

2024年 5月 2 日

Appendix I of RNTPC  
Paper No. A/STT/5

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 21 MAY 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](https://www.tpb.gov.hk/en/plan_application/apply.html)

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期, 其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

240 1138

7/5

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/5
	Date Received 收到日期	21 MAY 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)

Smart Vehicle Body Manufacturer Ltd.

### 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)

### 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 170 RP and 174 CRP in D.D. 105, and adjoining government land in San Tin, Tuen 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 ..... 1,360 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 317.59 ..... 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)	..... 800 ..... 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	S/STT/11
(e) Land use zone(s) involved 涉及的土地用途地帶	O Zone
(f) Current use(s) 現時用途	Temporary shop and services (sale of vehicle parts and accessories) with ancillary facilities. (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. 如上述任何方格的空間不足，請另頁說明)

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on 23/04/2024 (DD/MM/YYYY)<sup>&</sup> (Please see the enclosed copy of the notice)  
於 23/04/2024 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 23/04/2024 (DD/MM/YYYY)<sup>&</sup>  
於 23/04/2024 (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，或有關係的鄉事委員會<sup>&</sup> (Please see the enclosed copy of the notice and the registered mail receipt issued by the Hong Kong post office.)

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 Rep and Services (Sale of whole parts and accessories) with ancillary facilities.

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

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3 .....☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

..... 1,086.33 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

..... 273.67 .....sq.m ☒ About 約

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

..... 5 .....

Proposed domestic floor area 擬議住用樓面面積

..... sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

..... 317.59 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積

..... 317.59 .....sq.m ☒ About 約

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

Please see the enclosed layout plan (annex 1) for information and reference.

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

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

1 (LGV + HGV)

Proposed operating hours 擬議營運時間 <i>Mondays to Saturdays from 9:00 a.m. to 6:00 p.m., Close for Sundays and labour holidays.</i>																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>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)) <i>(Please see the enclosed site plan (annex 1) for information)</i></p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>																														
(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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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>.....</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 enclosed separate sheet for the  
justifications in support of the application.  
請參看內附另頁說明本次的申請理由及支持  
本次的申請資料。

## 7. Justifications 理由

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- 1) Our application is actually a renewal application instead of a new application. It is because due to as at the submission date of this application, it will be less than two months before the expiry date of the existing plan permission, therefore we could only submit this application as a new application. The current site plan is the same as the plan which we granted approval in year 2021 and no alternations require for this time application.

Please refer to the previous renewal application of this site which was processed and approved in year 2021, and the application no is: A/YL-ST/589.

- 2) Please refer to the enclosed site plan [annex 1] for information and reference.



TSE Yuen Ching Bidley  
Director



**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

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

Smart Vehicle Body Manufacturer Ltd.



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

Date 日期

6<sup>th</sup> May, 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 170 RP and 174 CRP in D.D. 105, and adjoining government land in San Tin, Tuen Long, New Territories.
Site area 地盤面積	1,360 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 800 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/STT/1
Zoning 地帶	O Zone.
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 (sale of vehicle parts and accessories) with ancillary facilities.

(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	317.59 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.234 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	About 6.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	20.12 % <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)		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)		NIL NIL NIL 1 (LGV + MGV) NIL NIL

# Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明) <i>Site plan + Location plan</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Reports 報告書</b>		
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.

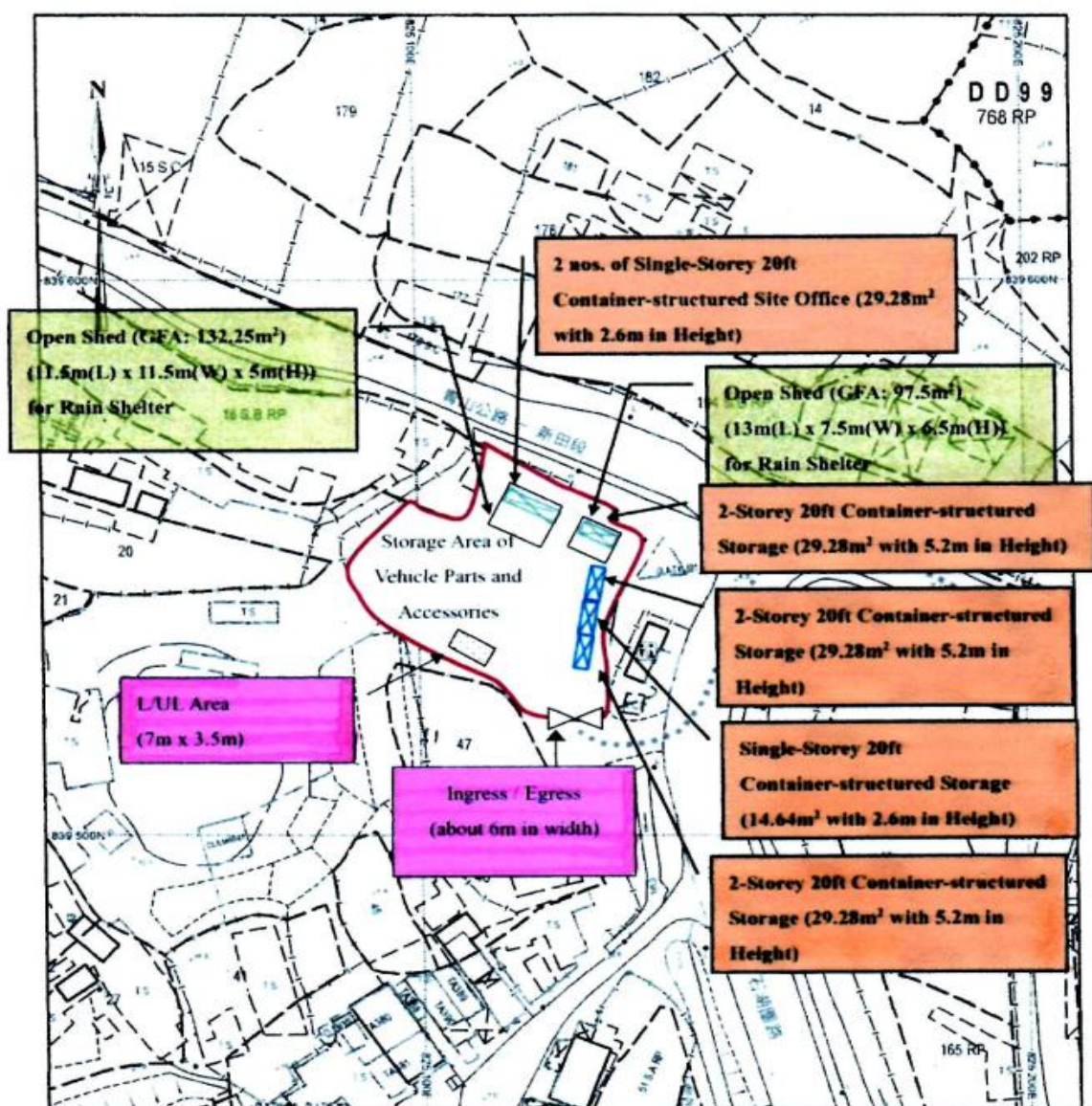
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



## Layout plan

Site address: Lots 170 RP and 174 CRP in D.D. 105, and adjoining government land in San Tin, Yuen Long, New Territories.

This layout plan shows the allocation of the structures and the size of them.



Plan produced by SMO, Lands Department

Application Site

SCALE 1:4000  
metres 10 20 30 40 50

For Identification Only

Locality : DD105

Lot Index Plan No. : MH0077012011

District Survey Office : MPC, HK

Date : 07-Jan-2011

Reference No. : 2-SE-12B, 2-SE-7D

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.

本圖為地籍索引圖的複本，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條約而臨時佔用土地的位置。

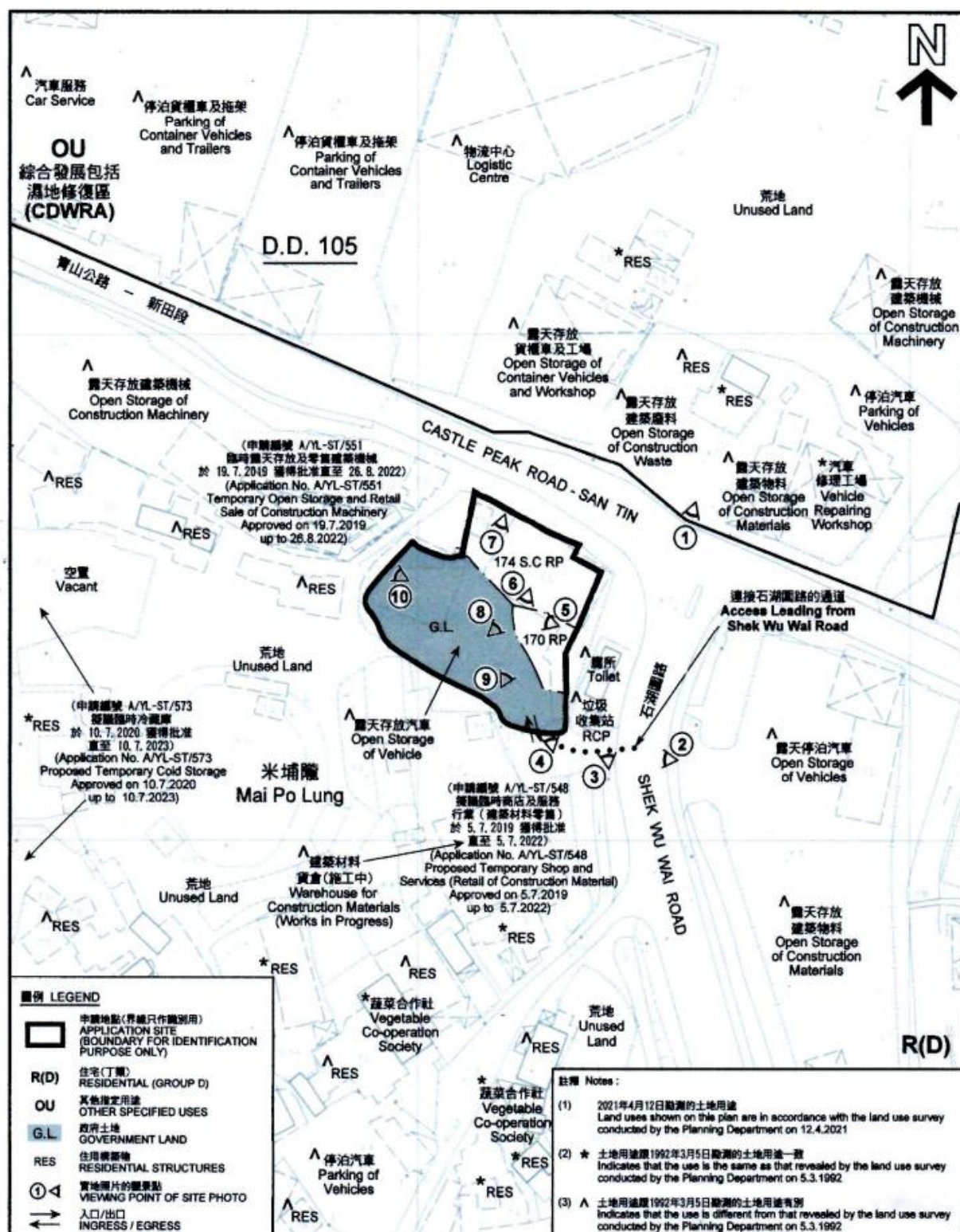
Open shed area      Container-structured area

Ingress / Egress area + L / UL Area



## Site plan

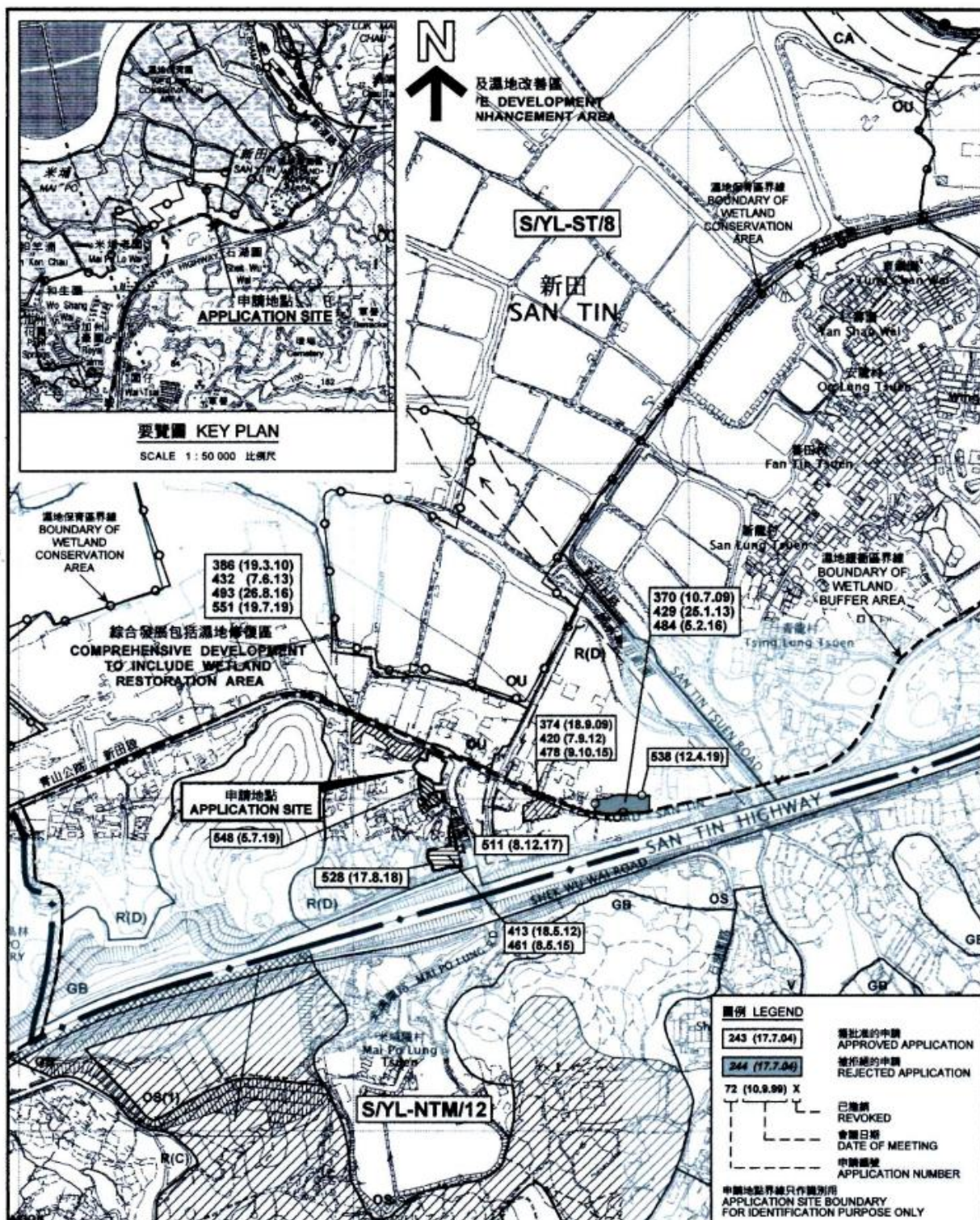
Site address: Lots 170 RP and 174 CRP in D.D. 105, and adjoining government land in San Tin, Yuen Long, New Territories.





## Location plan

Location address: Lots 170 RP and 174 CRP in D.D. 105, and adjoining government land in San Tin, Yuen Long, New Territories.



**From:** BIG POINT <[REDACTED]>

**Sent:** Wednesday, May 29, 2024 3:58 AM

**To:** [REDACTED]

**Subject:** ((\*Submit planning statement\*)) Planning Application No. A/STT/5

To: Planning Department

Attn: Mr. Chan

From: Smart Vehicle Body Manufacturer Ltd. - Ms. Biddy Tse [REDACTED]

Dear Mr. Chan,

**Re: Submit planning statement for planning application**

**Proposal: Temporary shop and services (sale of vehicle parts and accessories) with ancillary facilities for a period of 3 years.**

**Application site: Lots 170RP and 174 CRP in D.D. 105, and adjoining government land in San Tin, Yuen Long, New Territories.**

Please find attached the planning statement for the caption-mentioned planning application for your further proceed.

Should you have any questions, please feel free to contact me at my mobile no.: [REDACTED] for further coordination and follow-up.

Thank you very much for your assistance and arrangement.

Best regards,  
Biddy Tse



# SMART VEHICLE BODY MANUFACTURER LTD. 合用車廂製造廠有限公司

May 2024

## Planning Statement for planning application for permission under section 16 of the town planning ordinance [Cap. 131]

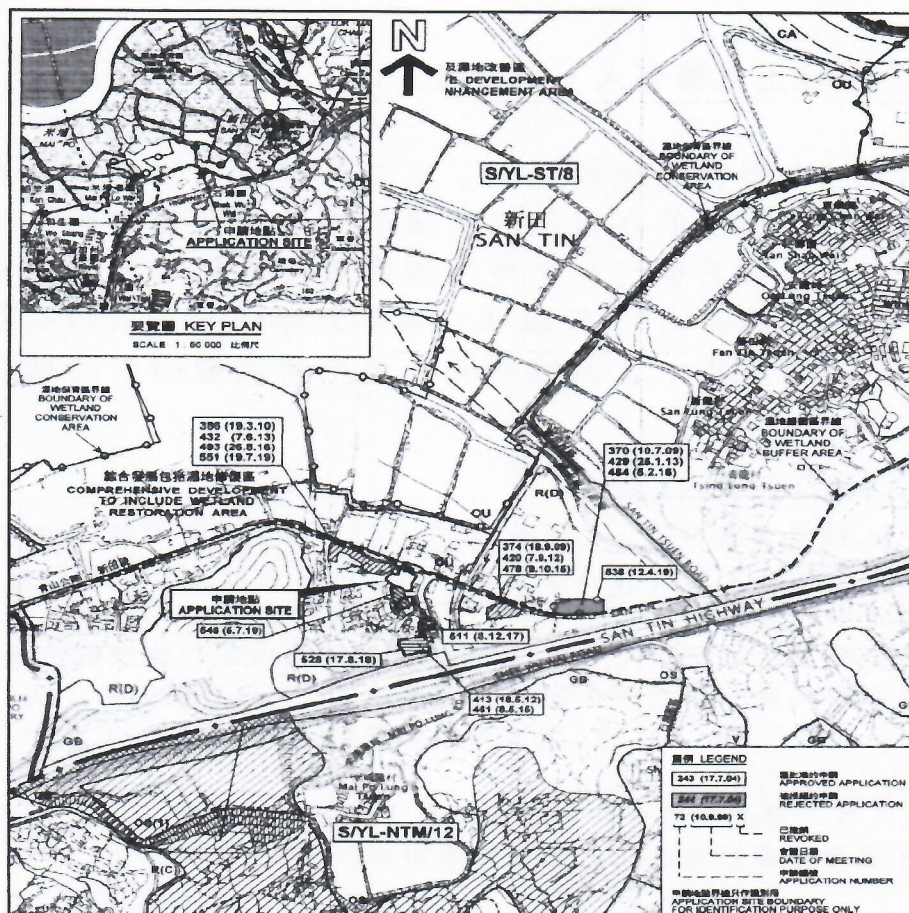
### Proposal

Temporary shop and services [Sale of vehicle parts and accessories] with ancillary facilities for a period of 3 years.

### Application site

Lots 170RP and 174 CRP in D.D. 105, and adjoining government land in San Tin, Yuen Long, New Territories.

### Location plan



# SMART VEHICLE BODY MANUFACTURER LTD. 合用車廂製造廠有限公司

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## EXECUTIVE SUMMARY

The Application Site [‘the Site’] comprises Lots 170RP and 174CRP in D.D.105, and adjoining government land, San Tin, Yuen Long, New Territories. It is located at Castle Peak Road – San Tin Section approximately 1.5km to the southwest of San Tin Interchange and Lok Ma Chau Control Point. The Site is applied for the use of “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” for a period of 3 years. The Site occupies a total site area of about 1,360m<sup>2</sup>, including government land of about 800m<sup>2</sup>.

Planning permission is sought to continue using the Site for “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities”, which was approved under previous planning application no. A/YL-ST/589 on 01.6.2021. Since its operation for the same/similar uses has been in existence for many years, no additional traffic, drainage and landscape impacts would be newly generated. Existing landscape works and drainage facilities would be properly maintained.

The subject application is justified on the following grounds:

1. Previous planning permissions for the same/similar uses;
2. Recent permissions for similar uses near the Site;
3. Maintenance of existing facilities on Site;
4. Fully compliance with previous planning conditions;
5. Local demand for sale service of vehicle parts and accessories;
6. Compatible with surrounding land uses; and
7. No additional traffic, drainage and environmental impacts.



# **SMART VEHICLE BODY MANUFACTURER LTD.**

## **合用車廂製造廠有限公司**

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### **1. PROPOSED DEVELOPMENT**

#### **1.1 Applied use**

The subject application is applied for the use of “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” for a period of 3 years.

#### **1.2 Site area**

The lot boundary for the Site is identical to previous planning application no. A/YL-ST/589. Its total site area is about 1,360m<sup>2</sup> including government land of about 800m<sup>2</sup>.

#### **1.3 Proposed use and site layout**

It is proposed to provide “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” use on Site. Please refer to the proposed Layout Plan as shown in Annex 1.

#### **1.4 Ancillary facilities**

Ancillary site office and storage container would be provided on the Site for operational purpose. In addition, lighting facilities are provided at appropriate locations for safety concerns.

#### **1.5 Operation hours**

The proposed “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” would be operated from 08:00a.m. to 11:00p.m. (i.e. no night-time operation between 11:00p.m. to 08:00a.m.) from Monday to Sunday for sale services during the planning approval period.

# **SMART VEHICLE BODY MANUFACTURER LTD.**

## **合用車廂製造廠有限公司**

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### **1.6 Drainage**

The existing drainage facilities are properly maintained at all times. The approved as-built drainage plan and the approved condition for submission of a photographic record of the existing drainage facilities under previous planning application no. A/YL-ST/589 was complied with. We will continue to provide proper maintenance on the drainage facilities.

### **1.7 Fire precaution measures**

The approved fire service installations proposal and the approval conditions for submission and implementation of fire service installations proposal under previous planning application no A/YL-ST/589 were complied with. The fire precaution measures will be continuously provided on the Site to the satisfaction of the relevant government departments.

### **1.8 Landscape**

The existing landscape and tree plantings are properly maintained. The approved tree preservation proposal and the approval conditions for submission and implementation of tree preservation proposal under previous planning application no. A/YL-ST/589 were complied with. Should there be any reinforcement/maintenance works, we are willing to plant further trees of species similar to those in the accepted landscaping proposal.

### **1.9 Traffic**

The Site has come into existence for several years for similar uses under previous planning applications. The proposed use would not involve frequent vehicle circulation. In addition, no heavy goods vehicles including container vehicles, trailers and tractors as defined in the Road Traffic Ordinance will be parked/stored on the Site at any time during the planning approval period. Therefore, the Site would not generate additional number of vehicles under the current application.



# **SMART VEHICLE BODY MANUFACTURER LTD.**

## **合用車廂製造廠有限公司**

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## **2. JUSTIFICATIONS**

### **2.1 Previous planning permissions for same/similar uses**

The Site was the subject of nine previous planning applications (Application no.: A/YL-ST/10, A/YL-ST/79, A/YL-ST/283, A/YL-ST/195, A/YL-ST/366, A/YL-ST/401, A/YL-ST/460, A/YL-ST/524 and A/YL-ST/589), which were approved by the Board on 20.9.1996, 26.2.1999, 24.6.2005, 26.4.2002, 19.6.2009, 15.4.2011, 8.5.2015, 1.6.2018 and 1.6.2021 respectively. The proposed “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” is the same/similar to the approved uses under previous planning applications. It is therefore considered that the proposed temporary development should be allowed on the Site.

### **2.2 Recent permission for similar use near the Site**

- 2.2.1 Some sites in the surrounding area for similar uses within “R(D)” zone were granted planning permissions by the Board in the past few years. These include application no. A/YL-ST/538 for “Temporary retail shop (Container tractors, medium goods vehicles, vehicle parts and building materials)” approved on 12.4.2019, application no. A/YL-ST/548 for “Temporary shop and services (Retail of construction material)” approved on 5.7.2019, application no. A/YL-ST/551 for “Temporary open storage and retail sale of construction machinery” approved on 19.7.2019, and application no. A/YL-ST/572 for “Temporary warehouse for storage of used private vehicles for sale and a covered works area” approved on 29.5.2020.
- 2.2.2 Given that they are located in the close vicinity of the Site, the permissions granted by the Board for the similar uses of the proposed “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” should be suitable on the Site.

### **2.3 Maintenance of existing facilities on Site**

The Site is being operated as “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” which is identical to the previous planning application no. A/YL-ST/589. The proposed layout and existing facilities such as landscape planting and drainage facilities would remain unchanged and be well maintained.

# SMART VEHICLE BODY MANUFACTURER LTD. 合用車廂製造廠有限公司

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## 2.4 Fully compliance with previous planning conditions

All the approval conditions imposed on previous planning application no. A/YL-ST/589 were satisfactorily complied with. Therefore, the planning application should be approved for the use of “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” continuously.

## 2.5 Local demand for sale service of vehicle parts and accessories

The Site is located in close proximity to the border area with a large number of cross-border vehicles driving through Hong Kong and Mainland China everyday. Most of the local residents from the nearby villages are also using private cars as their main transport vehicles. Under this situation, there is a high local demand for sales service of vehicle parts. Therefore, the proposed “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” on the Site is to provide service to meet the local needs.

## 2.6 Compatible with surrounding land uses

The proposed “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” on the Site is compatible with the surrounding sites abutting Castle Peak Road and Shek Wu Wai Road for the use of open storage and other post back-up uses. The nearest villages are also located at about 350 metres away from the Site. Therefore, no interface problem with the villagers is anticipated. In this connection, the proposed temporary development should be sympathetically considered by the Board.

## 2.7 No additional traffic, drainage and environmental impacts

The Site was operated as a temporary retail shop for vehicle parts and accessories with ancillary facilities, and second hand cars under previous planning applications. Therefore, the proposed “Temporary shop and services (Sale of vehicle parts and accessories) with ancillary facilities” would not generate additional traffic, drainage and environmental impacts.



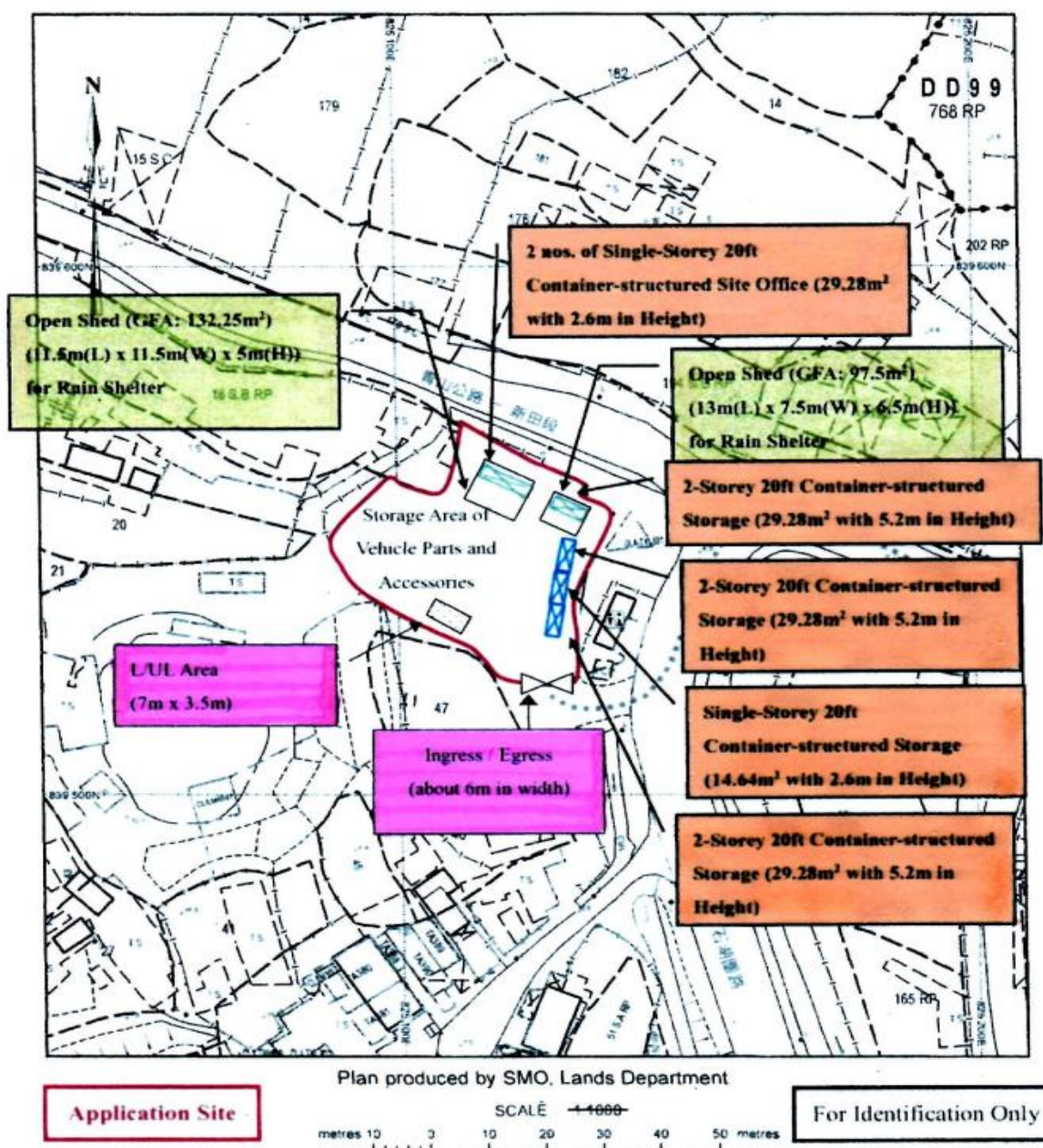
TSE Yun Ching Bidley  
Director.



## Layout plan

Site address: Lots 170 RP and 174 CRP in D.D. 105, and adjoining government land in San Tin, Yuen Long, New Territories.

This layout plan shows the allocation of the structures and the size of them.



Locality : DD105

Lot Index Plan No. : MH0077012011

District Survey Office : MPC, HK

Date : 07-Jan-2011

Reference No. : 2-SE-12B, 2-SE-7D

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.

本圖為地籍索引圖的複本，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條約而臨時佔用土地的位置。

Open shed area      Container-structured area

Ingress / Egress area + L / UL Area



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

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**From:** [REDACTED]  
**Sent:** 2024-07-10 星期三 14:46:43  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Karen Kei Yee CHAN/PLAND <kkychan2@pland.gov.hk>  
**Subject:** Reply to the questions for Planning Application No. A/STT/5  
**Attachment:** 規劃續期申請\_Form No S16-III\_for application\_REV 4.pdf;  
Layout plan\_for application\_REV\_20240710.pdf

To: The Planning Board  
From: Smart Vehicle Body Manufacturer Ltd.  
Date: 10th July, 2024.

Dear Sir/Madam,

**Re: Reply to the questions for Planning Application No. A/STT/5**

Please see our replies to your questions regarding the caption-subject of planning application as follows:

- 1) We note the departmental comments from the Director of Agriculture, Fisheries and Conservation (Contact Person: Dr Azaria K.Y. WONG [REDACTED]) below for our follow-up:  
"As the site is in close proximity with Mai Po Lung Village Egrettry which has been active in recent years, the applicant should preserve the existing trees along the site boundary and in close vicinity of the site, avoid disturbing the breeding birds and their nests and eggs, and also avoid directing lighting to the concerned trees."  
Therefore, we will follow this comments guidance for continuous handling.
- 2) Please see the attached replacement page no. 6 of the application form which we have revised our company's operation hours to:  
From 08: 00 a.m. to 11:00 p.m. [i.e. no night time operation between 11:00 p.m. to 08:00 a.m.] from Monday to Sunday.
- 3) Please see attached the revised layout plan. This is to clarify the location and size of the uncovered area for storage of vehicle parts and clarify that the remaining open-air area serves as a maneuvering space for vehicles. Please see the individual notes shown in green colour on the layout plan for these clarifications.

Should you have any queries, please do not hesitate to contact me for further follow-up.

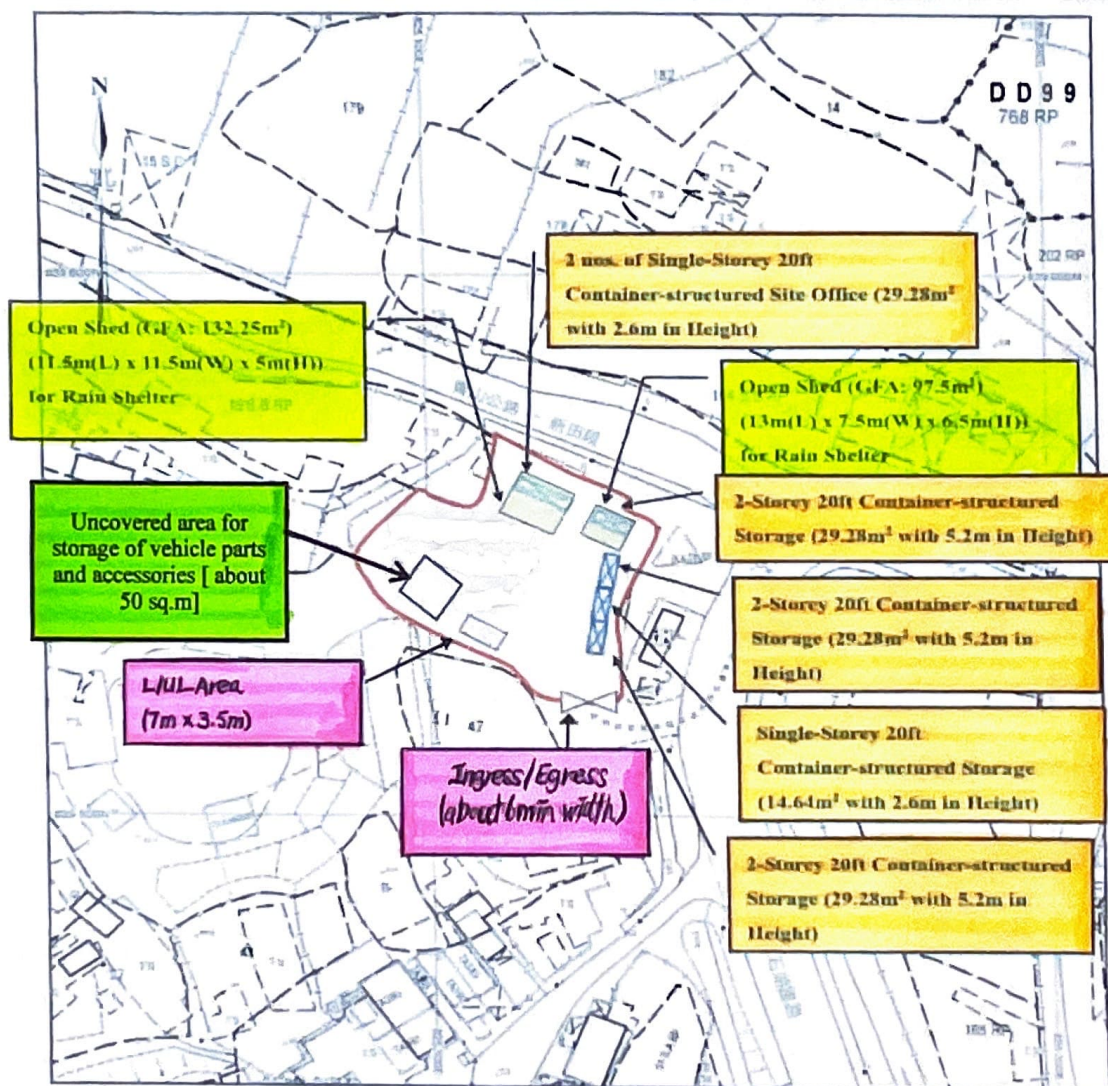
Thank you for your arrangement and kind attention.

Best regards,  
Biddy Tse  
Smart Vehicle Body Manufacturer Ltd.  
[REDACTED]

## Layout plan

Site address: Lots 170 RP and 174 CRP in D.D. 105, and adjoining government land in San Tin, Yuen Long, New Territories.

This layout plan shows the allocation of the structures and the size of them.



Open shed area

Container-structured area

Ingress/Egress area + L/U/L Area

Uncovered area for storage of vehicle parts and accessories

Note: the remaining open-air area serves as a maneuvering space for vehicles.



Proposed operating hours 擬議營運時間 <i>From 08:00 a.m. to 11:00 p.m. (i.e. no night time operation between 11:00 p.m. to 08:00 a.m.) from Monday to Sunday.</i>			
(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)) <i>(Please see the endorsed layout plan (annex 1) for information)</i>	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> ..... .....		

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

**Approved Applications**

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC)</b>
1.	A/YL-ST/10	Temporary retail shop for a period of 3 years	20.9.1996 (3 years)
2.	A/YL-ST/79	Temporary retail shop with ancillary facilities for a period of 12 months	26.2.1999 (12 months)
3.	A/YL-ST/107	Temporary retail shop to sell vehicle parts and accessories for a period of 3 years	5.11.1999 (3 years)
4.	A/YL-ST/124 <sup>#</sup>	Proposed residential development	5.5.2000 [lapsed on 5.5.2003]
5.	A/YL-ST/195	Temporary retail shop for vehicle parts and accessories with ancillary facilities for a period of 3 years	26.4.2002 (3 years)
6.	A/YL-ST/221	Temporary retail shop to sell vehicle parts & accessories for a period of 3 years	17.1.2003 (3 years)
7.	A/YL-ST/283	Temporary retail shop for vehicle parts and accessories with ancillary facilities for a period of 3 years	24.6.2005 (3 years)
8.	A/YL-ST/303*	Temporary retail shop to sell vehicle parts and accessories for a period of 3 years	28.4.2006 (3 years) [revoked on 28.1.2009]
9.	A/YL-ST/366*	Temporary retail shop for vehicle parts and accessories with ancillary facilities for a period of 3 years	19.6.2009 (3 years) [revoked on 9.10.2009]
10.	A/YL-ST/369*	Temporary retail shop to sell vehicle parts and accessories for a period of 3 years	10.7.2009 (3 years) [revoked on 10.5.2012]
11.	A/YL-ST/401	Temporary shop and services (second hand private car sales) for a period of 3 years	15.4.2011 (3 years)
12.	A/YL-ST/460	Temporary shop and services (sale of vehicle parts and accessories) with ancillary facilities for a period of 3 years	8.5.2015 (3 years)
13.	A/YL-ST/524	Temporary shop and services (sale of vehicle parts and accessories) with ancillary facilities for a period of 3 years	1.6.2018 (3 years)
14.	A/YL-ST/589	Renewal of planning approval for temporary shop and services (sale of vehicle parts and accessories) with ancillary facilities for a period of 3 years	28.5.2021 (3 years)

\* denotes permission revoked

# denotes permission lapsed



Rejected Application

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC)</b>	<b>Rejection Reason(s)</b>
1.	A/YL-ST/388	Temporary retail area of second-hand goods vehicles of above 5.5 tones, container tractors and trailers for a period of 3 years	11.6.2010	(1), (2)

Rejection Reasons:

- (1) Not compatible with the neighbouring residential uses as heavy goods vehicles were involved.
- (2) Not in line with the Town Planning Board Guidelines No. 13E for “Application for Open Storage and Port Back-up Uses” in that there were adverse comments from concerned Government department on the environmental aspect, and the development would have adverse environmental nuisances to the nearby residents.

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

Approved Application

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC)</b>
1.	A/YL-ST/548	Proposed temporary shop and services (retail of construction material) for a period of 3 years	5.7.2019 (3 years)

**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 Lots Nos. 170 RP and 174 S.C RP in D.D.105 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government and Government Land (GL);
- the following private lots are covered by Short Term Waivers as below table:

<b>STW No.</b>	<b>Lot No. (in D.D.105)</b>	<b>Purposes</b>
4231	170 RP	Temporary Shop and Services (Sale of Vehicle Parts and Accessories) with Ancillary Facilities
4232	174 S.C RP	

- the GL within Site is covered by a Short Term Tenancy No. 2873 for the purpose of “Temporary Shop and Services (Sale of Vehicle Parts and Accessories) with Ancillary Facilities”; and
- advisory comments as detailed in **Appendix IV**.

**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 loading/unloading space as the previous application No. A/YL-ST/589, he has no comment to the application from traffic engineering point of view; and
- advisory comments as detailed in **Appendix IV**.

**3. Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- he has no strong view on the application; and
- as the site is in close proximity with Mai Po Lung Village Egrettry which has been active in recent years, the applicant should preserve the existing trees along the site boundary and in close vicinity of the Site, avoid disturbing the breeding birds and their nests and eggs, and also avoid directing lighting to the concerned trees.



#### **4. Landscape**

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

- no objection to the application from landscape planning perspective; and
- with reference to the aerial photo of February 2023, the Site is located in an area of miscellaneous rural fringe landscape character comprising of open storages/car parks, temporary structures and scattered tree groups. Further away from the Site, fishponds and woodlands are observed in the north and the west respectively. With reference to the site photos taken in June 2024, the Site has been hard paved with some temporary structures, an office and vehicles parking. There is no distinctive landscape resources within the Site. With reference to the aerial photos of February 2023 and January 2021, there is no significant change to the landscape character of the surrounding area. According to the applicant's submission, the major development parameters in the last approved application No. A/YL-ST/589 remain unchanged and the existing landscape planting will be well maintained. Further adverse landscape impact within the Site 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;
- it is noted that the applicant implemented the drainage facilities on the Site under the previous Application No. A/YL-ST/589. The current application is for the same use and site boundary as the previous application. The applicant should provide DSD for reference a set of record photographs showing with corresponding photograph locations marked clearly on the approved drainage plan after the completion of drainage works. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments as detailed in **Appendix IV**.

#### **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;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required.

Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and

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

## **7. Others**

Comments from the Director of Leisure and Cultural Services (DLCS):

- the Site falls within an area zoned “Open Space” on the draft San Tin Technopole Outline Zoning Plan No. S/STT/1. He has no plan to develop the Site into public open space in the upcoming three years; and
- since the application is for three years only, he has no in-principle objection to the application.

## **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 IV**:

- (a) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (b) Chief Engineer/Railway Development 2-1, Railway Development Office, HyD;
- (c) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD)
- (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) no operation between 11:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no heavy goods vehicles including container vehicles, trailers and tractors as defined in the Road Traffic Ordinance are allowed to be parked/stored on the Site, as proposed by the applicant, at any time during the planning approval period;
- (d) no dismantling, maintenance, repairing, cleansing, paint spraying and other workshop activities are allowed on the Site at any time during the planning approval period;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - if the planning application is approved, the Short Term Tenancy (STT)/Short Term Waiver (STW) holder(s) will need to apply to this office for modification of the STT/STW conditions where appropriate. 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;
- (f) to note the comments of the Commissioner for Transport (C for T) that:
  - the Site is connected to Shek Wu Wai 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 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;
- (g) 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 should be commented and approved by TD;
  - HyD shall not be responsible for the maintenance of any access connecting the Site and Shek Wu Wai Road; and



- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) 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;
- (i) 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;
- (j) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the applicant should preserve the existing trees along the site boundary and in close vicinity of the Site, avoid disturbing the breeding birds and their nests and eggs, and also avoid directing lighting to the concerned trees;
- (k) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent area;
  - the applicant is reminded that the proposed drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
  - no public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from the 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;

(l) to note the comments of the Director of Fire Services (D of FS) that:

- the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; 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;

(m) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- it is noted that 5 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;
- 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 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.