

2024年 4月 1 9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。

19 APR 2024

This document is received on _____
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

2400871

8/4 By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / STT / 4
	Date Received 收到日期	19 APR 2024

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

1. Name of Applicant 申請人姓名/名稱

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

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)	LOTS 180RP AND 182S.CRP IN D.D. 102, 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 730 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,002 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	396 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN (OZP) No. S/STT/1
(e) Land use zone(s) involved 涉及的土地用途地帶	VILLAGE TYPE DEVELOPMENT
(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 8/4/2024 _____ (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 5/4/2024 _____ (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	<p style="text-align: center;">TEMPORARY SHOP AND SERVICES</p> <p style="text-align: center;">(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>	
(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	396	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	334	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2	
Proposed domestic floor area 擬議住用樓面面積	NIL	sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,002	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,002	sq.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 (not more than 9m) (3 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	NIL	
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	

Proposed operating hours 擬議營運時間 FROM 8 A.M. TO 11 P.M. DAILY (FROM MONDAY TO SUNDAY AND PUBLIC HOLIDAYS)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Castle Peak Road – San Tin Section <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？		On environment 對環境	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
		On traffic 對交通	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	On drainage 對排水	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	On slopes 對斜坡	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	

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

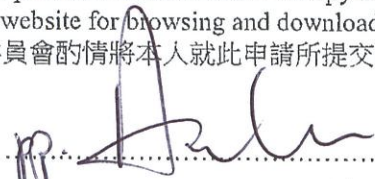
PLEASE REFER TO THE PLANNING STATEMENT

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


.....
ROCK K.M. TSANG 曾國鳴

Name in Block Letters
姓名（請以正楷填寫）

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

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

08 APR 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	LOTS 180RP AND 182S.CRP IN D.D. 102, AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG, NEW TERRITORIES.		
Site area 地盤面積	730	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	396	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN (OZP) No. S/STT/1		
Zoning 地帶	VILLAGE TYPE DEVELOPMENT		
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	1,002 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.37 <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	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	9 <div style="text-align: right;">m 米</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
		3 <div style="text-align: right;">Storeys(s) 層</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	45.75 % <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 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) <hr/> <hr/>		NIL NIL 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 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) <hr/> <hr/>		1 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		
<hr/>		
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"/>
<hr/>		
<hr/>		
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.

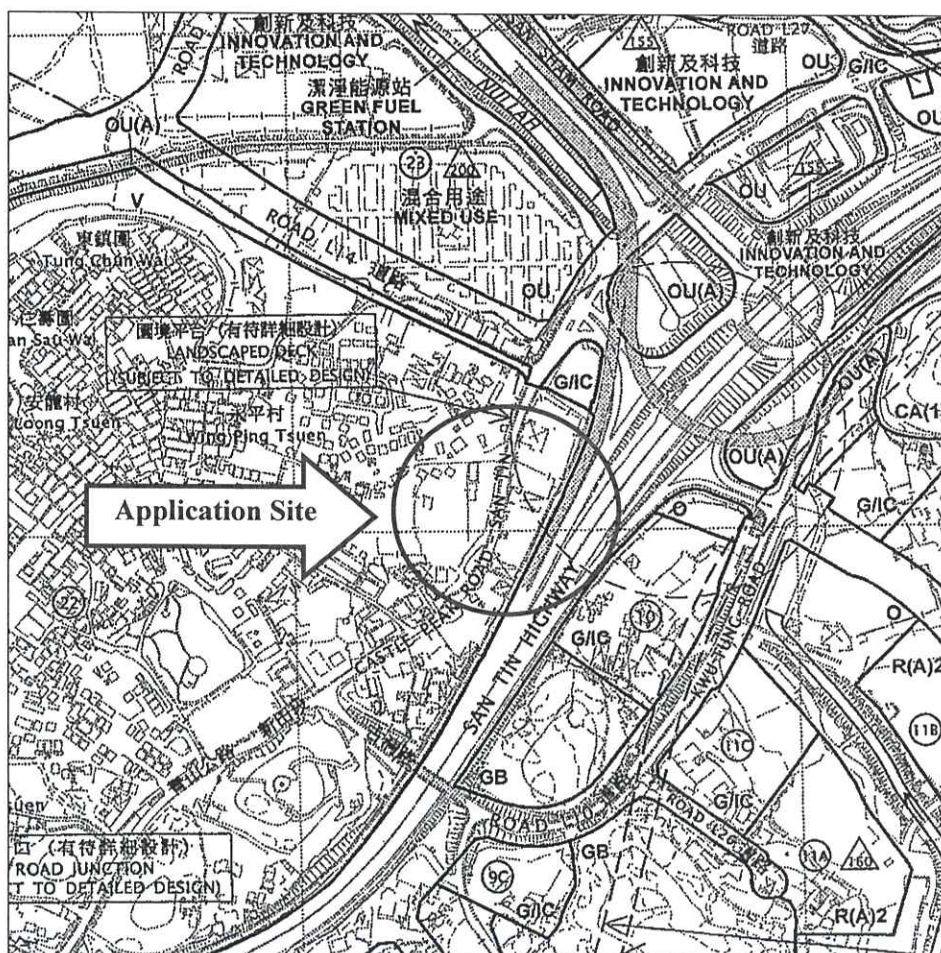
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

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

Planning Application for
Temporary Shop and Services
Lots 180RP and 182sCRP in D.D. 102
and adjoining Government Land
San Tin, Yuen Long, New Territories



Prepared by

LANBASE Surveyors Limited

April 2024

EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lots 180RP and 182sCRP in D.D. 102 and adjoining Government Land, San Tin, Yuen Long, New Territories. It directly abuts Castle Peak Road – San Tin Section at its northwest and located at about 80m northeast of San Tin Post Office. The Site is applied for “Temporary Shop and Services” use for a period of 3 years. The Site has an area of about 730m², including Government Land of about 396m². In accordance with the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 dated 8.3.2024, the Site falls within an area zoned “Village Type Development” (“V”). 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 4 area.

The Site was the subject of previous Planning Application Nos. A/YL-ST/605 approved on 28.1.2022 for the use of “Temporary Shop and Services”. Since the Site is small in scale and it has been operating as public vehicle park 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) No Contravention to the Planning Intention; 2) Minor Amendment to Previous Planning Application; 3) Previous Planning Permissions for Same Use; 4) Recent Planning Permissions for Similar Use Next to the Site; 5) Compliance with Previous Planning Conditions; 6) Provision of Fire Service Installations; 7) Compatible with the Surrounding Land Uses; 8) Meeting the Local Demand; 9) No Adverse Ecological Impact; 10) No Adverse Environmental Impact; and 11) No Adverse Traffic Impact.

申請摘要

申請場地乃新界元朗新田丈量約份第102約地段第180號餘段及第182號C段餘段，及毗鄰政府土地。申請場地前臨青山公路－新田段，距離新田郵政局東北面約80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730平方米，包括政府土地約396平方米。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「鄉村式發展」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4類別。

申請場地乃早前於2022年1月28日獲批准的規劃申請編號：A/YL-ST/605之場地，作「臨時商店及服務行業」用途。基於是項申請場地規模細小及已營運多年作公眾停車場及零售商店，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)無違反規劃意向； 2)對早前的規劃申請作輕微改動； 3)跟早前獲批准的用途相同； 4)在場地毗鄰已有相類似用途的規劃申請獲批准；5)履行之前的規劃條款；6)提供消防設施裝置；7)與附近的土地用途相融； 8)迎合本地需求； 9)沒有對生態造成不良影響； 10)沒有對環境造成不良影響；及11)沒有對交通造成不良影響。

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Appendices

LIST OF APPENDICES

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
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/605 dated 18.2.2022
Appendix 6	The Approved Fire Service Installations Proposal and the Compliance Letter for Submission of Fire Service Installations Proposal under Previous Planning Application No. A/YL-ST/605
Appendix 7	The Approved Drainage Proposal and the Compliance Letters for Submission and Implementation of Drainage Proposal under Previous Planning Application No. A/YL-ST/605
Appendix 8	Site Photo

1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lots 180RP and 182sCRP in D.D. 102 and adjoining Government Land, San Tin, Yuen Long, New Territories. It directly abuts Castle Peak Road – San Tin Section at its northwest and located at about 80m northeast of San Tin Post Office. In accordance with the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 dated 8.3.2024, the Site falls within an area zoned “Village Type Development” (“V”). 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. According to the Notes of the OZP, “Shop and Services” is categorized as Column 2 use. Therefore, it is required to seek a planning permission from the Town Planning Board (the ‘Board’).
- 1.3 The Site was the subject of previous Planning Application No. A/YL-ST/605 approved on 28.1.2022 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 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 Lots 180RP and 182sCRP in D.D. 102 and adjoining Government Land, San Tin, Yuen Long, New Territories. The Site has an area of about 730m², including Government Land of about 396m². 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. 102 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 Site is currently being used as "Temporary Shop and Services" under Planning Application No. A/YL-ST/605 approved on 28.1.2022.

2.4 Surrounding Land Uses

2.4.1 It directly abuts Castle Peak Road – San Tin Section at its northwest and located at about 80m northeast of San Tin Post Office.

2.4.2 To its immediate north and west are open storages.

2.4.3 To its immediate south is public vehicle park and to its immediate east is San Tin Highway.

2.4.4 There are shop and services and /or eating places located in the area adjacent to San Tin Post Office at its southwest.

2.5 Accessibility

2.5.1 The Site is accessible from Castle Peak Road – San Tin Section.

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 “Village Type Development” (“V”) 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 As stipulated in the Notes of the OZP, “Shop and Services” is categorized as Column 2 use. A planning permission is required by the Board for the proposed “Temporary Shop and Services” use.
- 3.3 The Site was the subject of previous Planning Application Nos. A/YL-ST/605 approved on 28.1.2022 for the use of “Temporary 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 4’ area.

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

It is proposed to develop two 3-storey structures to provide shop and services to local community. Please refer to the Proposed Layout Plan at **Appendix 4**.

4.3 Site Area and GFA

The Site has an area of about 730m², including Government Land of about 396m². The proposed GFA is about 1,002m².

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 Planning Application No. A/YL-ST/605.

4.5 Traffic

4.5.1 Due to small scale of the Site and provision of loading / unloading area, no heavy traffic flow would be generated.

4.5.2 There would be some traffic arrangement, as listed below:

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

4.5.3 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.

4.6 Landscape

As there is no existing tree and hard paving on the ground, no tree preservation and planting is required.

4.7 Fire Precaution Measures

There was fire service installations proposal approved under previous Planning Application No. A/YL-ST/605, as shown in the relevant compliance letter at **Appendix 6**. The Applicant will provide proper maintenance on the existing fire service installations and provide enhancement works within the Site, if required.

4.8 Drainage

There are existing drainage facilities approved under previous Planning Application No. A/YL-ST/605, 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.

5. JUSTIFICATIONS

5.1 No Contravention to the Planning Intention

Although the subject “V” zone is primarily intended for development of Small Houses by indigenous villagers and to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services, selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House, and other commercial, community and recreational uses may be permitted on application to the Town Planning Board. In addition, approval of the proposed use on a temporary basis will not prejudice the future long term planning of the area. Therefore, the proposed “Temporary Shop and Services” use is considered not contravene to the subject planning intention.

5.2 Minor Amendment to the Previous Planning Application

Compared with previous Planning Application No. A/YL-ST/605, additional Government Land is included. However, the proposed use and temporary structures remain unchanged.

5.3 Previous Planning Permission for Same Use

The Site is the subject of the previous planning application No. A/YL-ST/605 for the same use of “Temporary Shop and Services”. Except inclusion of more adjoining Government Land, the proposed scale and facilities are identical to the existing condition approved under previous planning application No. A/YL-ST/605. Without major change of planning circumstances, it is considered that the Site should be allowed for the applied use of “Temporary Shop and Services”.

5.4 Recent Permissions for Similar Use Near 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.

5.5 Compliance with Previous Planning Conditions

5.5.1 Most of the approval conditions under previous planning application No. A/YL-ST/605 have been satisfactorily complied with, as shown below:

Application No. A/YL-ST/605		
<u>Conditions</u>		<u>Date of Compliance</u>
(c)	Submission of Fire Service Installations Proposal	28.11.2022 (see Appendix 6)
(e)	Submission of Drainage Proposal	1.6.2022 (see Appendix 7)
(f)	Implementation of Drainage Proposal	29.6.2022 (see Appendix 7)

5.5.2 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.

5.6 Provision of Fire Service Installations

There was fire service installations proposal approved under previous Planning Application No. A/YL-ST/605, as shown in the relevant compliance letter at **Appendix 6**. Although it was unable to comply with the approval condition for implementation of fire service installations proposal by the specified time limit due to a lack of water supply from Water Supplies Department (WSD), the supply of fresh water for fire service was provided by WSD on 19.1.2024 after revocation of the planning application. The Applicant will complete the fire service installation works after obtaining approval of the current planning application.

5.7 Compatible with the Surrounding Land Uses

The Site is located at about 80m northeast of San Tin Post Office with some commercial development in the surrounding including some “Shop and Services” and “Eating Place” uses. In addition, there are other commercial activities like public car parks and open storages in the vicinity. Therefore, the proposed

“Temporary Shop and Services” use is compatible with the surrounding land uses.

5.8 Meeting the Local Demand

The Site is 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.

5.9 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, 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”).

5.10 No Adverse Environmental Impact

The Site has been operated as public vehicle park 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.

5.11 No Adverse Traffic Impact

5.11.1 The Site has come into existence for the use of public vehicle park for many years. The proposed “Temporary Shop and Services” use would not generate heavy amount of vehicles to the Site.

5.11.2 There would be some traffic arrangement, as listed below:

(a) a loading/unloading area for light goods vehicles would be provided;

- (b) there would be only 1 to 2 times of good delivery by light goods vehicles per day;
- (c) the light goods vehicles would be driven out from the Site after delivering goods;
- (d) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site; and
- (e) the proposed access would also serve as pedestrian access due to limited vehicular trip.

5.11.3 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.

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.

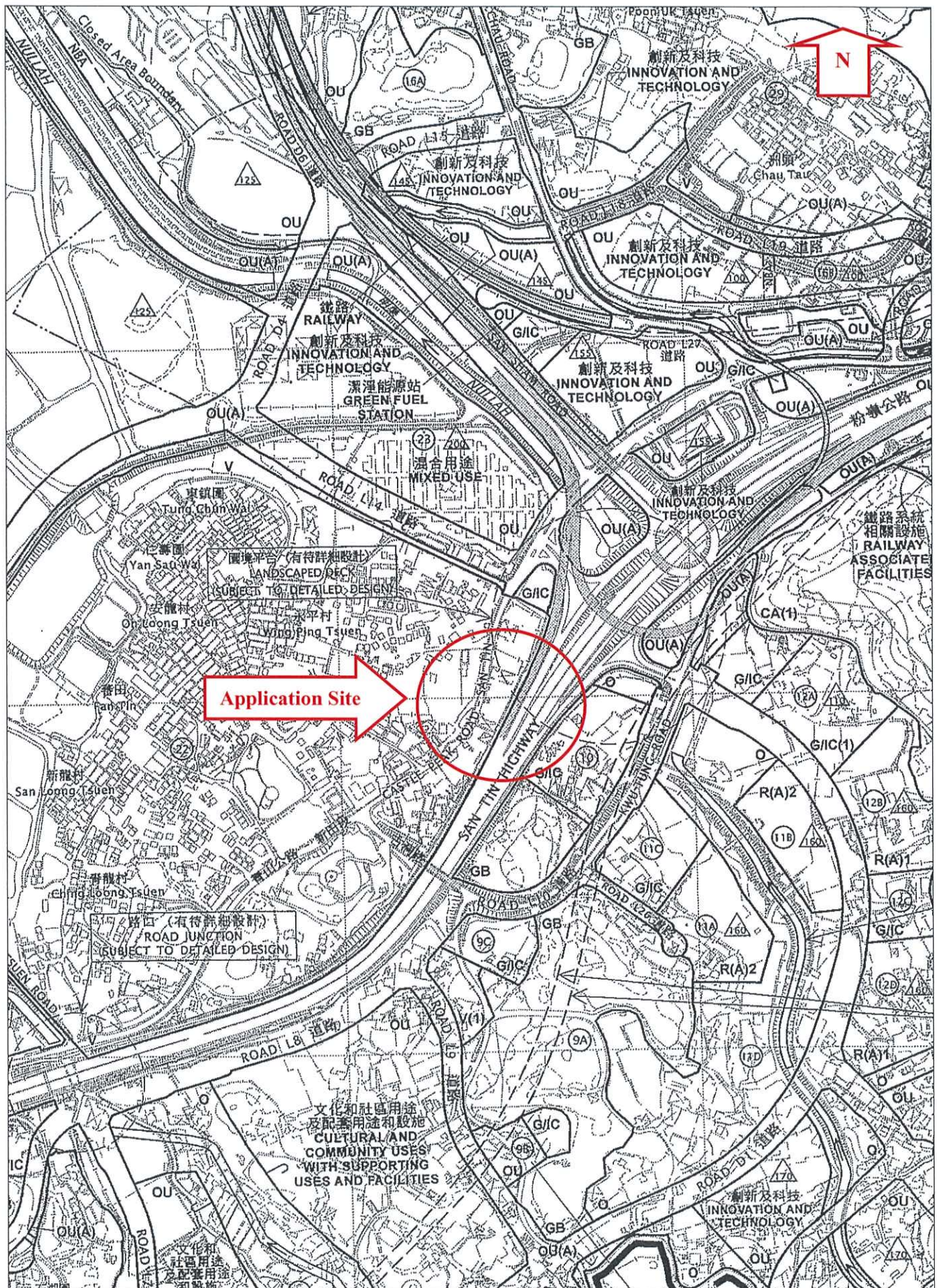
6.2 With regard to the followings:

- no contravention to the planning intention;
- minor amendment to the previous planning application;
- previous planning permission for same use;
- recent planning permissions for similar use next to the Site;
- compliance with previous planning conditions;
- provision of fire service installations;
- compatible with the surrounding land uses;
- meeting the local demand;
- no adverse ecological impact;
- no adverse environmental impact; and
- no adverse traffic impact,

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

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Field Study/Education/Visitor Centre Flat Government Use (not elsewhere specified)# Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified)# Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified)# Residential Institution# School# Shop and Services Social Welfare Facility# Utility Installation for Private Project

In addition, the following uses are always
permitted on the ground floor of a New
Territories Exempted House:

Eating Place
Library
School
Shop and Services

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board. For land designated "Village Type Development (1)", the planning intention is to provide land considered suitable for reprovisioning of village houses affected by Government projects.

(Please see next page)

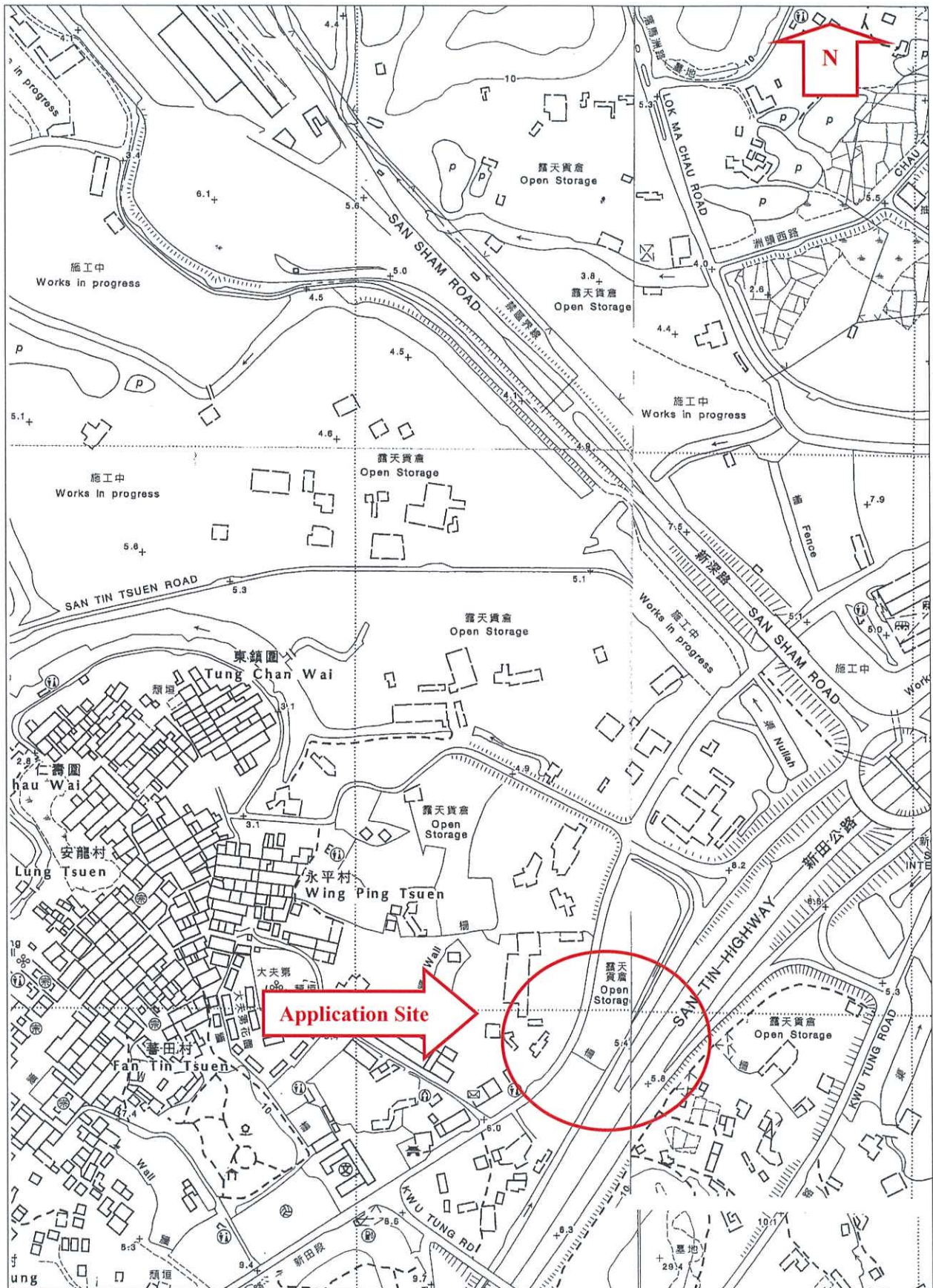
VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) On land previously falling within the "Village Type Development" zone on the approved San Tin Outline Zoning Plan No. S/YL-ST/8 or the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12, any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the San Tin Interim Development Permission Area Plan No. IDPA/YL-ST/1 or the draft Ngau Tam Mei Development Permission Area Plan No. DPA/YL-NTM/1, whichever the case may be, without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (d) On land not previously falling within the "Village Type Development" zone on the approved San Tin Outline Zoning Plan No. S/YL-ST/8 or the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 as set out in paragraph (c) above, any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft San Tin Technopole Outline Zoning Plan No. S/STT/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

APPENDIX 2

Location Plan



For Identification Only

APPENDIX 3

Site Plan (Lot Index Plan)

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



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

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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

Locality :
Lot Index Plan No. : ags_S00000125475_0001
District Survey Office : Lands Information Center
Date : 02-Apr-2024
Reference No. : 2-SE-8C, 2-SE-8D

For Identification Only

APPENDIX 4

Proposed Layout Plan

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

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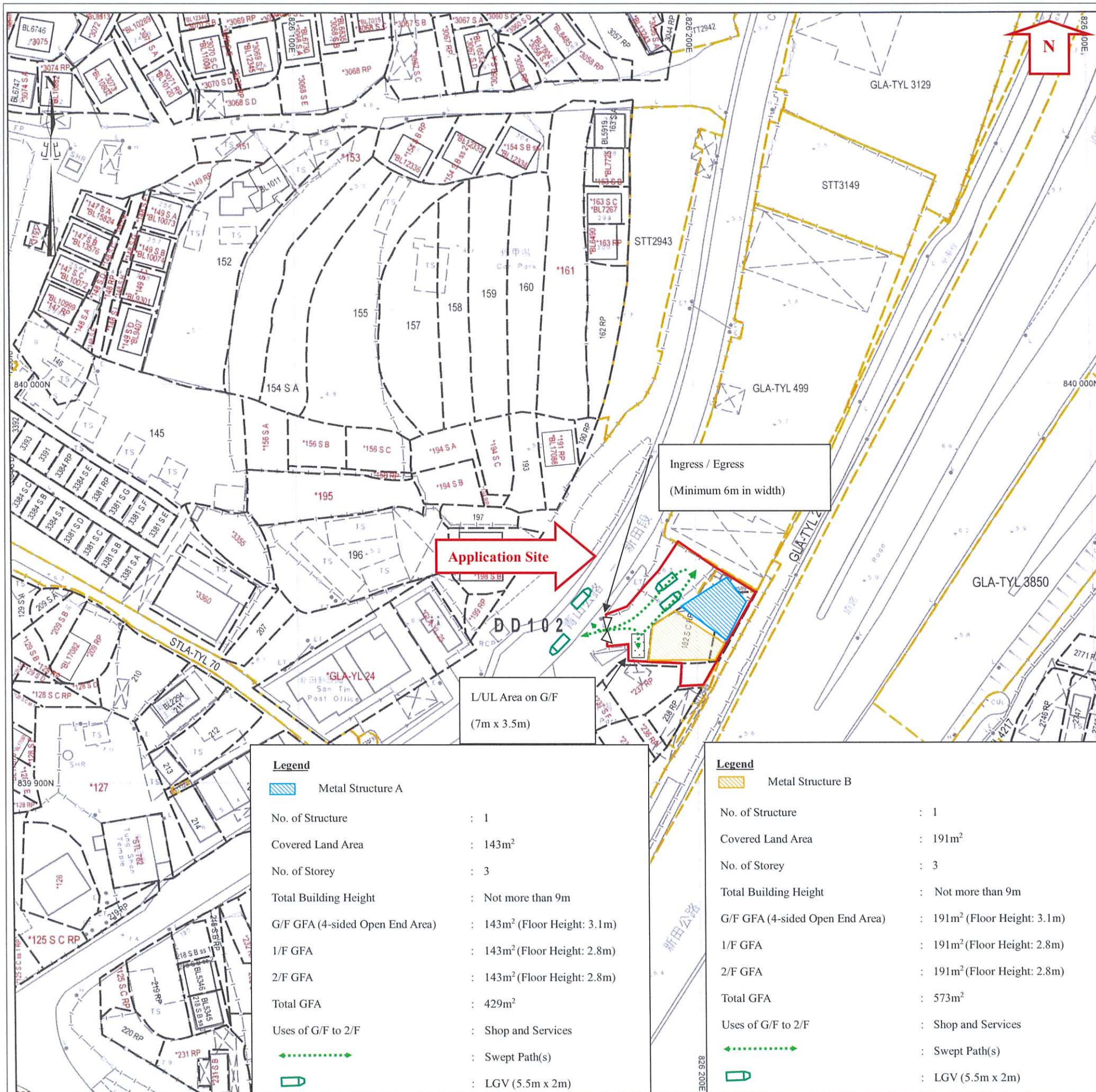


地政總署測繪處
Survey and Mapping Office
Lands Department

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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

Locality :
Lot Index Plan No. : ags_S00000125475_0001
District Survey Office : Lands Information Center
Date :02-Apr-2024
Reference No. : 2-SE-8C,2-SE-8D



For Identification Only

APPENDIX 5

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application No. A/YL-ST/605
dated 18.2.2022**

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

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/605

18 February 2022

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 "Village Type Development" Zone, Lots 180 RP and 182 S.C RP
in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long**

I refer to my letter to you dated 20.1.2022.

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 28.1.2025 and is subject to the following conditions :

- (a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) 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 28.7.2022;
- (c) in relation to (b) 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 28.10.2022;
- (d) 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 28.7.2022;
- (e) in relation to (d) 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 28.10.2022;
- (f) in relation to (e) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;

- (g) if any of the above planning condition (a) or (f) 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
- (h) if any of the above planning condition (b), (c), (d) or (e) 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, including the total time period for compliance that might be granted, 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 29.1.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. 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 development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

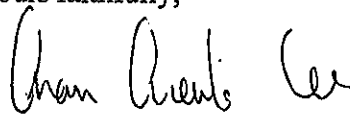
A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 28.1.2022 are enclosed herewith for your reference.

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 11.3.2022). 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. Christine Cheung 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,

P.P. 
(Leticia LEUNG)

for Secretary, Town Planning Board

LL/CC/cl

List of Government Department Contacts

(Application No. A/YL-ST/605)

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	封雪女士 Ms. FENG Xue	2300 1254	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	黃浩然先生 Mr. WONG Ho Yin	2733 7737	2739 8775

APPENDIX 6

**The Approved Fire Service Installations Proposal and the
Compliance Letter for Submission of Fire Service
Installations Proposal under Previous Planning Application
No. A/YL-ST/605**

LEGEND

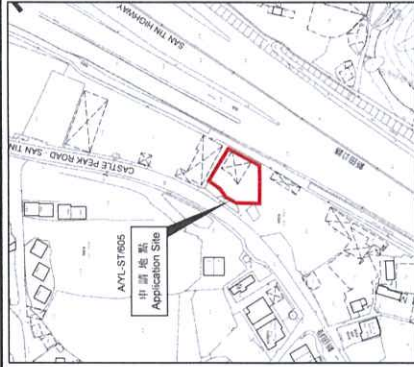
- EMERGENCY LIGHT
- EXIT SIGN
- 4KG DRY POWDER F.E.
- 5KG CO2 F.E.
- SAND BUCKET
- VISUAL ALARM
- ALARM BELL
- MANUAL CALL POINT
- HOSE REEL
- 2.2KW FIRE PUMP
- PUMP CONTROL PANEL
- FIRE CONTROL PANEL

NOTES

1. NO. STRUCTURE A (3-Storey) WITH Rain Shelter (143m²) (G/F, 4 side open, Carpark Area, No Structure, No goods) (1/F, 4 nos 20ft Container, Structure Area 58.9m²) (2/F, 4 nos 20ft Container + Structure A Office, Structure Area 109.56m²)
1. NO. STRUCTURE B (3-Storey) WITH Rain Shelter (130m²) (G/F, 4 side open, Carpark Area, No Structure, No goods) (1/F, Structure Area 110m²) (2/F, Structure Area 110m²)

***No Communication Between

Structure A & Structure B (Separated about 1m)***



NOT TO SCALE



STRUCTURE A

Height 8.8m

Rain Shelter
143m²

Rain Shelter
(Not Enclose by wall)

Structure A Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

STRUCTURE B

Height 8.7m

Rain Shelter
130m²

Rain Shelter
(Not Enclose by wall)

Structure Area 110m²

Height 2.8m

2/F (Shop)

DN 1/F

UP 1/F & 2/F

Rain Shelter
(Not Enclose by wall)

Structure Area 110m²

Height 2.8m

1/F (Shop)

UP 1/F & 2/F

Rain Shelter
(Not Enclose by wall)

Structure Area 110m²

Height 2.8m

1/F (Shop)

UP 1/F & 2/F

Rain Shelter
(Not Enclose by wall)

Structure Area 110m²

Height 2.8m

1/F (Shop)

UP 1/F & 2/F

Rain Shelter
(Not Enclose by wall)

Structure Area 110m²

Height 2.8m

1/F (Shop)

UP 1/F & 2/F

Rain Shelter
(Not Enclose by wall)

Structure Area 110m²

Height 2.8m

1/F (Shop)

UP 1/F & 2/F

Rain Shelter
(Not Enclose by wall)

Structure Area 110m²

Height 2.8m

1/F (Shop)

F.S. NOTES

HOSE REEL SYSTEM

1. THE LENGTH OF RUBBER HOSES SHALL NOT BE MORE THAN 30m.
2. DUTY AND STANDBY FIXED FIRE PUMPS SHOULD BE PROVIDED FOR THE HOSE REEL SYSTEM.
3. A NEW FIBERGLASS F.S. WATER TANK OF EFFECTIVE STORAGE CAPACITY NOT LESS THAN 2000 LITRES SHALL BE PROVIDED ON G/F FOR HOSE REEL SYSTEM.

FIRE ALARM SYSTEM

1. ACTUATION OF ANY BREAKGLASS UNIT IN THE SITE WILL START THE FIXED FIRE PUMP AND ALL THE ALARM BELLS & VISUAL ALARM IN THE WHOLE SITE.
2. THE CAPACITY OF BATTERY IS SUFFICIENT TO MAINTAIN THE SYSTEM IN NORMAL CONDITION FOR 24 HOURS (M.F.A. SYSTEM) AND IT SHALL BE ABLE TO OPERATE THE SYSTEM AT ALARM CONDITION FOR 30 MINUTES.
3. ALL FSI AND EQUIPMENT SHALL FULLY COMPLY WITH "CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012".
4. A MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2002+A2:2008, FSD CIRCULAR LETTER NO. 1/2009 & 3/2010 FOR THE SITE.
5. VISUAL FIRE ALARM SHOULD BE PROVIDED IN ACCORDANCE WITH DESIGN MANUAL : BARRIER FREE ACCESS 2008 AND F.S.D. CIRCULAR LETTER NO. 2/2012

DUPLICATED POWER SUPPLIES FOR ALL FSI COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS AND OTHER TEED OFF BEFORE THE MAIN SWITCH.

OTHERS

1. ALL EXITS AND EXIT ROUTES SHALL COMPLY WITH CODE OF PRACTICE & FSD C.L. 5/08 AND TO BE CLEARLY INDICATED BY ILLUMINATED "EXIT 出口" SIGN AND DIRECTIONAL SIGNS IN CHINESE AND ENGLISH CHARACTERS OF NOT LESS THAN 125mm HIGH W/ 15mm WIDE STROKES.
2. EMERGENCY LIGHTING SHALL COMPLY WITH BS 5266 : PART 1 : 2016 AND BS EN 1838 : 2013 AND TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING EXCEPT THAT OF EXIT SIGNS.

PORTABLE FIRE EXTINGUISHER

1. 5KG CO2 F.E.
2. 4KG DRY POWDER F.E
3. SAND BUCKET

FAN AH FIRE ENGINEERING COMPANY

Unit 4, 16/F, Yue Fung Industrial Building,
No. 35-45 Chai Wan Kok Street, Tsuen Wan, N.T.
TEL : 2414 5811 FAX : 2414 5798 E-MAIL : fanahfire@gmail.com

PROPOSED TEMPORARY SHOP AND SERVICES
FOR A PERIOD OF 3 YEARS

ADDRESS: LOTS 180 RP AND 182 S.C RP IN
D.D. 102 AND ADJOINING GOVERNMENT LAND,
SAN TIN, YUEN LONG

APPLICATION NO.: TPB/A/YL-ST/605

DRAWN NO: F2207-02-3

SCALE: 1 : 300 @ A3

VER 4

DATE: 21 OCT 2022

DRAWN BY: KEITH NG

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/2330B/L06
本署檔號 Our Reference () in TPB/A/YL-ST/605
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

RECEIVED 29 NOV 2022

28 November 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 (b) -
Submission of Fire Service Installations Proposal**

**Temporary Shop and Services for a Period of 3 Years
in "Village Type Development" Zone,
Lots 180 RP and 182 S.C RP in D.D. 102 and
Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/605)**

I refer to your letter received on 21.10.2022 regarding the submission of a fire service installations proposal for compliance with approval condition (b) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

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

AL/AC/dl

- 3 -

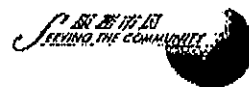
Appendix

Detailed Comments of D of FS

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

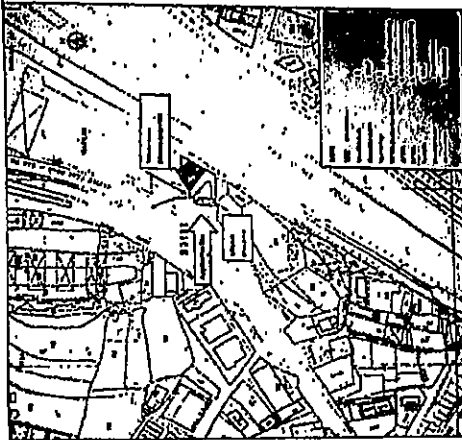
[E

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 7

**The Approved Drainage Proposal and the Compliance
Letters for Submission and Implementation of Drainage
Proposal under Previous Planning Application
No. A/YL-ST/605**

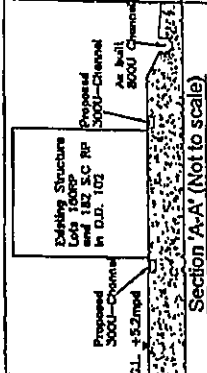


Location Plan (Not To Scale)

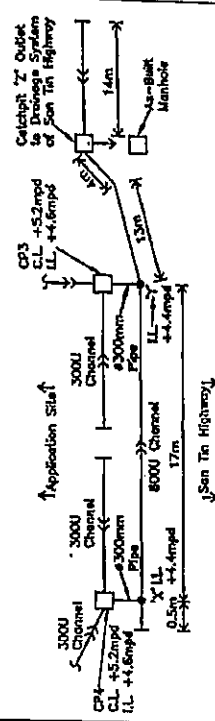
- Legend**
- Boundary of estimated catchment adjoining development site (36m²)
 - Site Boundary
 - Ingress/Egress
 - CP1, CP2, CP3 & CP4 - Proposed Catchpits
 - Proposed 300mm Channel with metal cover
 - ↓ Fall (1:100)
 - Construction in progress
 - 300mm Pipe and 800mm Channel

Notes:

- At the invert levels of U-channels and catchpits shall be confirmed on site.
- At the locations of U-channels and catchpits shall be confirmed on site.
- The outlets will be connected to the new As built 800U Channel using 300mm pipe.



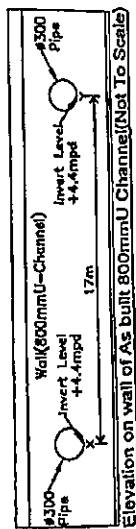
Section 'A-A' (Not to scale)



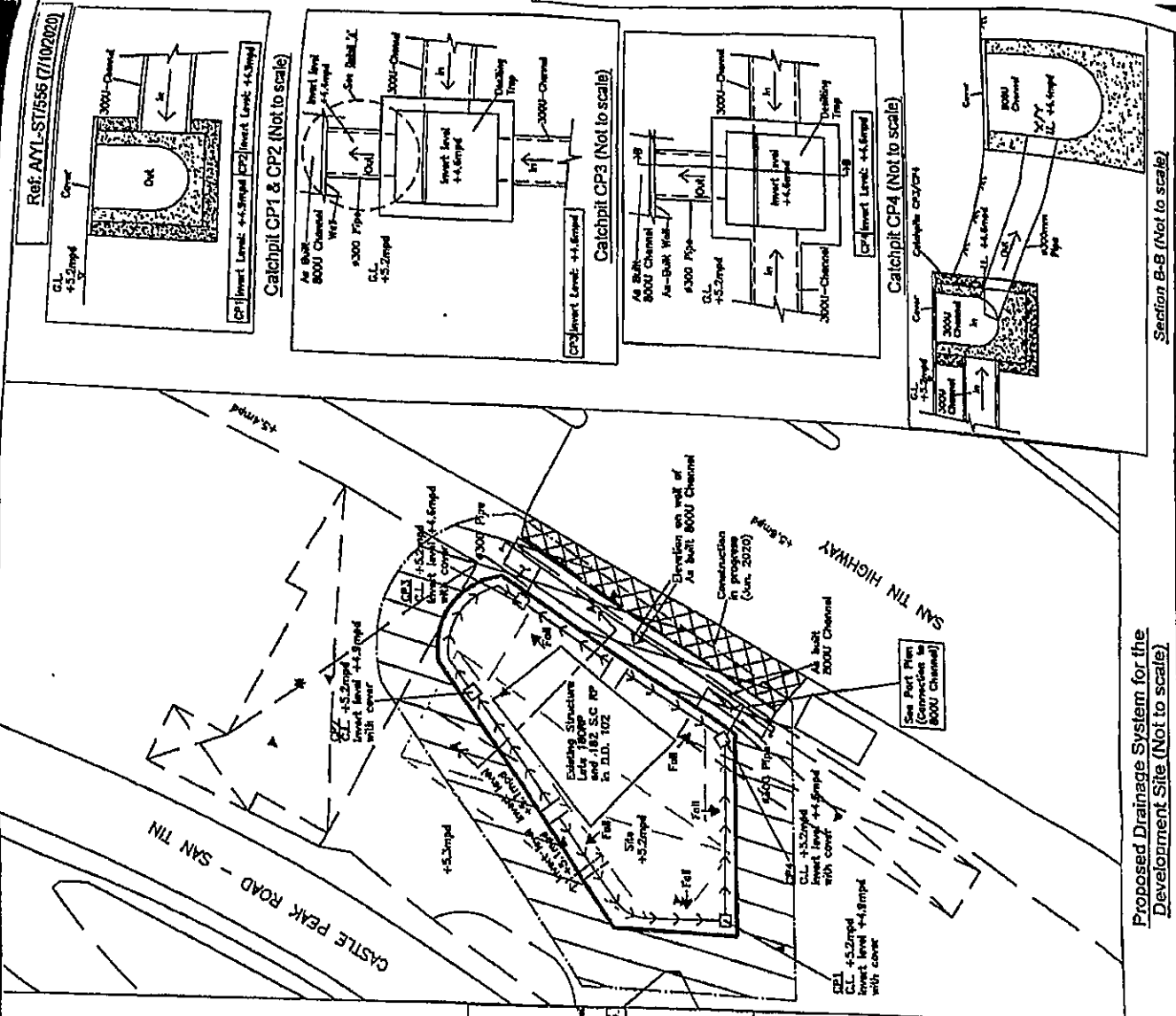
Notes:

- The 300mm pipe, connection to 800U Channel, 800U Channel and catchpit Z are performed by the contractor of the Highway Department.
- The outlet of catchpit Z runs to the Drainage System of San Tin Highway.

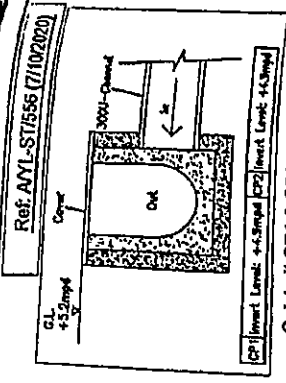
Part Plan (Connection to 800U Channel) (Not To Scale)



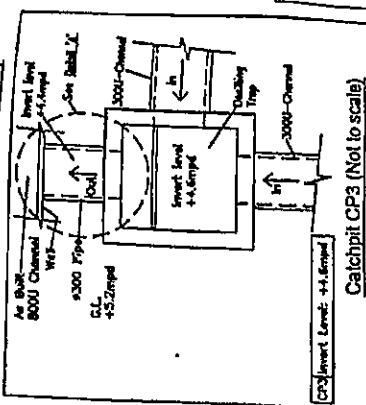
Elevation on wall of As built 800mm U Channel (Not To Scale)



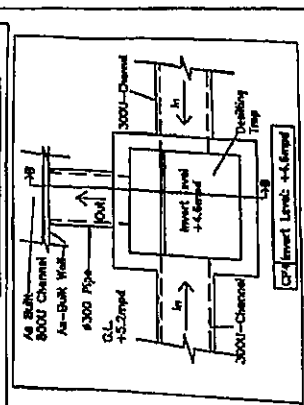
Proposed Drainage System for the Development Site (Not to scale)



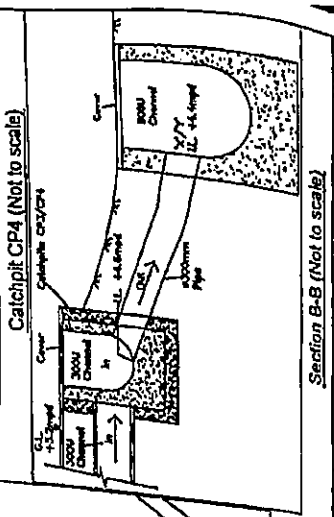
Catchpit CP1 & CP2 (Not to scale)



Catchpit CP3 (Not to scale)



Catchpit CP4 (Not to scale)



Section B-B (Not to scale)

規 劃 署

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



By Fax (2739 1913) and Post
Planning Department

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

本函檔號 Your Reference YL/TPN/2330B/L06
本署檔號 Our Reference () in TPB/A/YL-ST/605
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, Hecny Tower, 9 Chatham Road South,
Tsim Sha Tsui,
Kowloon, Hong Kong
(Attn.: Rock K M TSANG)

Dear Sir/Madam,

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

Temporary Shop and Services for a Period of 3 Years
in "Village Type Development" Zone,
Lots 180 RP and 182 S.C RP in D.D. 102 and
Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/605)

I refer to your letter received on 26.5.2022 regarding the submission of as-built drainage proposal for compliance with approval condition (d) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

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

- 2 -

Yours faithfully,



(Anthony LUK)

District Planning Officer/

Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

CE/MN, DSD

CTP/IPB(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."



規 劃 署

紛嶺、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/2330B/L08
本署檔號 Our Reference () in TPB/A/YL-ST/605
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 (e) - Implementation of Drainage Proposal

**Temporary Shop and Services for a Period of 3 Years in "Village Type Development" Zone,
Lots 180 RP and 182 S.C RP in D.D. 102 and
Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/605)**

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 (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.

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

APPENDIX 8

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/556	Proposed Temporary Shop and Services for a Period of 3 Years	20.9.2019
2.	A/YL-ST/605*	Temporary Shop and Services for a Period of 3 Years	28.1.2022 [Revoked on 28.10.2023]

* denotes permission revoked

**Similar s.16 Application within the same “V” zone
on the Draft 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/574*	Proposed Temporary Shop and Services (Retail Shops and Convenient Store) for a Period of 3 Years	4.12.2020 [Revoked on 4.5.2023]
2.	A/YL-ST/585*	Proposed Temporary Shop and Services (Real Estate and Travel Service Agency) for a Period of 3 Years	16.4.2021 [Revoked on 16.10.2021]
3.	A/YL-ST/634	Proposed Temporary Shop and Services (Convenience Store) with Ancillary Office for a Period of 3 Years	23.12.2022
4.	A/YL-ST/659	Proposed Temporary Shop and Services (Retail Shops and Convenience Store) for a Period of 3 Years	26.1.2024

* denotes permission revoked

Government Departments' General Comments

1. Project Interface

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

- the application site (the Site) is in the close proximity of the boundary of San Tin Technopole and under the Phase 1 development. According to the latest tentative development programme, it is targeted to commence the works in phases tentatively commencing from 2024 onwards after the funding approval by the Finance Committee of the Legislative Council. Therefore, the Site would have potential project interface with San Tin Technopole project.

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.

2. Land Administration

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

- no adverse comment on the planning application;
- the Site comprises Old Schedule Agricultural Lots 180 RP and 182 S.C RP in D.D. 102 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);
- the private land Lots 180 RP and 182 S.C RP in D.D. 102 are covered by Short Term Waiver (STW) No. 4463 for the purpose of “Public Vehicle Park (excluding Container Vehicle)” and a portion of GL (about 40m²) within the Site is covered by a Short Term Tenancy (STT) No. 2989 for the purpose of “Public Vehicle Park (excluding Container Vehicle)”; and
- no Small House application has been approved or is being processed for the Site.

3. Traffic

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

- as the application has the similar layout and same number of parking spaces as the previous application No. A/YL-ST/605, 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**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no environmental complaints relating to the Site was recorded in the past three years;
- the applicant should follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”; and
- advisory comments as detailed in **Appendix V**.

5. Landscape

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

- the Site is located within “Village Type Development” zone, which is a non-landscape sensitive zoning and the previous application (No. A/YL-ST/605) for the same use was approved without landscape related condition. Further significant landscape impact arising from the applied use is not anticipated.

6. 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; and
- advisory comments as detailed in **Appendix V**.

7. 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**.

8. 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) Chief Engineer/Construction, Water Supplies Department;
- (h) Commissioner of Police; and
- (i) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) 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;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - should the planning application is approved, the Short Term Waiver (STW) holders will need to apply to this office for modification of the STW conditions where appropriate and lot owner(s) shall apply to this office for a STW and or/ Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot(s) 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 proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - the application site (the Site) is connected to Castle Peak Road – San Tin via a section of local access which is not managed by 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;
- (d) 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 Castle Peak Road – San Tin should be commented and approved by TD;
 - HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – San Tin. Presumably, the relevant department will provide their comments to you, if any;
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and

- it is noted that part of the Site falls into the railway influence area. Comments from RDO of HyD on the application should be sought;
- (e) to note the comments of the Chief Engineer/Rail Development 1-1, Highways Department (CE/RD1-1, 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;
- (f) 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;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover & invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow, etc.) with supporting design calculations & charts should be included. (For preparation of the drainage proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_Guidelines/Drainage_Submission.pdf for reference). The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site;
 - after completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
 - 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 DSD is currently available for connection. For sewage disposal and treatment, agreement from the DEP shall be obtained;
 - the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
 - all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- with regard to the submitted fire services installations (FSIs) proposal, he has the following comments:
 - (i) structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. In this regard, sprinkler system, modified hose reel system, fire alarm system, emergency lighting, directional and exit signs and portable fire extinguishers shall be provided to Structures A and B as the total floor area exceeds 230m²;
 - (ii) modified hose reel system shall be provided in accordance with the FSI Code of Practice 2022;
 - (iii) 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';
 - (iv) visual fire alarms shall be provided in accordance with BS 5839-1:2017, the FSD Circular Letter No. 2/2012 and follow the *Design Manual: Barrier Free Access 2008* published by the Buildings Department (BD);
 - (v) 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';
 - (vi) sufficient directional and exit signs shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter No. 5/2008; 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- it is noted that two 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 BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- if the existing structures are erected on leased land without the approval of the BA, they are UBW under BO and should not be designated for any proposed use under the application;
- for UBW erected on leased land, enforcement action may be taken by 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 02:44:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/STT/4 DD 102 San Tin

A/STT/4

Lots 180 RP and 182 S.C RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long

Site area: About 730sq.m Includes Government Land of about 396sq.m

Zoning: "VTD"

Applied use: Shop and Services / 1 Vehicle Parking

Dear TPB Members,

A/YL-ST/605 was revoked for failure to fulfil FIRE conditions. Solution, increase the size of the site by incorporating more Government Land.

In view of the frequent fires in NT, some with serious consequences and all inflicting damage on the local environment, it is unacceptable that PlanD would encourage members to roll over approval of this operation.

Members must always bear in mind their the priority should be the interests of the community not the commercial fortunes of applicants.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 27 December 2021 3:01 AM HKT
Subject: A/YL-ST/605 DD 102 San Tin

A/YL-ST/605

Lots 180 RP and 182 S.C RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long

Site area : About 650sq.m Includes Government Land of about 316sq.m

Zoning : "VTD"

Applied use : Shop and Services / 1 Vehicle Parking

Dear TPB Members,

Applicant wants to extend operation onto government land.

Applicant mentions that site has been operating as a 'public vehicle park'. But applicant states ONE vehicle only?

It also says 'compliance with conditions' ??? According to government documents there have been FIVE extensions of time to date on previous application 556.

Tax payers take a dim view of public land being allocated to operations that do not follow the regulations.

TPB must bear in mind the recent pontifications on the part of various government ministers about 'law abiding society'.

Failure to fulfill conditions should not be rewarded.

Mary Mulvihill