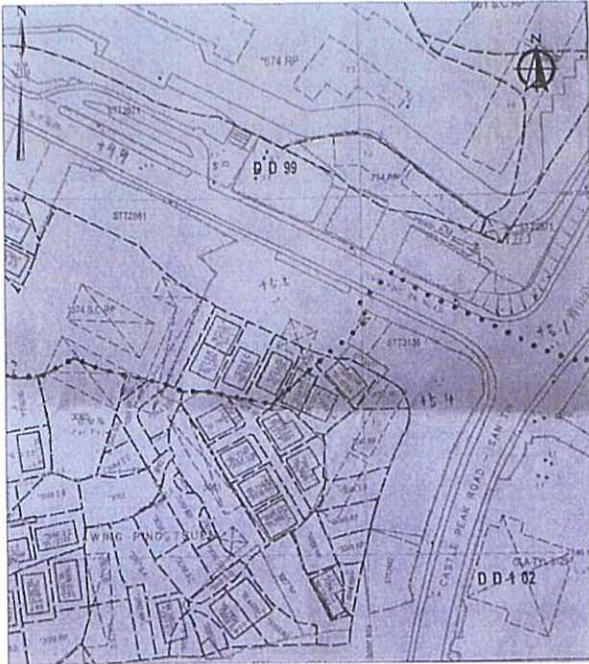


Figure 8.2 - Curves Showing Duration and Intensity of Rainfall in Hong Kong for Various Return Periods



Location Plan (Not To Scale)

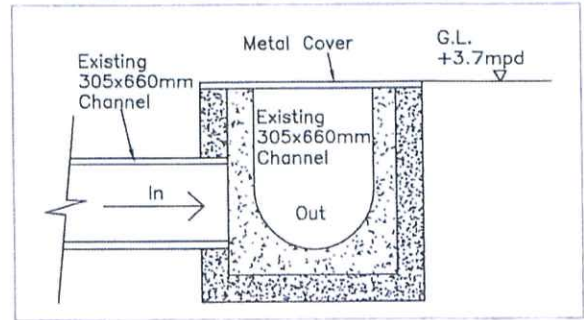
Legend

- Existing Channel
- ▣ CP1, CP2, & CP3—Existing Catchpits
- ↓ Fall (1:100)
- ++++ Existing Fence
- ↘↘ Slope

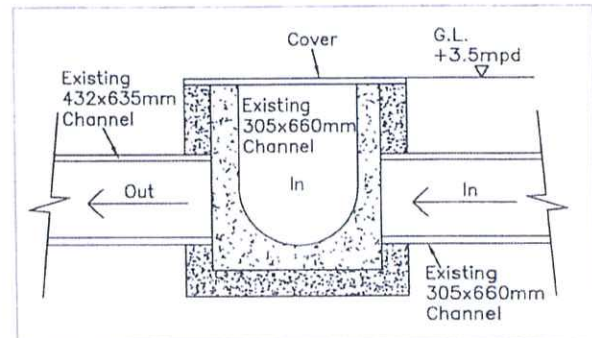
Notes:

1. All the invert levels of U-channels and catchpits shall be confirmed on site.
2. All the locations of U-channels and catchpits shall be confirmed on site.

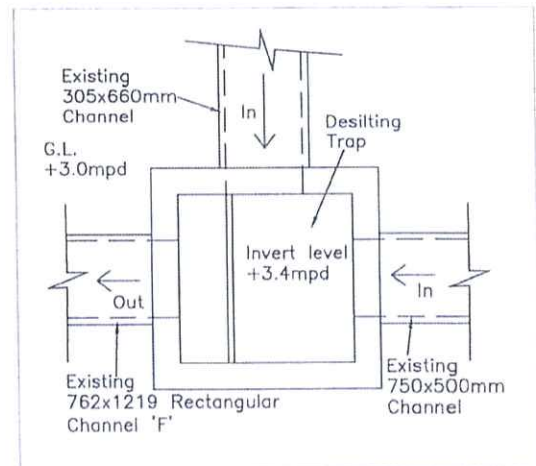
Location	Existing Catchpit CP1	Existing Catchpit CP2	Existing Catchpit CP3
Invert level	+3.7mpd	+3.5mpd	+3.0mpd



Existing Catchpit CP1 (Not to scale)



Existing Catchpit CP2 (Not to scale)



Existing Catchpit CP3 with Desilting Trap (Not to scale)



Photo 1



Photo 2

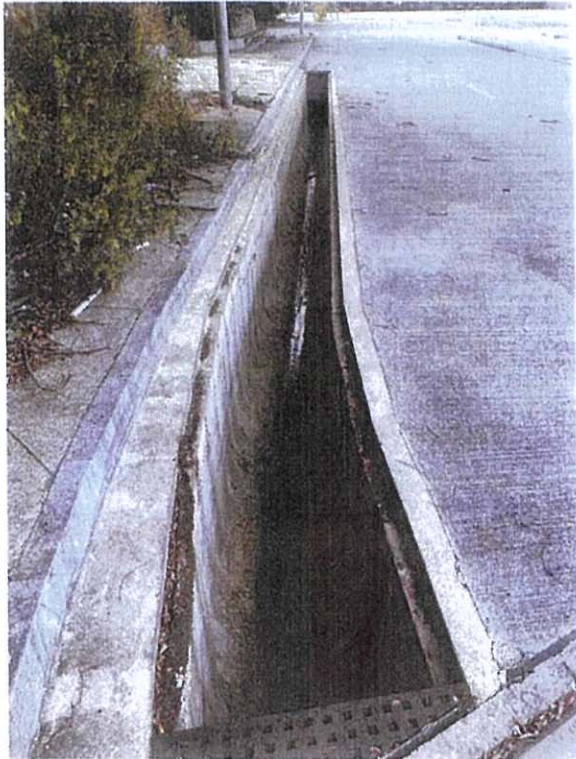


Photo 3

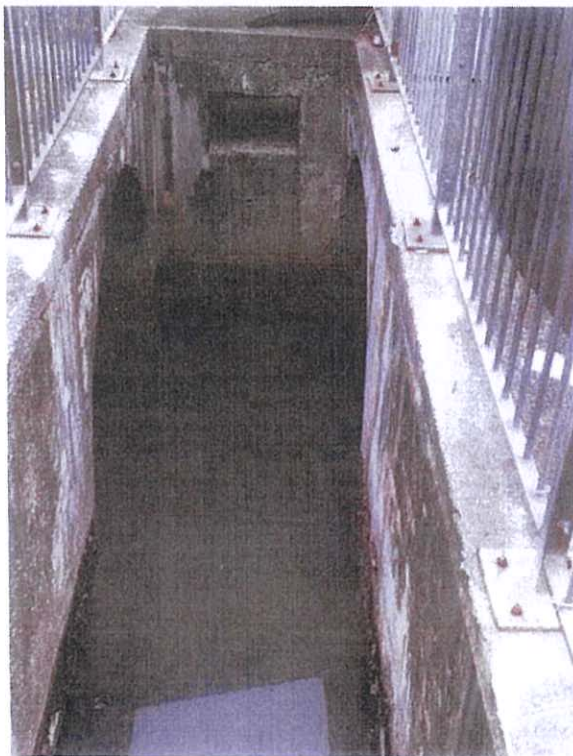


Photo 4



Photo 5

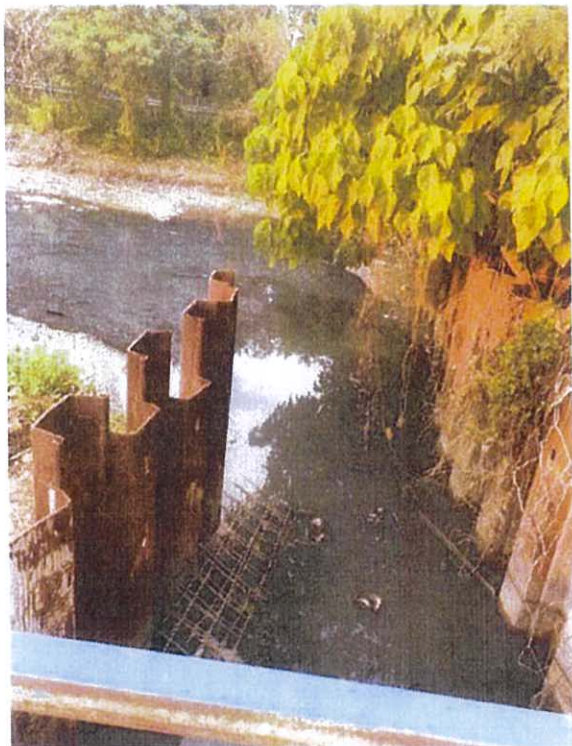


Photo 6

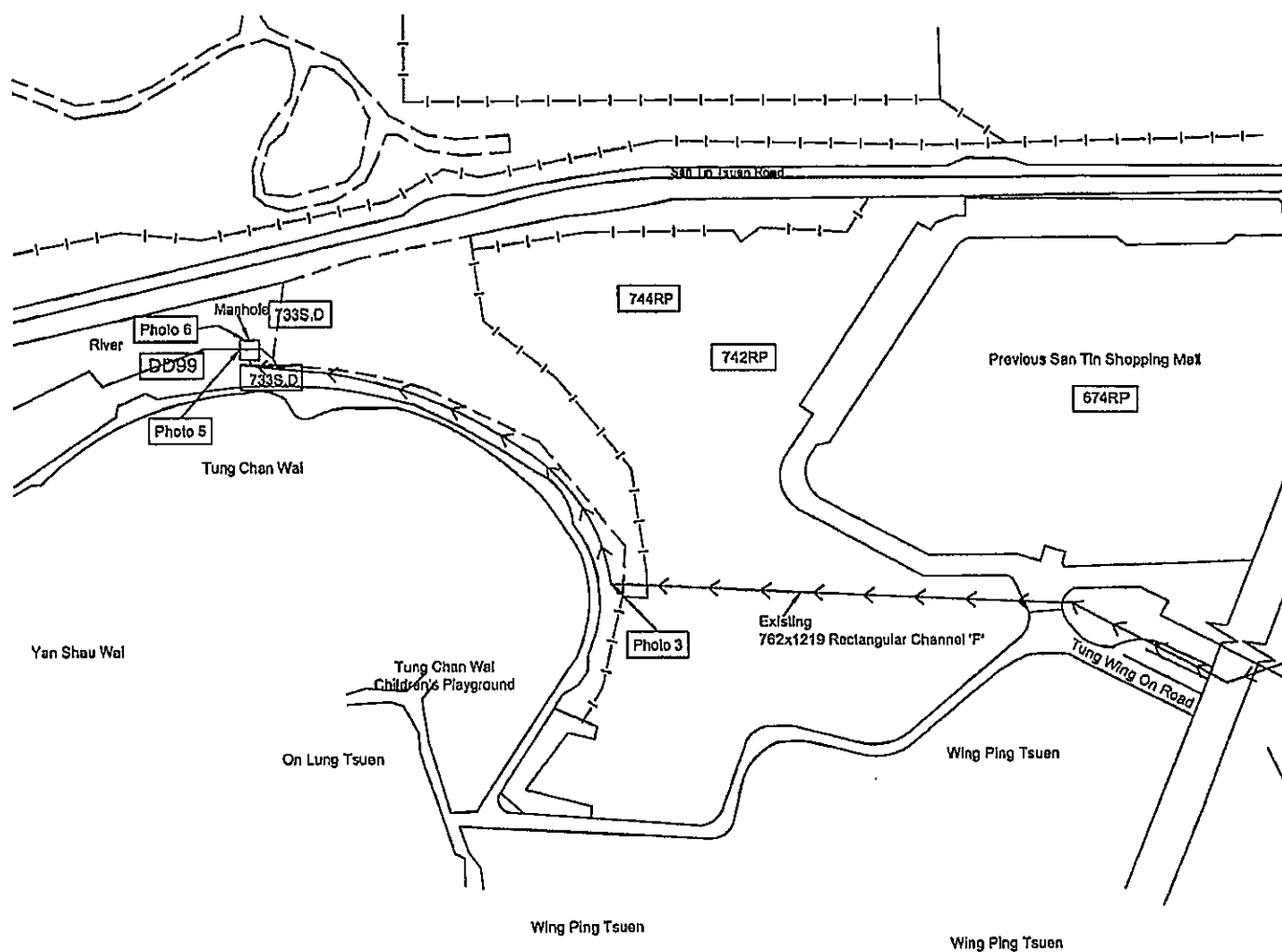
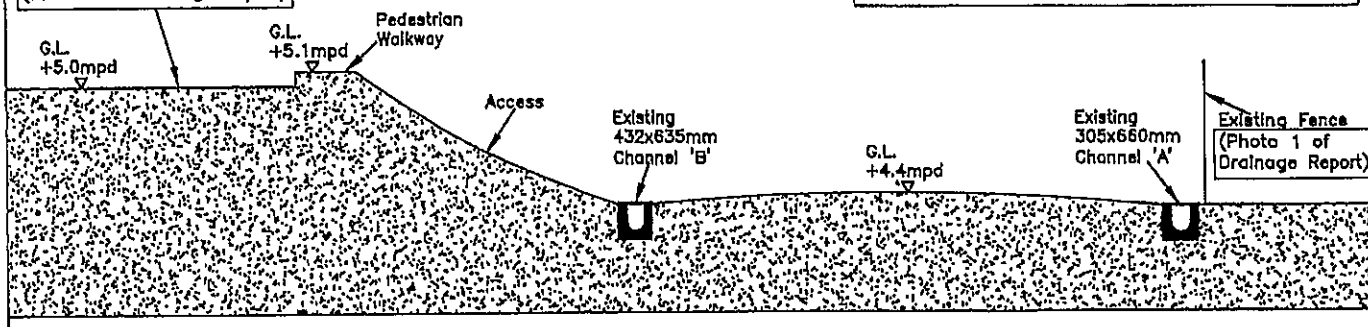


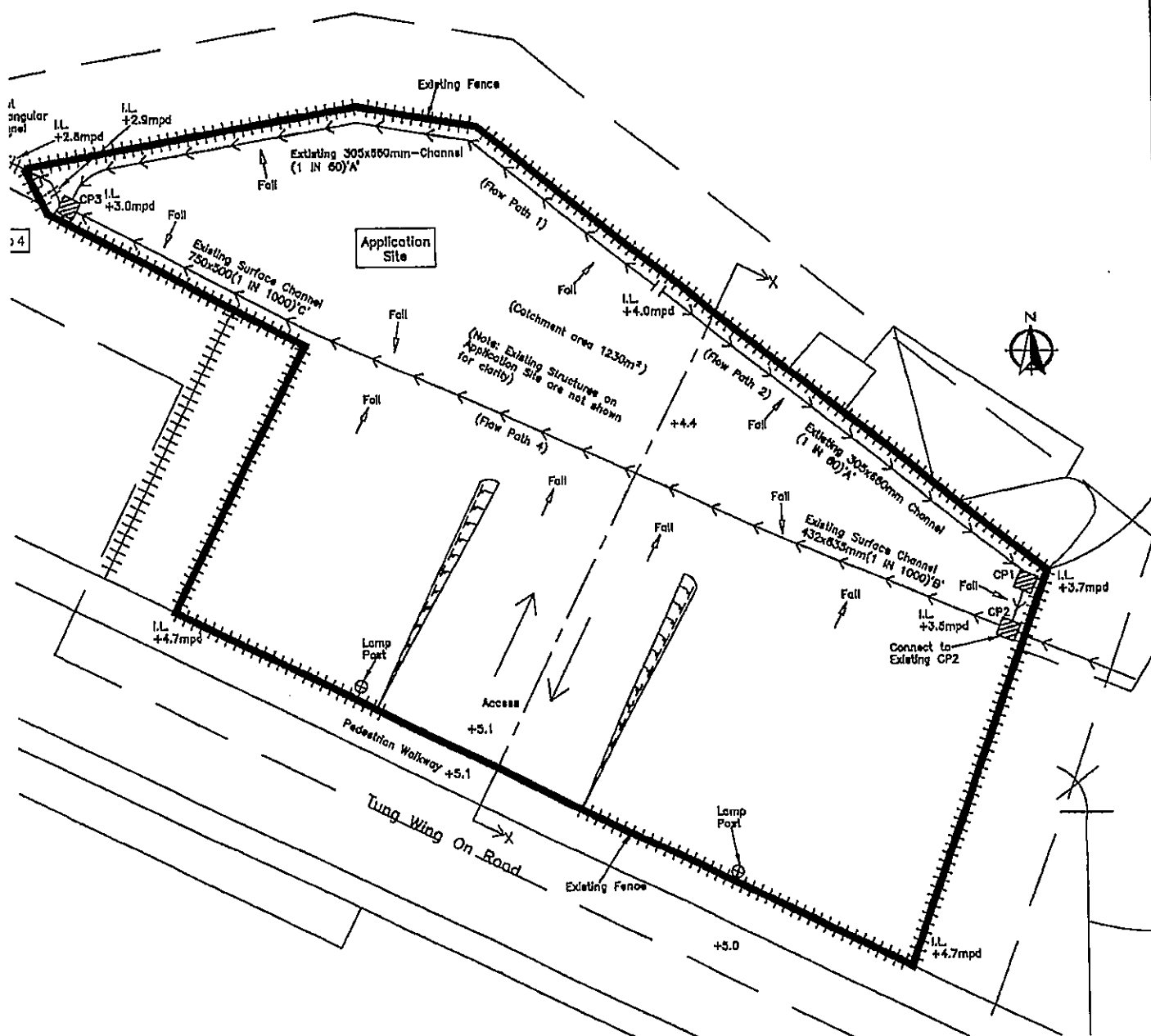
Photo	Remarks
Photo 1	Existing Fence at Application Site
Photo 2	Tung Wing On Road
Photo 3	744RP Junction
Photo 4	San Tin Shopping Mall Junction
Photo 5	Manhole at Outlet
Photo 6	Outlet

Tung Wing On Road
(Photo 2 of Drainage Report)

Ref: TPB/A/YL-ST592(dd22Apr2022)



Section 'X-X' (Not to scale)



Proposed Drainage Plan (N.T.S.)

Drawing No. : TPB/A/YL-ST592 (2)

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Planning Department

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

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

本函檔號 Your Reference YL/TPN/2080C/L19
本署檔號 Our Reference () in TPB/A/YL-ST/592
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

1 June 2022

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

Dear Sir/Madam,

Compliance with Approval Condition (e) -
Submission of Drainage Proposal

Proposed Temporary Shop and Services for a Period of 3 Years
in "Other Specified Uses" annotated "Service Stations" Zone,
Lot 774 RP in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/592)

I refer to your letter received on 27.5.2022 regarding the submission of revised drainage proposal for compliance with approval condition (e) 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.

- 2 -

Yours faithfully,



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

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

(Attn.: Ms. FENG Xue, Stephanie)

AL/CC/AC/bt

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



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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 (2739 1913) and Post
Planning Department

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

本函檔號 Your Reference YL/TPN/2080C/L21
本署檔號 Our Reference () in TPB/A/YL-ST/592
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

RECEIVED 04 JUL 2022

29 June 2022

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

Dear Sir/Madam,

Compliance with Approval Condition (f) - Implementation of Drainage Proposal

**Proposed Temporary Shop and Services for a Period of 3 Years
in "Other Specified Uses" annotated "Service Stations" Zone,
Lot 774 RP in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/592)**

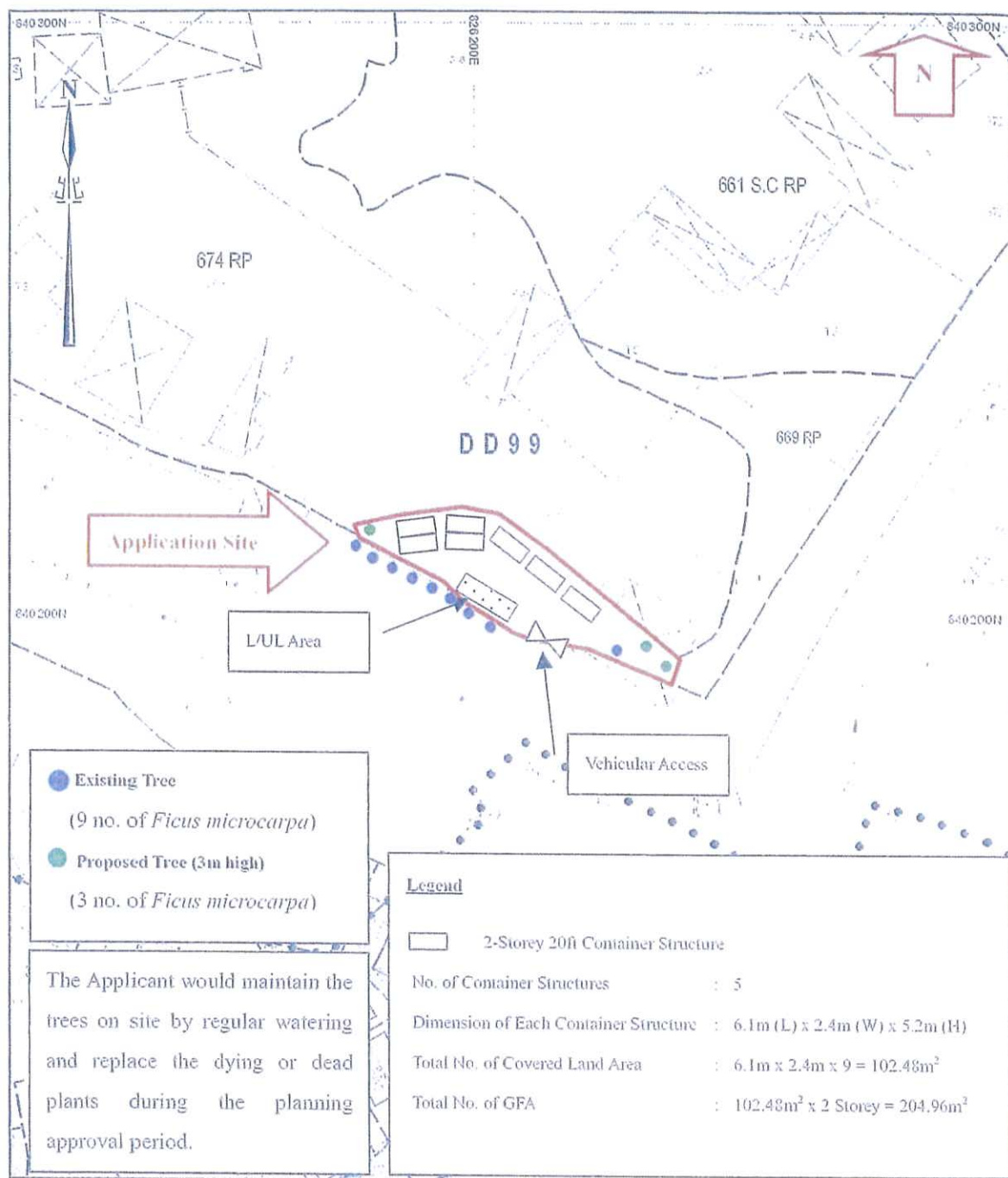
I refer to your letter dated 24.6.2022 regarding the submission of photographic records of the existing drainage facilities for compliance with approval condition (f) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ 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.

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

APPENDIX 8

**The Approved Tree Preservation Proposal and the
Compliance Letters for Submission and Implementation of
Tree Preservation Proposal under
Previous Planning Application No. A/YL- ST/480**



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 10 0 10 20 30 40 50 米



Locality : DD 99

Lot Index Plan No. : MI0079082015

District Survey Office : Map Information Section

Date : 27-Aug-2015

Reference No. : 2-SE-8A, 2-SE-8B, 2-SE-8C, 2-SE-8D

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SMO-P01 20150827102114 10

免責聲明

本圖則乃地政總署測繪處的圖本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可隨時通知出現或終止，因此應向有關的分區地政專員核實。本圖則所示的資料必須經過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

For Identification Only

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



By Fax (2739 1913) and Post
Planning Department

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

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-ST/480
電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

RECEIVED 5 MAY 2017

2 May 2017

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

Dear Mr. Tsang,

Planning Application No. A/YL-ST/480
Compliance with Approval Condition (h)

I refer to your submission dated 22.2.2017 regarding the submission of tree preservation proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find the detailed comments of Chief Town Planner/ Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) on approval condition (h) at Appendix.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the comments, please contact Mr. Michael YIP (Tel: 2231 4349) direct.

Yours faithfully,

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

c.c.

CTP/UD&L, PlanD

CTP/TPB(2)

(Attn.: Ms. Tera YAU)

Appendix

Detailed comments of CTP/UD&L, PlanD:

2. The applicant may proceed to implement the approved proposal for compliance with condition (i) as soon as practicable.
3. Upon completion of the implementation works, a set of photo record showing the completed works should be submitted for our consideration and necessary action.

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粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



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Planning Department

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

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本署檔號 Our Reference () in TPB/A/YL-ST/480
電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

5 December 2017

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

Dear Mr. Tsang,

Planning Application No. A/YL-ST/480
Compliance with Approval Condition (i)

I refer to your submission dated 3.11.2017 regarding the implementation of tree preservation proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find the detailed comments of Chief Town Planner/ Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) at **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the comments, please contact Ms. Irene LAU (Tel: 2231 4747) direct.

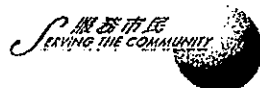
Yours faithfully,

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

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

(Attn.: Ms. Irene LAU)

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



Detailed comments of CTP/UD&L, PlanD:

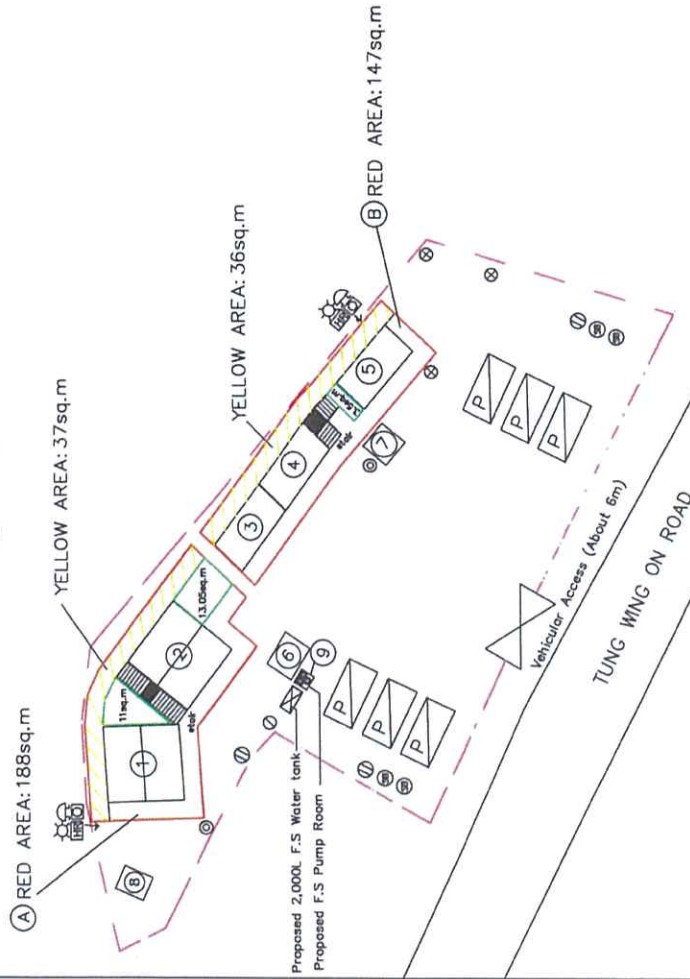
3. Please remind the applicant that the implemented landscape should be properly maintained during the approval period.

APPENDIX 9

**The Approved Water Supplies for Fire Service Installations
Proposal and the Compliance Letters for Submission and
Implementation of Fire Service Installations Proposal under
Previous Planning Application No. A/YL- ST/592**

Legend:

- Lot Boundary
- New installations
- Container Structure (Area: 6.1m x 3.05m)
- Covering Line
- Platform Area
- Corridor Area
- Parking Space
- 4kg Dry Powder type fire extinguisher
- 9 Litre Foam type fire extinguisher
- 9 Litre Water Co2 type fire extinguisher
- 5 kg Co2 type fire extinguisher
- Sand Bucket
- F.S Hose Reel Set
- 150mm Fire Alarm Bell
- Break Glass Call Point
- Visual Alarm Signal
- F.S Pump set



NATURE OF OCCUPANCY:

- ① All side open covering (Appx Area: 188sq.m, H: 6.68m)
- Container Structure ① under the covering.
- ② All side open covering (Appx Area: 147sq.m, H: 6.68m)
- Container Structure ② under the covering.
- ③ 2 Storey double container Structure for Shop (GFA: 6.1m x 3.05m x 4=74.42sq.m)
- (4 Nos. 4.0kg Dry Powder F.E. Shall be provided.)
- ④ 2 Storey double container Structure for Shop (GFA: 6.1m x 3.05m x 4=74.42sq.m)
- (4 Nos. 4.0kg Dry Powder F.E. Shall be provided.)
- ⑤ 2 Storey container Structure for Shop (GFA: 6.1m x 3.05m x 2=37.21sq.m)
- (2 Nos. 4.0kg Dry Powder F.E. Shall be provided.)
- ⑥ 2 Storey container Structure for shop (GFA: 6.1m x 3.05m x 2=37.21sq.m)
- (2 Nos. 4.0kg Dry Powder F.E. Shall be provided.)
- ⑦ 1 Storey container Structure for Switch Room (GFA: 3m x 2.4m = 7.2sq.m, H: 2.4m)
- (1 No. 5 kg Co2 .Gas F.E. Shall be provided.)
- ⑧ 1 Storey container Structure for Switch Room (GFA: 2.4m x 2.4m = 5.76sq.m, H: 2.4m)
- (1 No. 5 kg Co2 .Gas F.E. Shall be provided.)
- ⑨ 1 Storey container Structure for Toilet (GFA: 2.45m x 2m = 4.9sq.m, H: 2.74m)
- (1 No. 4.0kg Dry Powder F.E. Shall be provided.)
- ⑩ 1 Storey container Structure for f.s pump room (GFA: 1.2m x 1.2m = 1.44sq.m, H: 2.4m)
- (1 No. 5 kg Co2 .Gas F.E. Shall be provided.)

Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266: Part 1 and BS EN 1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. A hose reel system should be supplied by a 2.0m³ F.S. Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S. water tank, F.S. pump room and hose reel shall be clearly marked on plans.
5. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1: 2002+A2: 2008 and FSD Circular Letter 1/2009. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
6. Hose Reel pump (HR-P1, HR-P2 & JOCKEY PUMP) and 1 no 5kg co2 type fire extinguisher shall be provided at F.S. pump Room.
7. Secondary Powder Supply shall be provided.

<p>INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED</p> <p>Registered Address: Shop 25 & B4, G/F, Man Fung Building, 111, 329 Fung Kwan Street, Yuen Long, N.T.</p> <p>Business Address: 8/F, Block L, Phase 2, Wah Fung Industrial Centre, 33-39 Kwai Fung Street, Kwai Chung, N.T.</p> <p>Tel: 24255404, Fax: 24285932</p>	Project: Proposed Temporary Shop and Services for a Period of 3 Years in "Other Specified Uses" annotated "Service Stations" Zone, Lot 774 RP in D.D.99, And Adjoining Government Land, San Tin, Yuen Long	
	Title: Proposed Fire Service Installation Layout Plan	
	Drawn by:	W.C. WONG
	Date:	25-10-2021
	Scale:	1: 400 @ A3
	Ref No:	TPB/A/YL-ST/592
	Drawing No:	2021/FS/006

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新界荃灣青山公路 388 號
中環大廈 22 樓 2202 室



By Fax (2739 1913) and Post
Planning Department

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

本函檔號 Your Reference YL/TPN/2080C/L10
本署檔號 Out Reference () in TPB/A/YL-ST/592
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

25 November 2021

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

Dear Mr. TSANG,

**Proposed Temporary Shop and Services for a Period of 3 Years
in "Other Specified Uses" annotated "Service Stations" Zone
Lots 774 RP in D.D. 99, and Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/592)
Compliance with Approval Condition (h)**

I refer to your letter dated 26.10.2021 regarding the submission of fire services installations (FSIs) proposal for compliance with approval condition (h) 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 I. 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.

- 2 -

Yours sincerely,



(Anthony LUK)

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

C.C.

D of FS (Attn.: Mr. WONG Ho-yin)
CTP/TPB(2)

AL/CC/AC/BT

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



- 3 -

AppendixDetailed Comments of D of FS

The installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an 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 the Director of Fire Services.

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規劃署

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



Planning Department

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

本函檔號 Your Reference YL/TPN/2080C/L17
本署檔號 Our Reference () in TPB/A/YL-ST/592
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

RECEIVED 12 JUL 2022

11 July 2022

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

Dear Sir/Madam,

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

**Proposed Temporary Shop and Services for a Period of 3 Years
in "Other Specified Uses" annotated "Service Stations" Zone,
Lot 774 RP in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/592)**

I refer to your letter dated 5.5.2022 regarding the submission of Certificate of Fire Service Installation and Equipment (FS251) for compliance with approval condition (i) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

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

- 2 -

Yours faithfully,



(Anthony LUK)

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

c.c.

D of FS

CTP/TPB(2)

Site record

(Attn.: Mr. WONG Ho Yin)

AL/CC/AC/bt

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



APPENDIX 10

**The Compliance Letter for Provision of Boundary Fencing
under Previous Planning Application No. A/YL-ST/480**

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



By Fax (2739 1913) and Post
Planning Department

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

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-ST/480
電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

13 November 2017

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

Dear Mr. Tsang,

Planning Application No. A/YL-ST/480
Compliance with Approval Condition (b)

I refer to your submission dated 3.11.2017 regarding the provision of boundary fencing on the site. 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.

Should you have any queries on the comments, please contact Mr. Billy WM AU YEUNG (Tel: 2158 6259) direct.

Yours faithfully,

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

c.c.
CTP/TPB(2)

APPENDIX 11

Site Photo

Site Photo

Application Site



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

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

Wetland Buffer Area

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are exempted from the requirement of EcoIA.
- (c) Applications for new open storage or port back-up uses within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for those uses involving filling of contiguous ponds. However, open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

Appendix A

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

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

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

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

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

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-ST/36	Cross-border traffic service station (including canteen, container freight station, container repair workshop, office and services trades) for a period of 3 years	19.9.1997
2.	A/YL-ST/275*	Temporary cross-border traffic service station (including public car park, container freight station, container storage, container tractor/trailer park, tyre repair workshop, office and services trades) for a period of 3 years	15.4.2005 [Revoked on 15.6.2007]
3.	A/YL-ST/342*	Temporary cross-border traffic service station (including public car park, container freight station, container storage, container tractor/trailer park, tyre repair workshop, office and services trades) for a period of 3 years	12.10.2007 [Revoked on 12.4.2009]
4.	A/YL-ST/354	Temporary cross-border traffic service station (including public car park, container freight station, container storage, container tractor/trailer park, office and services trades) for a period of 3 years	17.4.2009
5.	A/YL-ST/424*	Temporary cross-border traffic service station (including public car park, container freight station, container storage, container tractor/trailer park, office and services trades) for a period of 3 years	5.10.2012 [Revoked on 5.4.2013]
6.	A/YL-ST/445*	Temporary cross-boundary traffic service station (including public car park, container freight station, container storage, container tractor/trailer park, vehicle repair workshop, office) with ancillary services trades (including handling in and out of container freight, arrival and departure of goods vehicles) and staff canteen for a period of 3 years	26.9.2014 [Revoked on 26.12.2015]
7.	A/YL-ST/480*	Proposed temporary shop and services (retail shop) for a period of 3 years	19.2.2016 [Revoked on 19.7.2018]
8.	A/YL-ST/533	Proposed temporary shop and services for a period of 3 years	21.12.2018
9.	A/YL-ST/592*	Proposed temporary shop and services for a period of 3 years	13.8.2021 [Revoked on 13.1.2024]

* denotes permission revoked

Rejected Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)	Rejection Reason(s)
1.	A/YL-ST/192	Temporary cross boundary traffic service station (including car park, container freight station, container storage, container tractor/trailer park, tyres repair workshop, office and service trades) for a period of 3 years	15.3.2002	(1)
2.	A/YL-ST/262	Temporary cross-border traffic service station (including public car park, container tractor/trailer park, container freight station, container storage, tyre repair areas, ancillary site office and service trades) for a period of 3 years	14.5.2004	(1), (2)

Rejection Reasons:

- (1) Insufficient information to demonstrate that due regard had been given to minimize the adverse impacts of the development including drainage, traffic, sewerage, environment and ecology on the surroundings in particular the Mai Po Nature Reserve and the contiguous fish pond areas, and the nearby residents.
- (2) Not comply with the TPB Guidelines for “Application for Developments within Deep Bay Area”, and not in line with the TPB Guidelines for “Temporary Open Storage and Port Back-up Uses”

**Similar s.16 Applications within or straddling the subject area shown as ‘Road’
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/559*	Temporary shop and services (motor vehicle showroom) for a period of 3 years	15.11.2019 [Revoked on 15.2.2022]
2.	A/YL-ST/600*	Proposed temporary shop and services for a period of 3 years and associated filling and excavation of land	24.12.2021 [Revoked on 24.9.2023]
3.	A/YL-ST/667	Proposed temporary shop and services (motor vehicle showroom) for a period of 3 years and associated filling and excavation of land	19.4.2024

* denotes permission revoked

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the planning application;
- the application site (the Site) comprises Old Schedule Agricultural Lot No. 774 RP in D.D. 99 held under Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government and Government Land (GL); and
- advisory comments as detailed in **Appendix V**.

2. Traffic

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

- as the application has the same development parameters, including site area, layout, and number of parking spaces as the previous application No. A/YL-ST/592, he has no comment to the application from traffic engineering point of view;
- should the application be approved, an approval condition should be imposed to the planning approval requiring that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
- advisory comments as detailed in **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- one substantiated complaint related to abandoned chemical waste was recorded in the past 3 years. His Department had arranged contractor to collect them and no enforcement action was taken;
- the applicant should follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”; and
- advisory comments as detailed in **Appendix V**.

4. Landscape

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

- the Site is located within an area shown as ‘Road’, which is non-landscape sensitive zoning and the previous application (No. A/YL-ST/592) for the same use was approved

without landscape related condition. Further significant landscape impact arising from the applied use is not anticipated.

5. Drainage

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

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- the drainage proposal appended in the planning statement is accepted under the previously approved application No. A/YL-ST/592. As the development parameters and the use are the same compared with the previous application, the submission of drainage proposal is considered complied with;
- the applicant shall provide DSD for reference a set of record photographs showing the corresponding photograph locations marked clearly on the approved drainage plan after the completion of drainage works. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments as detailed in **Appendix V**.

6. Fire Safety

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

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

7. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application;
- existing water mains within the Site will be affected (**Plan A-2**). The cost of any necessary diversion shall be borne by the applicant;
- in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of WSD and 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.

8. Others

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- the Site is located near the Development of Lok Ma Chau Loop: Main Works Package 1 – Site Formation and Infrastructure Works Project. The applicant should take note of the proximity to this development and facilitate the coordination with the project officer(s) regarding interface matters.

9. Other Departments

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

- (a) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (b) Chief Engineer/Railway Development 2-1, Railway Development Office, HyD;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Head of Geotechnical Engineering Office, CEDD;
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Chief Building Surveyor/New Territories West, Buildings Department;
- (g) Commissioner of Police; and
- (h) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) The application site (the Site) falls within the boundary of San Tin Technopole (the Technopole). The Site may be resumed by the Government and that the applied use at the Site may be terminated at any time during the planning approval period for implementation of government projects;
- (b) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - should the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot and the occupation of the Government land. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road via a section of a local access which is not managed by the Transport Department (TD). The land status of the local access should be clarified with the LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - the Site involves Government land where is not maintained by HyD;
 - the proposed access arrangement of the Site from Tung Wing On Road should be commented and approved by TD;
 - if the proposed access on Tung Wing On Road is approved by TD, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement; and

- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Railway Development 2-1, Highways Department (CE/RD2-1, HyD) that:
- the Site is in close proximity to the Northern Link (NOL) Spur Line alignment which is under development by MTR Corporation Limited (MTRCL);
 - the applicant is required to consult MTRCL with respect to the design and construction of the proposed works, whether it would affect the NOL Spur Line; and
 - deep foundation such as piling is not permitted at the Site unless MTRCL's agreement is sought;
- (g) 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;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicant should ensure the drainage system downstream, especially within private lot, is under proper maintenance and unobstructed at all times;
 - the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent area;
 - the applicant is reminded that the proposed drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
 - no public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from the DEP shall be obtained;
 - the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
 - all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- with regard to the submitted fire services installations (FSIs) proposal, he has the following comments:

- (i) the latest FSIs proposal for planning application no. A/STT/3 shall be provided;
 - (ii) the separation distance between each structure shall be clearly indicated on plan;
 - (iii) in relation to (ii) above, structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided if the total floor area exceeds 230m²;
 - (iv) modified hose reel system shall be provided in accordance with the FSIs Code of Practice 2022;
 - (v) all accessible areas on 1/F are gross floor area accountable. In this regard, detailed layout plans and section drawings shall be provided for our further consideration;
 - (vi) the standards and specification of the proposed fire alarm system shall be revised to 'BS 5839-1:2017 and the FSD Circular Letter No. 6/2021';
 - (vii) the standards and specification of the proposed emergency lighting shall be revised to 'BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021';
 - (viii) fire extinguishers shall be provided to every structure and every level of each structure within the Site; 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;
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- existing water mains within the Site will be affected (**Plan A-2**). The cost of any necessary diversion shall be borne by the applicant. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of WSD and 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;

- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- it is noted that 10 structures are 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 the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirement under the Regulation 41D of the Building (Planning) Regulations (B(P)R);
 - the Site abuts on a specified street (Tung Wing On Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
 - if the existing structures are erected on leased land without the approval of the BA, they are UBW under BO and should not be designated for any applied use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with 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.

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

From: [REDACTED]
Sent: 2024-05-16 星期四 02:32:09
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/STT/3 DD 99

A/STT/3

Lot 774 RP in D.D. 99 and Adjoining Government Land, Tung Wing On Road, San Tin

Site area: About 1,230sq.m Includes Government Land of about 703sq.m

Zoning: Area shown as 'Road'

Applied use: Shop and Services / 7 Vehicle Parking

Dear TPB Members,

This operation was previously approved under **A/YL-ST/592 Aug 2021**

"Other Specified Uses" annotated "Service Stations" 618sq.mt Government Land.

Despite the fact that conditions were not fulfilled, it took almost three years for the approval to be revoked. The issue appears to be with vehicular access.

As this is related to road safety, members should not approve roll over if the condition is still not fulfilled.

Mary Mulvihill