

2024年 5月 2 2日

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。

22 MAY 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.

Appendix I of RNTPC

Paper No. A/STT/6

Form No. S16-III
表格第 S16-III 號

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

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

2401158 9.5.2024 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 / ST / 6
	Date Received 收到日期	22 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)

FENMAN DEVELOPMENT LIMITED

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 158, 162RP (PART), 198B IN D.D. 105 AND ADJOINING GOVERNMENT LAND IN 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 2,223 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 243.76 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)	868 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 NO. S/STT/1
(e) Land use zone(s) involved 涉及的土地用途地帶	"OTHER SPECIFIED USES (LOGISTICS, STORAGE AND WORKSHOP (2))" AND "ROAD"
(f) Current use(s) 現時用途	TEMPORARY PUBLIC VEHICLE PARK (INCLUDING CONTAINER VEHICLE AND HEAVY GOODS VEHICLE) (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」[#]遞送要求同意書[&]

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 9/5/2024 (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 8/5/2024 (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

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

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

(c) Development Schedule 發展細節表

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

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

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

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

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.....

.....

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)

(Container Vehicle Parking Spaces)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間																																	
(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 No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <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"/>																															
(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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	<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 <input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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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/ <u>YL-ST</u> / <u>590</u>
(b) Date of approval 獲批給許可的日期	<u>28.5.2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>20.7.2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	TEMPORARY PUBLIC VEHICLE PARK (INCLUDING CONTAINER VEHICLE AND HEAVY GOODS VEHICLE)
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

PLEASE REFER TO THE PLANNING STATEMENT

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

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

 ROCK K.M. TSANG 曾國鳴

Name in Block Letters

姓名 (請以正楷填寫)

DIRECTOR 董事

Position (if applicable)

職位 (如適用)

Professional Qualification(s)

專業資格

☒ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☒ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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

Date 日期

- 9 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 158, 162RP (PART), 198B IN D.D. 105 AND ADJOINING GOVERNMENT LAND IN SAN TIN, YUEN LONG, NEW TERRITORIES.
Site area 地盤面積	2,223 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 868 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1
Zoning 地帶	"OTHER SPECIFIED USES (LOGISTICS, STORAGE AND WORKSHOP (2)) AND "ROAD"
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY PUBLIC VEHICLE PARK (INCLUDING CONTAINER VEHICLE AND HEAVY GOODS VEHICLE)

(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	243.76 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.11 <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	3	
(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	2.6 to 6 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 to 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	8.33 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		6
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Container and Heavy Good Vehicles <hr/>		NIL NIL NIL NIL NIL 6
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NIL
	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/>		NIL NIL NIL NIL NIL

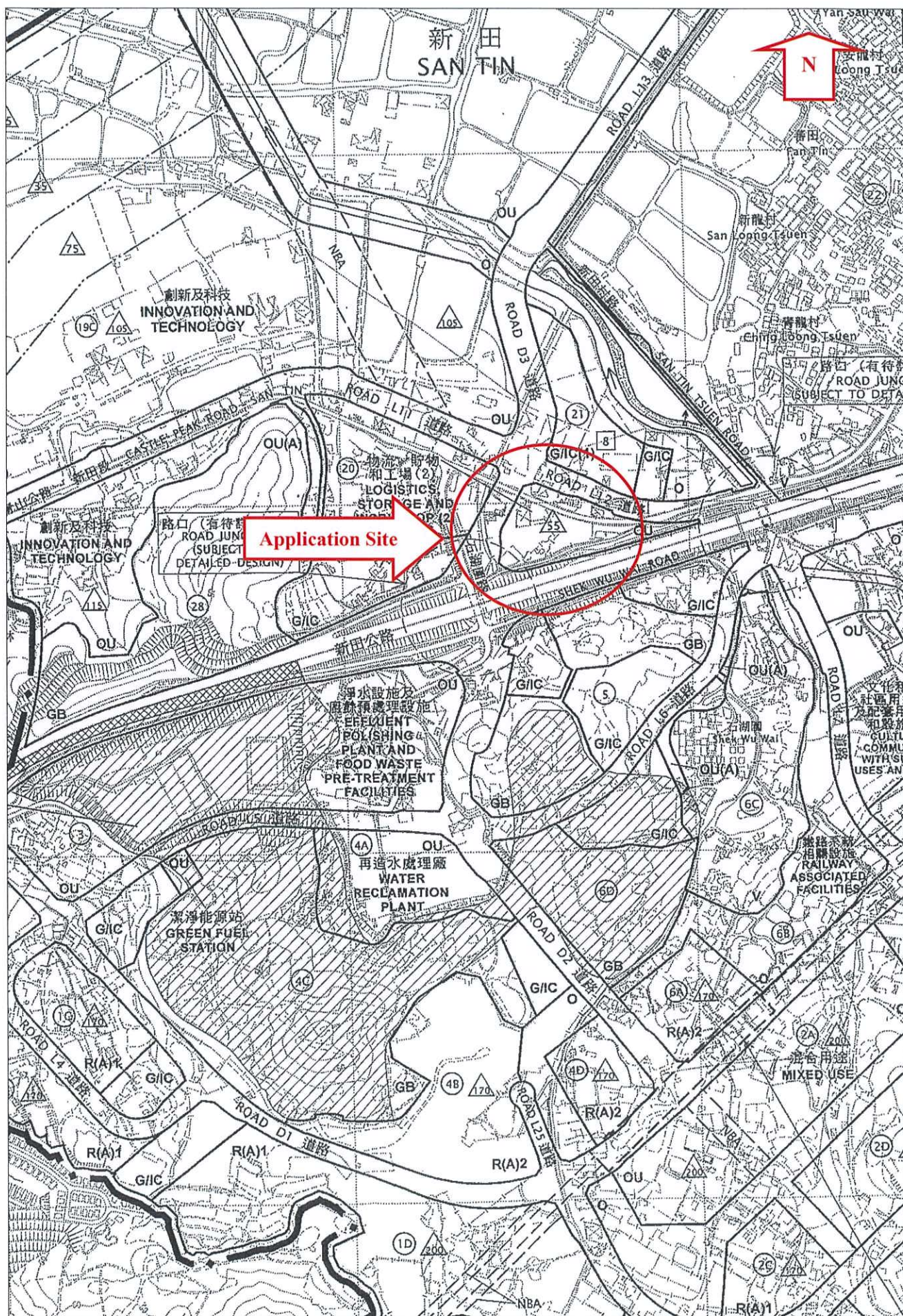
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<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), Extract of Draft San Tin Technopole		
OZP, Approved As-built Drainage Plan and Approved FSI Proposal.		
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 checked="" type="checkbox"/>
FSI Certificate		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

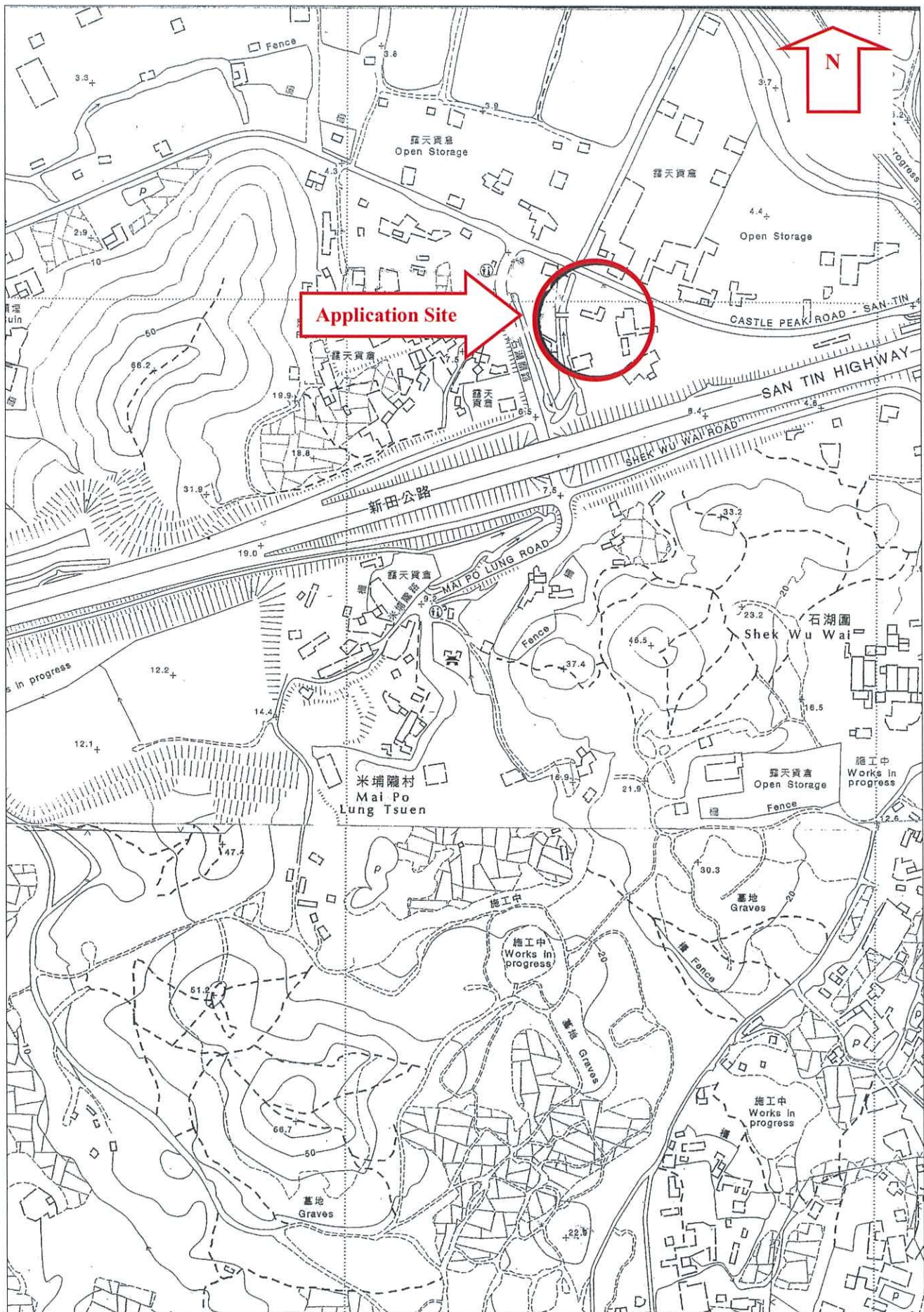
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

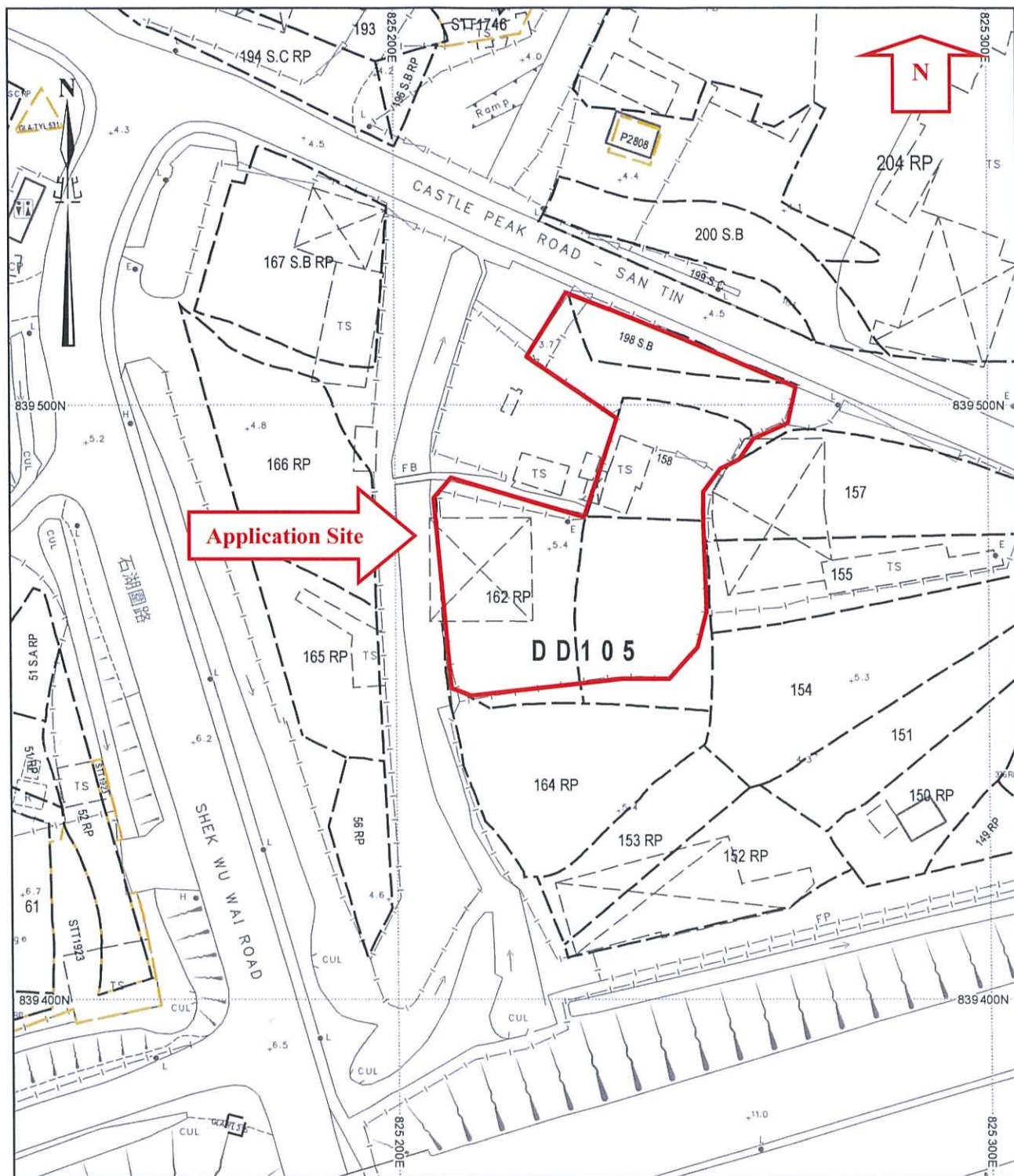


For Identification Only



For Identification Only

地段索引圖 LOT INDEX PLAN



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

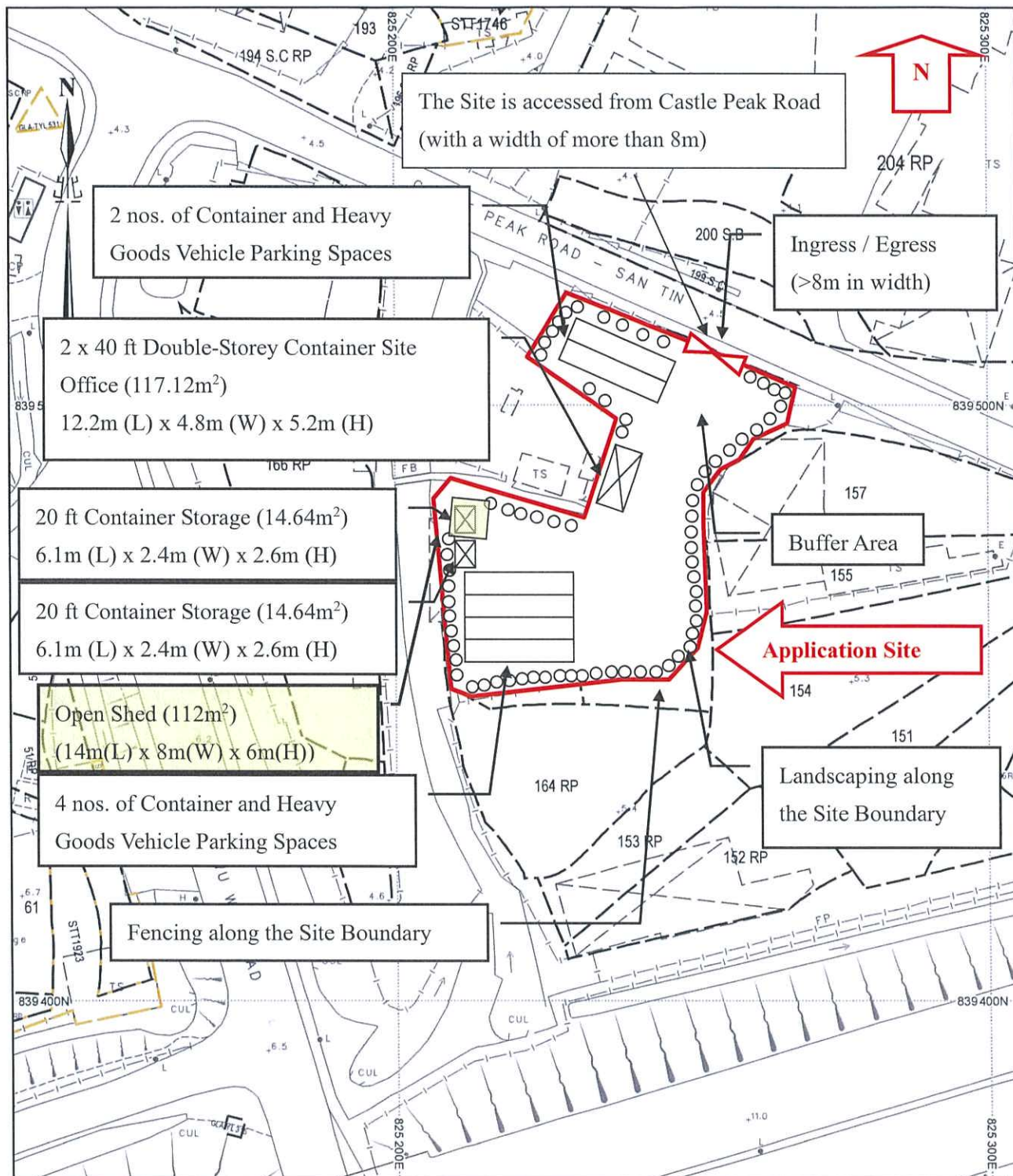
比例尺 SCALE 1:1 000

米 10 0 10 20 30 40 50 米
metres



For Identification Only

地段索引圖 LOT INDEX PLAN



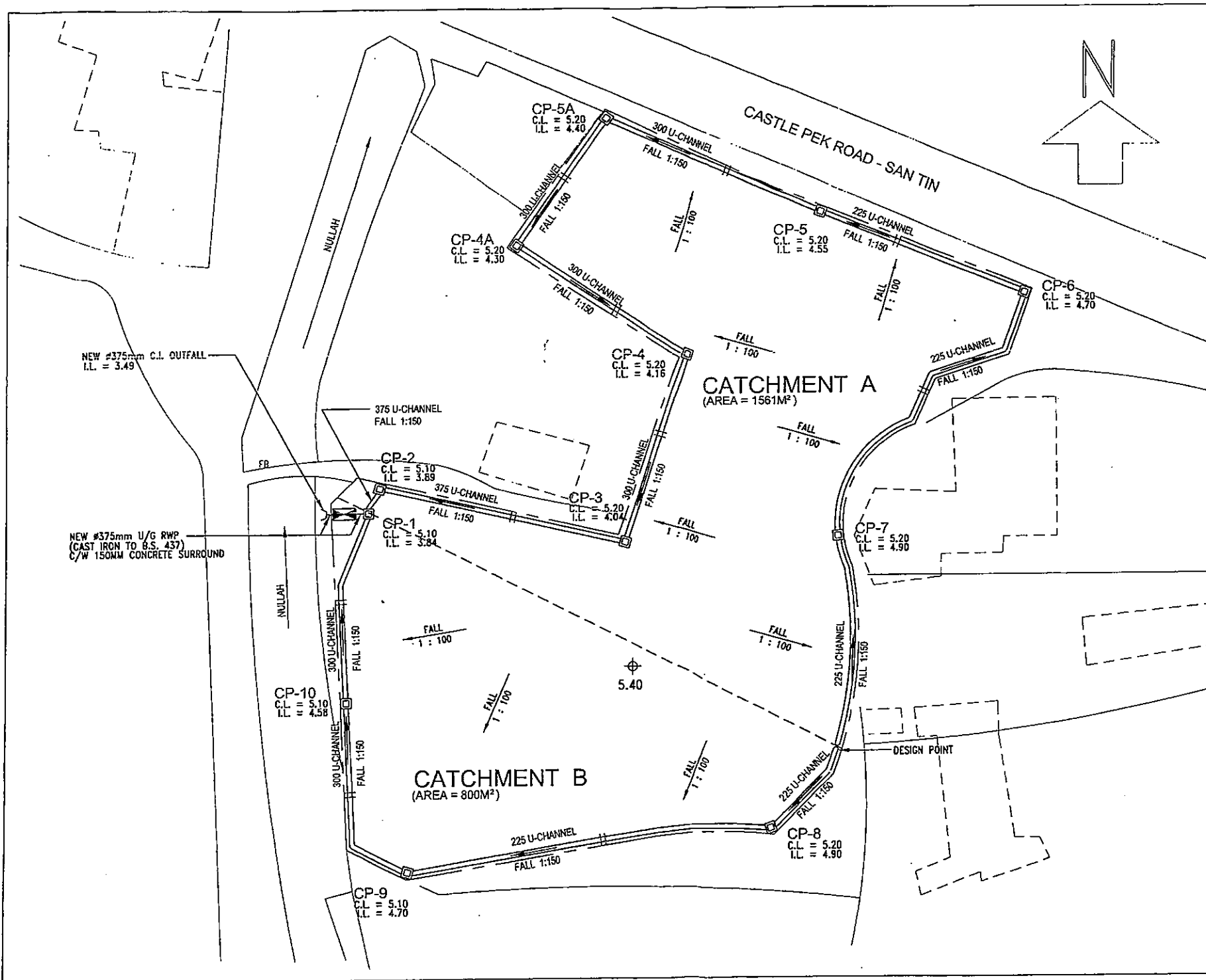
地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

米 10 0 10 20 30 40 50 米
metres



For Identification Only



Do not scale drawing.
This drawing is not for construction purposes unless otherwise stated.
All rights reserved and reproduction in any form must be approved by Michael W. Brown, Engineer, & Partners International Ltd.

LEGEND

- U-CHANNEL C/W C.I. COVER
- U-CHANNEL W/ COATING
- STEP CHANNEL
- SURFACE CHANNEL WITH CONCRETE COVER / TRENCH
- SURFACE CHANNEL WITH CURB SHOW
- PROPOSED CATCHPOINT
- PROPOSED SAND TRAP
- EXPANSION JOINT

NOTE

- ALL U-CHANNEL SHALL BE C/W C.I. COVER.

Rev.	Description & Date	By	CNA
C.	GENERAL REVISION	GM	FL
B.	REVISED AS PER OSD'S COMMENTS (10 JUNE 2007)	GM	FL
A.	REVISED AS PER OSD'S COMMENTS (5 JULY 2007)	GM	FL
1.	REVISED AS PER OSD'S COMMENTS (12 JUNE 2007)	GM	FL

S.D. Ref.
Lot. No.
Sheet

LIAINIBIAISIE
Surveyors Limited

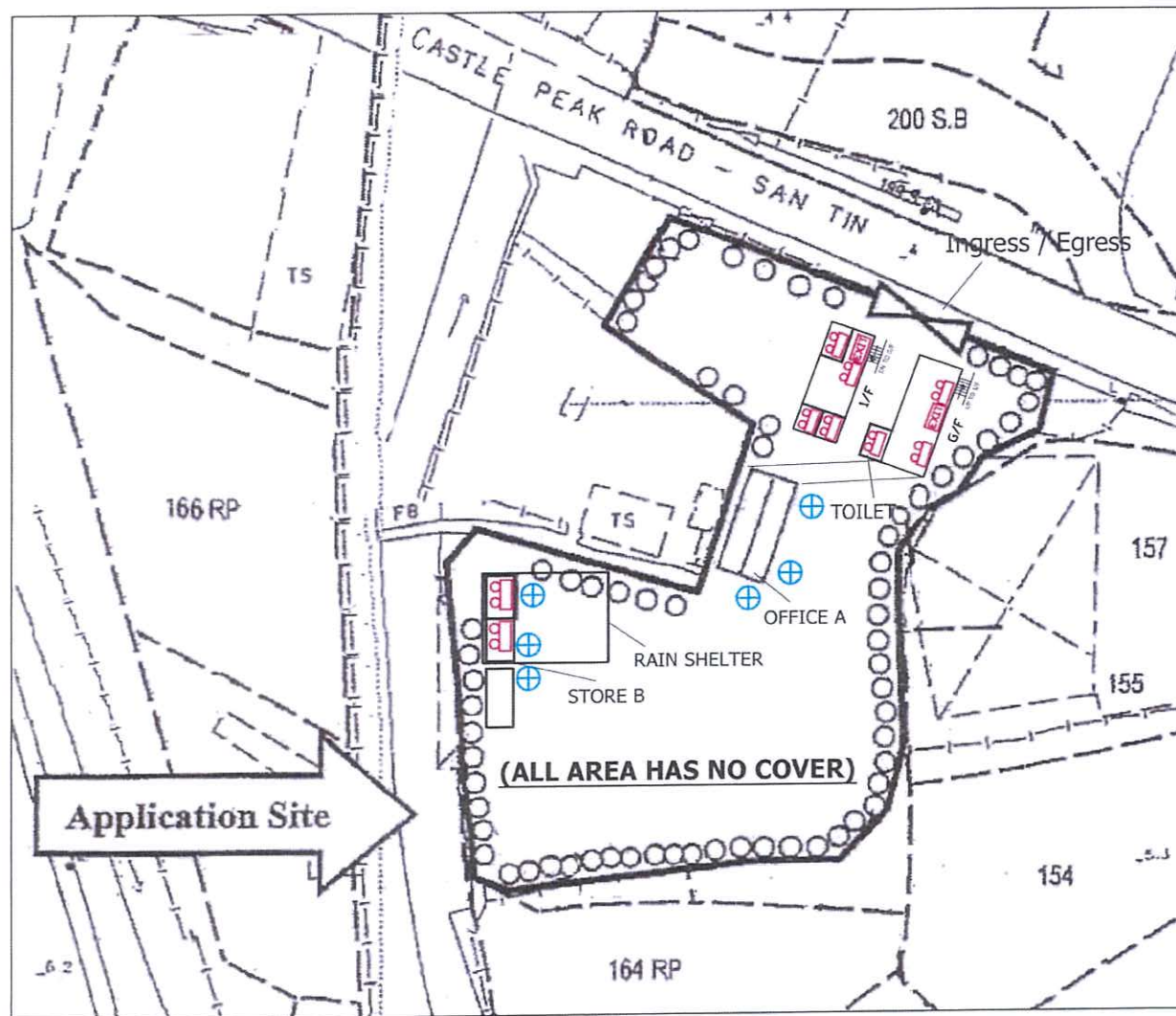
Architect
Dudley
Engineering & Consulting

Project
PROPOSED TERNARY DRIVEWAY CONTAINER TRAILER / TRAILER PARK
AT 100'S (S.S. 437) (S.S. 437) (S.S. 437) (S.S. 437)
AND ADJACENT GOVERNMENT LAND IN BRIS
SAN TIN, TUNG LUNG, NEW TERRITORIES

File
DRAINAGE LAYOUT

Dudley
Engineering & Consulting

Drawn by: EMMK Job No.: 773
Checked: FLKE Date: 24-03-2007
Cor. Ref.: 773/0/100
Scale: 1:300 Drawing No.: 773/0/4100 Rev.: C



LEGEND

-  EMERGENCY LIGHT
-  EXIT SIGN
-  4KG DRY POWDER F.E.

NOTES

OFFICE A :
2 nos 40ft 2-STOREY CONTAINER (117.12m²)
(12.2m (L) x 2.4m (W) x 5.2m (H))
(12.2m (L) x 2.4m (W) x 5.2m (H))

STORAGE B :
2 nos 20ft CONTAINER (29.28m²)
(6.1m (L) x 2.4m (W) x 2.6m (H))
(6.1m (L) x 2.4m (W) x 2.6m (H))

RAIN SHELTER :
14m (L) x 8m (W) x 6m (H)

F.S. NOTES

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 EN 1838/1999 AND TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND SHALL COMPLY WITH BS 5266 : PART 1 AND BS EN 1838 EXCEPT THAT OF EXIT SIGNS.



泛亞消防工程公司

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

ADDRESS: LOTS 158, 162 RP (PART) AND
198 S.B. IN D.D.105 AND ADJOINING
GOVERNMENT LAND IN SAN TIN, YUEN LONG

APPLICATION NO.: TPB/A/YL-ST/526

DRAWN NO: S1810-02

SCALE: 1 : 500 @ A3

DRAWN BY: KEITH NG

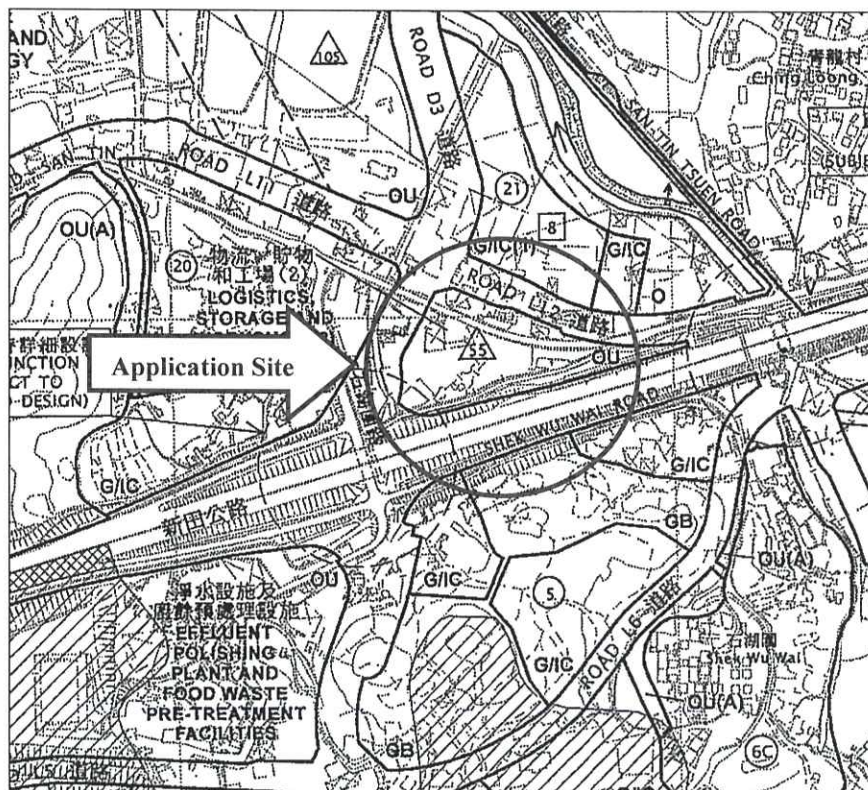
VER 1

DATE: 13 NOV 2018

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

**Planning Application for
A Temporary Public Vehicle Park
(Including Container Vehicle and Heavy Goods Vehicle)
For a Period of Three Years
At Lots 158, 162RP(Part) and 198B in D.D. 105
and adjoining Government Land
San Tin, Yuen Long, New Territories**

Planning Statement



**Prepared by
LANBASE SURVEYORS Ltd.**

May 2024

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lots 158, 162RP(Part), 198B in D.D. 105 and adjoining Government Land, San Tin, Yuen Long, New Territories. It is located at Castle Peak Road – San Tin Section about 1.5km to the southwest of San Tin Interchange and Lok Ma Chau Control Point. The Site is applied for a planning permission for maintaining the existing use of "Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle)" for a period of 3 years. The Site occupies a site area of about 2,223m² including the Government Land of about 868m². 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 "Other Specified Uses ("Logistics, Storage and Workshop (2))", ("OU (Logistics, Storage and Workshop (2))" and "Road". According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No.12C), the Site falls within "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 falls within Category 2 areas.

A planning permission is sought to continue using the Site for the same use of "Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle)" under its previous planning applications No. A/YL-ST/311, No. A/YL-ST/371, A/YL-ST/416, A/YL-ST/468, A/YL-ST/526 and A/YL-ST/590 approved on 2.6.2006, 7.8.2009, 20.7.2012, 17.7.2015, 20.7.2018 and 28.5.2021 respectively. All the approval conditions of its previous planning application No. A/YL-ST/590 were complied with to the satisfaction of relevant Government departments.

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 Permission for the Same Use; 2) Fully Compliance with Previous Planning Conditions; 3) Maintenance of Existing Facilities on Site; 4) Recent Permissions for Similar Uses Near the Site; 5) In Line with TPB Guidelines No. 13G; 6) Demand for Container Vehicle Park in Lok Ma Chau; 7) Compatible with Surrounding Land Uses; and 8) No Additional Traffic, Drainage and Environmental Impacts.

申請摘要

申請場地乃新界元朗新田丈量約份第 105 約地段第 158 號、第 162 號餘段(部份)、第 198 號 B 段及毗鄰政府土地。申請場地位於於青山公路(新田段)，距離新田交匯處及落馬洲管制站西南面約 1.5 公里。現作三年臨時許可申請繼續用作現存「公眾停車場(包括貨櫃車及重型貨車)」用途。申請地段佔地共 2,223 平方米，包括 868 平方米的政府土地。是項申請地地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「其他指定用途(物流、貯物和工場(2))」及「道路」地帶。根據城市規劃委員會規劃指引編號 12C「擬在后海灣地區內進行發展」，申請場地被列作「濕地緩衝區」。根據城市規劃委員會規劃指引編號 13G「擬作露天貯物及港口後勤用途」，申請場地被列作第 2 類別。

是項臨時許可申請把場地申請繼續用作「公眾停車場(包括貨櫃車及重型貨車)」用途，延續較早前分別於 2006 年 6 月 2 日、2009 年 8 月 7 日、2012 年 7 月 20 日、2015 年 7 月 17 日、2018 年 7 月 20 日及 2021 年 5 月 28 日所批准的規劃申請編號 A/YL-ST/311、A/YL-ST/371、A/YL-ST/416、A/YL-ST/468、A/YL-ST/526 及 A/YL-ST/590，作相同用途。而有關申請編號 A/YL-ST/590 的附帶規劃條款亦已全部履行。

基於是項申請地段已營運數年，相信並不會引致新增的交通流量、不良的渠務及景觀影響。現有的已種樹木及渠務裝置會繼續保持維修。

是項申請的理由如下：1)跟早前獲批准的方案相同；2)完全履行之前的規劃條款；3)維持場內現有設施；4)近期在附近的類似用途申請已獲批准；5)與城市規劃委員會指引 13G 相一致；6)落馬洲需求公眾貨櫃車停車場；7)與附近的土地用途相配合；及 8)沒有新增的交通、渠務及環境影響。

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3. Town Planning.....	8
4. Proposed Development.....	9
5. Justifications.....	11
6. Conclusion.....	14
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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/590 dated 11.6.2021
Appendix 6	The Approved As-built Drainage Plan and the Compliance Letter for Submission of Photographic Records of the Existing Drainage Facilities under Previous Planning Application No. A/YL-ST/590
Appendix 7	The Approved Fire Service Installations Proposal and the Relevant Fire Certificate on Site
Appendix 8	Site Photo

1. INTRODUCTION

- 1.1 The Application Site (the “Site”) comprises Lots 158, 162RP(Part), 198B in D.D.105 and adjoining Government Land, San Tin, Yuen Long, New Territories. It is located at Castle Peak Road – San Tin Section about 1.5km to the southwest of San Tin Interchange and Lok Ma Chau Control Point. 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 “Other Specified Uses (“Logistics, Storage and Workshop (2)”), (“OU (Logistics, Storage and Workshop (2)”) and “Road”. Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 2**, and Site Plan at **Appendix 3**.
- 1.2 The current application is applied for a temporary planning permission for a period of 3 years for maintaining the existing use of “Temporary Public Vehicle Park (including Container Vehicle and Heavy Good Vehicle)” approved under previous planning application No. A/YL-ST/590. The current application is identical to its previous planning application in terms of the proposed use, site area and site boundary. According to the Notes of the OZP, a planning permission for the proposed use is required.
- 1.3 The Site was the subject of eight previous planning applications (Application No.: A/YL-ST/198, A/YL-ST/230, A/YL-ST/311, A/YL-ST/371, A/YL-ST/416, A/YL-ST/468, A/YL-ST/526 and A/YL-ST/590), which were approved by the Board for the use of container trailer/tractor park or public vehicle park (including container vehicle and heavy goods vehicle) for a temporary period of 3 years on 10.5.2002, 31.3.2003, 2.6.2006, 7.8.2009, 20.7.2012, 17.7.2015, 20.7.2018 and 28.5.2021 respectively. Please refer to the planning approval letter from the Board for Application No. A/YL-ST/590 dated 11.6.2021 at **Appendix 5**.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on his behalf to submit a planning application for the existing use of “Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle)” 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

2.1.1 The Application Site ('the Site') comprises Lots 158, 162RP(Part), 198B in D.D.105 and adjoining Government Land, San Tin, Yuen Long, New Territories. The Site occupies an area of about 2,223m² including Government Land of about 868m². Please refer to Location Plan at **Appendix 2** and Site Plan at **Appendix 3**.

2.1.2 The Site has been well paved and is currently being used for the purpose of a "Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle)" under previous planning application No. A/YL-ST/590 approved on 28.5.2021.

2.2 Lease Particulars

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

2.3 Surrounding Land Uses

2.3.1 The Site is located at Castle Peak Road – San Tin Section about 1.5km to the southwest of San Tin Interchange and Lok Ma Chau Control Point. Shek Wu Wai Road and San Tin Highway are to its west and south.

2.3.2 The subject area is predominately occupied by the port back-up uses including container trailer/tractor parks, open storage yard, vehicle repair workshops and a few scattered domestic dwellings.

2.3.3 The nearest village, Tsing Lung Tsuen, is located approximately 350 metres to the northeast.

2.4 Accessibility

2.4.1 The Site is accessible by Castle Peak Road – San Tin Section linking Shek Wu Wai Road and San Tin Highway.

2.4.2 The area is served by various modes of public transport, including buses and

minibuses. The overall accessibility of the Site to the strategic road network and the border area is good.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Other Specified Uses (“Logistics, Storage and Workshop (2))”, (“OU (Logistics, Storage and Workshop (2))” and “Road” on the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 dated 8.3.2024. Extract of the OZP and the relevant Notes are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, a planning permission for the proposed use of “Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle)” is required.
- 3.3 The Site was the subject of eight previous planning applications (Application No.: A/YL-ST/198, A/YL-ST/230, A/YL-ST/311, A/YL-ST/371, A/YL-ST/416, A/YL-ST/468, A/YL-ST/526 and A/YL-ST/590), which were approved by the Board for the use of container trailer/tractor park or public vehicle park (including container vehicle and heavy goods vehicle) for a temporary period of 3 years on 10.5.2002, 31.3.2003, 2.6.2006, 7.8.2009, 20.7.2012, 17.7.2015, 20.7.2018 and 28.5.2021 respectively. Please refer to the planning approval letter from the Board for Application No. A/YL-ST/590 dated 11.6.2021 at **Appendix 5**.
- 3.4 In accordance with the Town Planning Board Guidelines No. 12C (**TPB PG-NO. 12C**) for Application for Developments within Deep Bay Area, the Site falls within Wetland Buffer Area. Despite such, temporary development is exempted from the submission requirement of conducting an ecological impact assessment to the Board.
- 3.5 In accordance with the Town Planning Board Guidelines No. 13G (**TPB PG-NO. 13G**) for Application for Open Storage and Port Back-up Uses, the Site is classified as “Category 2” area. The site with ‘previous approval’ is ‘not subject to high flooding risk’ that ‘planning permission could be granted on a temporary basis up to a maximum period of 3 years’.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to maintain the existing use of “Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle)” under the previous planning application No. A/YL-ST/590 for a period of 3 years.

4.2 Operation Hours

The site would be operated from 7:00am to 11:00pm (e.g. no night-time operation between 11:00pm and 7:00am) from Monday to Saturday during the planning approval period to provide the flexibility of site operation for the port back-up uses in the area. There would be no operation on Sundays and public holidays.

4.2 Site Boundary

The site boundary is identical to the previous planning application No. A/YL-ST/590 with a total site area of 2,223m² including Government Land of about 868m².

4.3 Proposed Use and Site Layout

It is proposed to continue providing temporary public vehicle park with about 6 numbers of container vehicle and heavy goods vehicle parking spaces. Please refer to the Proposed Layout Plan at **Appendix 4**.

4.4 Ancillary Facilities

There would be container site offices and storage provided for operational purpose.

4.5 Fencing

The Site has been provided with fencing as required under condition (e) under planning application No. A/YL-ST/230. Fencing will be properly maintained to the satisfaction of the relevant government departments.

4.6 Drainage

The existing drainage facilities have been accepted under previous planning application No. A/YL-ST/590, as shown in the approved as-built drainage plan and the relevant compliance letter at **Appendix 6** and it is properly maintained. The

Applicant will continue to provide proper maintenance on the drainage facilities.

4.7 Landscape

The existing landscape and tree plantings have been accepted under previous planning application No. A/YL-ST/416. Should there be any reinforcement/maintenance works, the Applicant is willing to plant further trees of species similar to those in the accepted landscaping proposal.

4.8 Traffic

The Site has come into existence for several years for the same use of “Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle)” under the previous planning applications. The number of parking spaces would not also be increased. The Site would not therefore generate additional number of vehicles under the current application. In addition, a buffer area fronting Castle Peak Road – San Tin has been provided under previous planning application No. A/YL-ST/416 for compliance with its approval condition.

4.9 Fire Precaution Measures

Fire precaution measures have been provided under previous planning application No. A/YL-ST/590 for compliance with its approval condition and the measures will be continuously provided on the site to the satisfaction of the relevant government departments. Please see the approved fire service installations proposal and the relevant fire certificates at **Appendix 7**.

5. JUSTIFICATIONS

5.1 Previous Planning Permission for the Same Use

The Site is the subject of the previous planning application No. A/YL-ST/590 for the same use of “Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle)”. The proposed car parking and ancillary facilities would remain unchanged from the existing condition approved under previous planning application No. A/YL-ST/590. Without major change of planning circumstances, it is considered that the Site should be allowed to continue the applied use of “Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle)”.

5.2 Fully Compliance with Previous Planning Conditions

- 5.2.1 All the approval conditions under previous planning application No. A/YL-ST/590 have been satisfactorily complied with. All the approval conditions in the application set out below:

Application No. A/YL-ST/590		
<u>Conditions</u>		<u>Date of Compliance</u>
(g)	Submission of Photographic Records of the Existing Drainage Facilities	4.8.2021 (see Appendix 6)

- 5.2.2 Should the current application be approved, the Applicant would continue to well maintain the existing landscape planting and drainage facilities on the site.

5.3 Maintenance of Existing Facilities on Site

The Site is being operated as “Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle)”, which is identical to previous planning application No. A/YL-ST/590. The proposed layout and existing facilities such as drainage facilities would remain unchanged and be well maintained.

5.4 Recent Permissions for Similar Use Near the Site

- 5.4.1 Some sites in the surrounding area for similar uses were granted planning permissions by the Board in the past two years. These planning permissions

include No. A/YL-NTM/437 approved on 22.4.2022 for “Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms)”, No. A/YL-NTM/448 approved on 11.11.2022 for “Temporary Warehouse (Excluding Dangerous Goods Godown), Goods Vehicle Park (Not Exceeding 24 Tonnes) and Container Carrying Cargo Weighing Station with Ancillary Site Office and Staff Canteen”, and No. A/YL-NTM/467 approved on 24.11.2023 for “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use”.

- 5.4.2 Given that the similar port back-up planning applications were approved in the surrounding area, the proposed application for the “Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle)” use should be suitable on the Site.

5.5 In Line with TPB Guidelines No. 13G

There were previous planning applications No. A/YL-ST/311, No. A/YL-ST/371, No. A/YL-ST/416, No. A/YL-ST/468, No. A/YL-ST/526 and No. A/YL-ST/590 for the same use of “Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle)” on the Site that meet the planning criteria set out for ‘Category 2 areas’ in the TPB PG-No. 13G – the site with ‘previous approval’ is ‘not subject to high flooding risk’ that ‘planning permission could be granted on a temporary basis up to a maximum period of 3 years’. Thus, the Site is considered suitable for the applied use.

5.6 Demand for Container Vehicle Park in Lok Ma Chau

The Site is located in close proximity to the border area, which has been well established for port back-up and open storage activities since the late 1980s. It is located close to strategic road networks and the Lok Ma Chau Border Crossing. In addition, many sites near the Lok Ma Chau Control Point have been converted to container vehicle parks. Although the parking demand was temporarily slow down during the COVID-19 period, the demand resume normal at the moment. The Site is therefore suitable to cross border and port-supporting activities

5.7 Compatible with Surrounding Land Uses

The proposed “Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle)” on the Site is compatible with the surrounding sites abutting Castle Peak Road and Shek Wu Wai Road for the use of container trailer

parks, open storage of containers, vehicle repairing workshops, open storage of construction machinery and public carpark. In addition, the nearest villages are located at about 350 metres away from the Site. Therefore, no interface problem with the villagers is anticipated. In this connection, the Site with the same nature of container vehicle parking use should also be sympathetically considered by the Board.

5.8 No Additional Traffic, Drainage and Environmental Impacts

The Site has been operated as “Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle)” under previous planning applications No. A/YL-ST/311, No. A/YL-ST/371, No. A/YL-ST/416, No. A/YL-ST/468, No. A/YL-ST/526 and No. A/YL-ST/590 for many years. Since the Applicant has complied with approval conditions of previous planning permissions and the existing site condition remains unchanged, it is considered that the proposed development generally reflects the existing site condition. In this respect, no additional traffic, drainage and environmental impacts are anticipated.

5. CONCLUSION

6.1 The Applicant has used the Site as public car parks under several planning applications for many years. The Applicant seeks the Board's permission to continue maintaining the current use of "Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle)" on the Site for 3 years under S.16 of the Town Planning Ordinance.

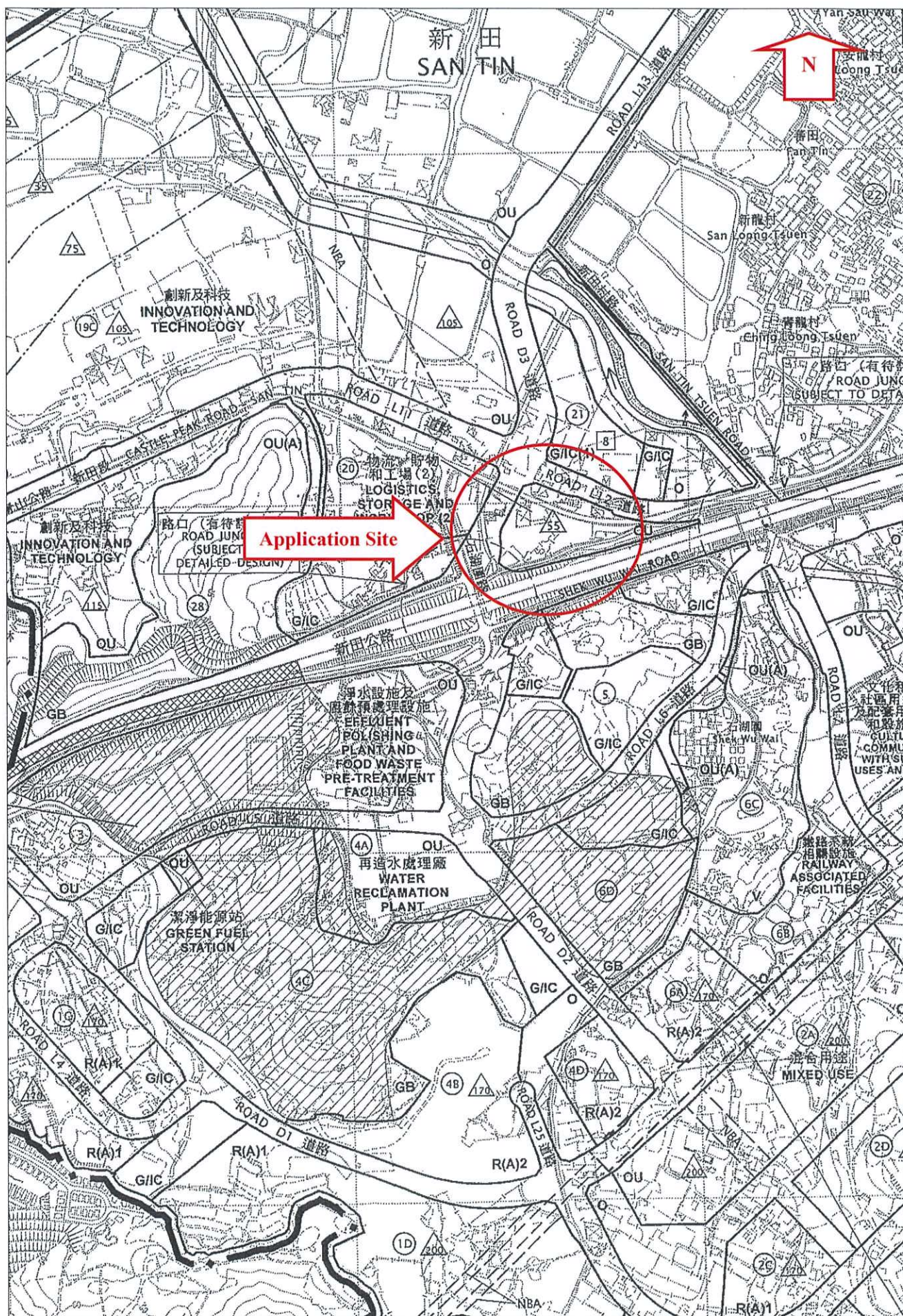
6.2 With regard to the followings:

- previous planning permission for same use;
- fully compliance with previous planning conditions;
- maintenance of existing facilities on site;
- recent planning permissions for similar use near the Site;
- in line with TPB Guidelines No. 13G;
- demand for container vehicle park in Lok Ma Chau;
- compatible with surrounding land uses; and
- no additional traffic, drainage and environmental impacts.

the Board is requested to approve the proposed "Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle)" on the Site for 3 years or a period considered appropriate.

APPENDIX 1

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



For Identification Only

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Logistics, Storage and Workshop" Only</u>	
Cargo Handling and Forwarding Facility	Ambulance Depot
Container Storage/Repair Yard	Asphalt Plant/Concrete Batching Plant
Container Vehicle Park/Container Vehicle Repair Yard	Bus Depot
Eating Place (Canteen, Cooked Food Centre only)	Broadcasting, Television and/or Film Studio
Government Refuse Collection Point	Cement Manufacturing
Government Use (not elsewhere specified)	Creative Industries
Industrial Use (not elsewhere specified)	Dangerous Goods Godown
Information Technology and Telecommunications Industries	Eating Place (not elsewhere specified)
Office	Exhibition or Convention Hall
Open Storage (not elsewhere specified)	Open Storage of Cement/Sand
Public Convenience	Open Storage of Chemical Products/ Dangerous Goods
Public Transport Terminus or Station	Petrol Filling Station
Public Utility Installation	Place of Recreation, Sports or Culture
Public Vehicle Park	Public Clinic
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	Research, Design and Development Centre
Recyclable Collection Centre	Refuse Disposal Installation
Rural Workshop	Shop and Services (not elsewhere specified)
Shop and Services (Service Trades only)	
Training Centre	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	
Wholesale Trade	
Vehicle Repair Workshop	
Vehicle Staging	
Vehicle Stripping/Breaking Yard	

Planning Intention

This zone is intended primarily for logistics, storage and workshop uses and development of multi-storey buildings for modern industries, which may also accommodate brownfield operations affected by Government projects.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Logistics, Storage and Workshop" Only

Remarks

- (a) On land designated "Other Specified Uses" annotated "Logistics, Storage and Workshop (1)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, or the plot ratio of the existing building, whichever is the greater.
- (b) On land designated "Other Specified Uses" annotated "Logistics, Storage and Workshop (2)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2, or the plot ratio of the existing building, whichever is the greater.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

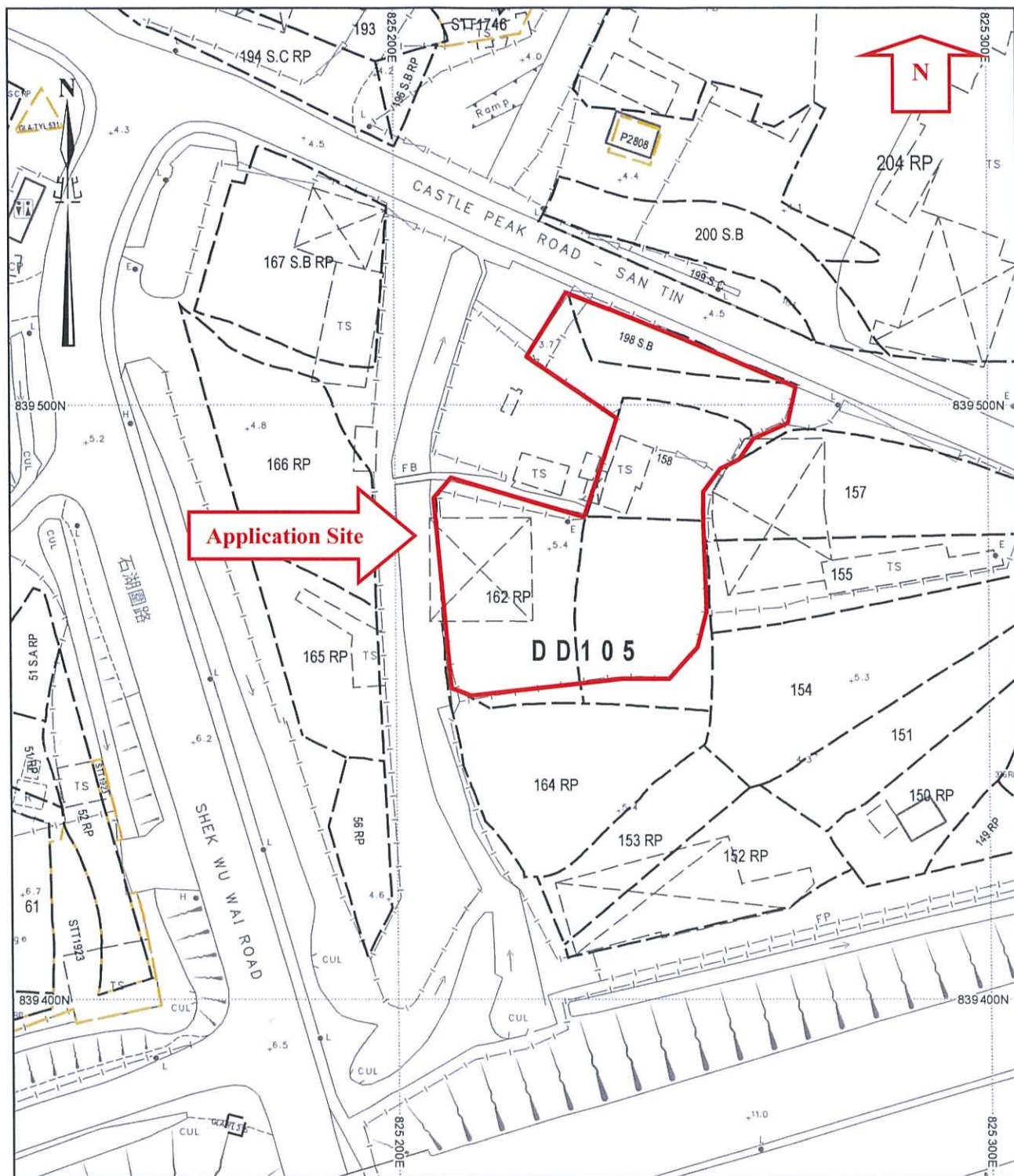
APPENDIX 2

Location Plan

APPENDIX 3

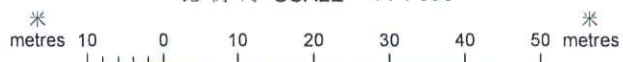
Site Plan (Lot Index Plan)

地段索引圖 LOT INDEX PLAN



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

比例尺 SCALE 1:1 000

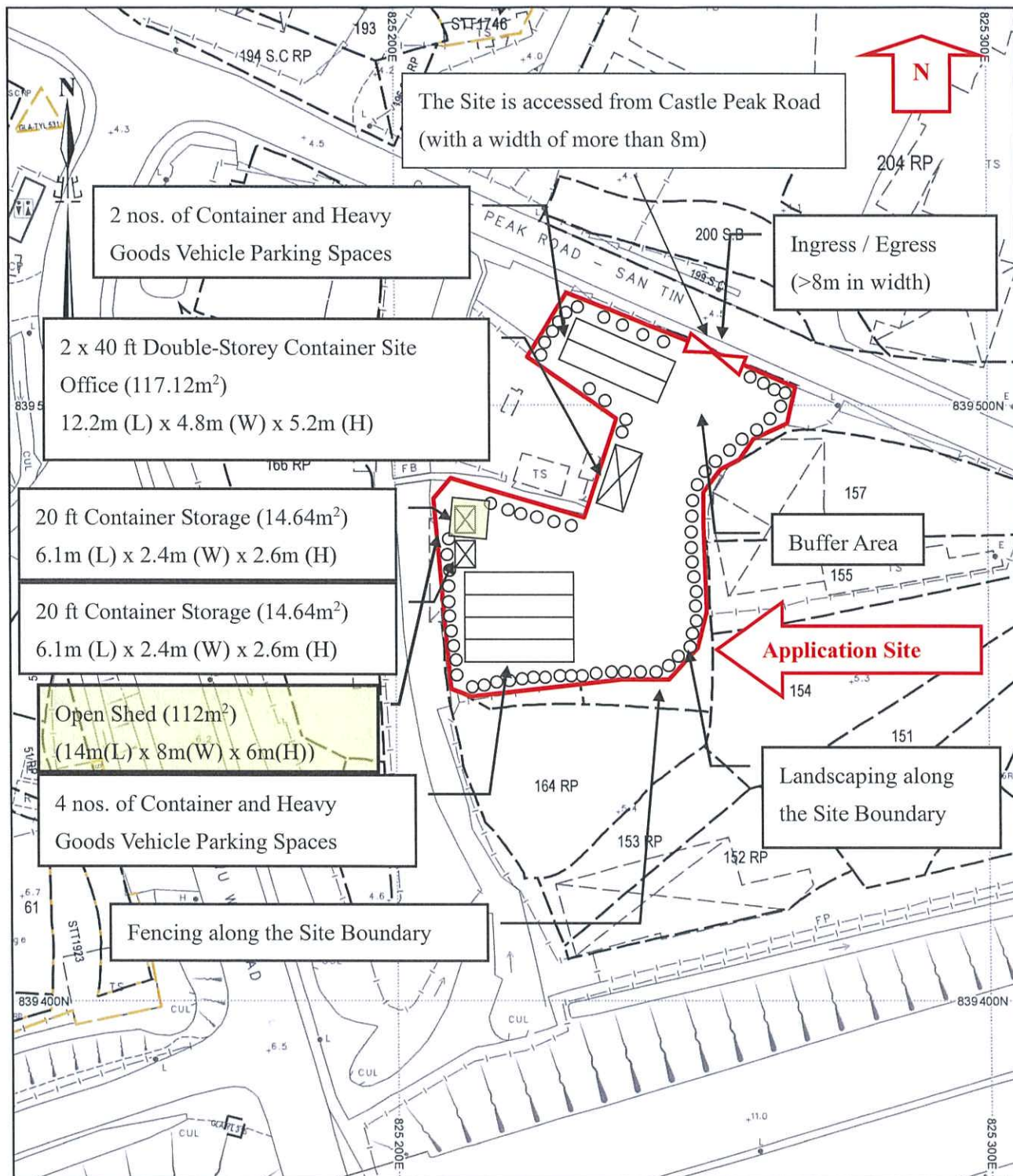


For Identification Only

APPENDIX 4

Proposed Layout Plan

地段索引圖 LOT INDEX PLAN



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

比例尺 SCALE 1:1 000

米 10 0 10 20 30 40 50 米
metres



For Identification Only

APPENDIX 5

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application
No. A/YL-ST/590 dated 11.6.2021**

城 市 規 劃 委 員 會

香港北角渣華道三百三十三號
北角政府合署十五樓

RECEIVED 15 JUN 2021

TOWN PLANNING BOARD

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

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (2739 1913)

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-ST/590

11 June 2021

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

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Public Vehicle Park
(Including Container Vehicles and Heavy Goods Vehicles) for a Period
of 3 Years in “Residential (Group D)” Zone, Lots 158, 162 RP (Part) and
198 S.B in D.D. 105 and Adjoining Government Land in San Tin, Yuen Long**

I refer to my letter to you dated 12.4.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 21.7.2021 to 20.7.2024 and is subject to the following conditions :

- (a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) no cutting, dismantling, repairing and workshop activity, including container repairing and vehicle repairing, is allowed on the site at any time during the planning approval period;
- (d) the paving and boundary fencing on the site shall be maintained at all times during the planning approval period;
- (e) the buffer area fronting Castle Peak Road – San Tin shall be maintained such that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

- (g) the submission of photographic records of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 21.10.2021;
- (h) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (i) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (h) 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;
- (j) if the above planning condition (g) 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; and
- (k) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.

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

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C 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 21.7.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

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

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 28.5.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 2.7.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

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

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

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

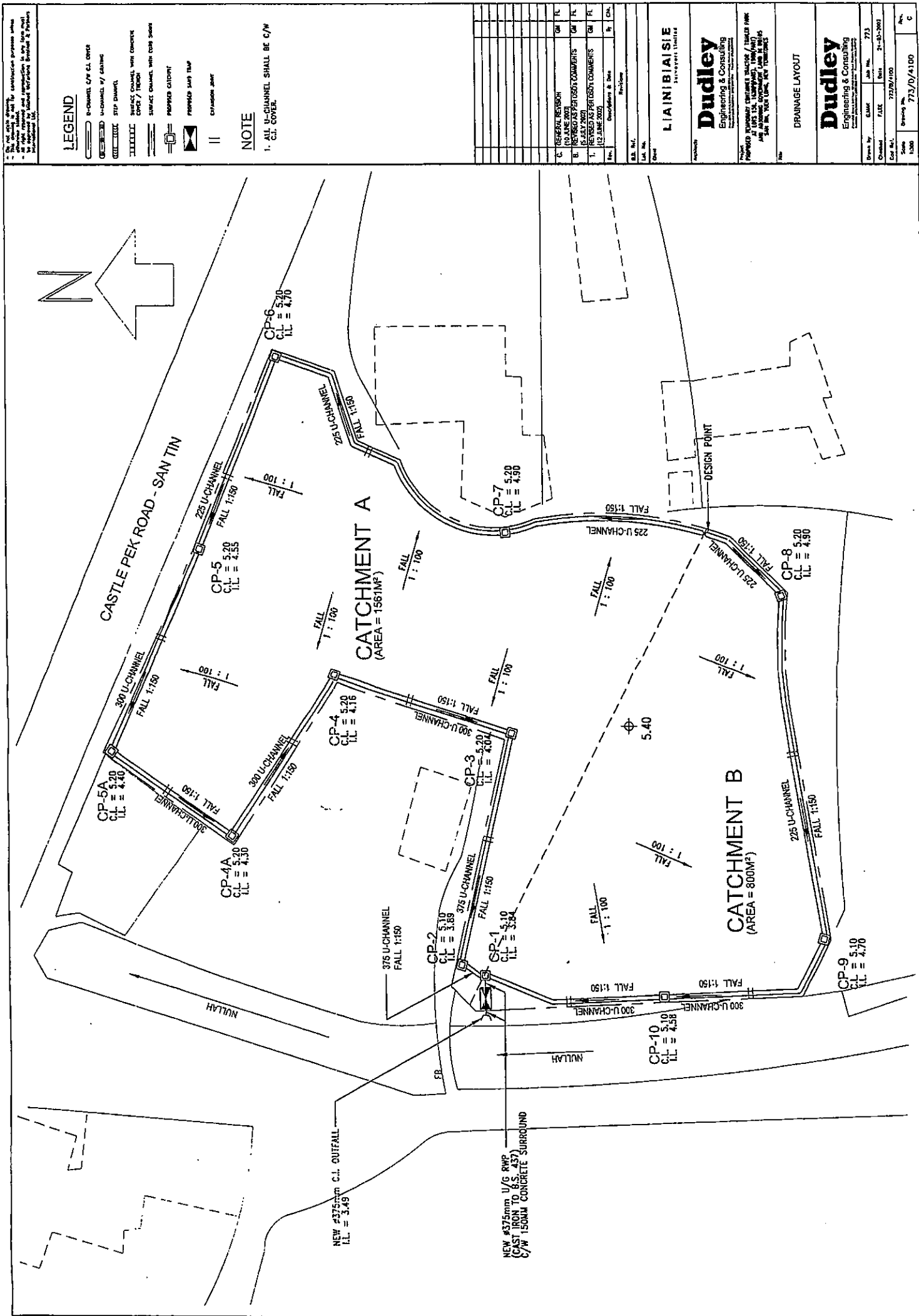
List of Government Department Contacts

(Application No. A/YL-ST/590)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	馬勵勤先生 Mr. MA Lai Kun, Roderick	2300 1693	2770 4761

APPENDIX 6

**The Approved As-built Drainage Plan and the Compliance
Letter for Submission of Photographic Records of the
Existing Drainage Facilities under Previous Planning
Application No. A/YL-ST/590**



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/695L/L05
本署檔號 Out Reference () in TPB/A/YL-ST/589
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

RECEIVED 05 AUG 2021

4 August 2021

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

Dear Mr. LEE,

**Renewal of Planning Approval for Temporary Public Vehicle Park
(Including Container Vehicle and Heavy Goods Vehicle) for a Period of 3 Years in
‘Residential (Group D)’ Zone, Lots 158, 162 RP and
198 S.B in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long
Planning Application No. A/YL-ST/590
Compliance with Approval Condition (g)**

I refer to your letter dated 25.6.2021 regarding the submission of photographic records of the existing drainage facilities for compliance with approval condition (g) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Mr. L.K. MA (Tel.: 2300 1693) of the Drainage Services Department.

Yours sincerely,

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

- 2 -

c.c.

CE/MN,DSD (Attn.: Mr. L.K. MA)
CTP/TPB(2)

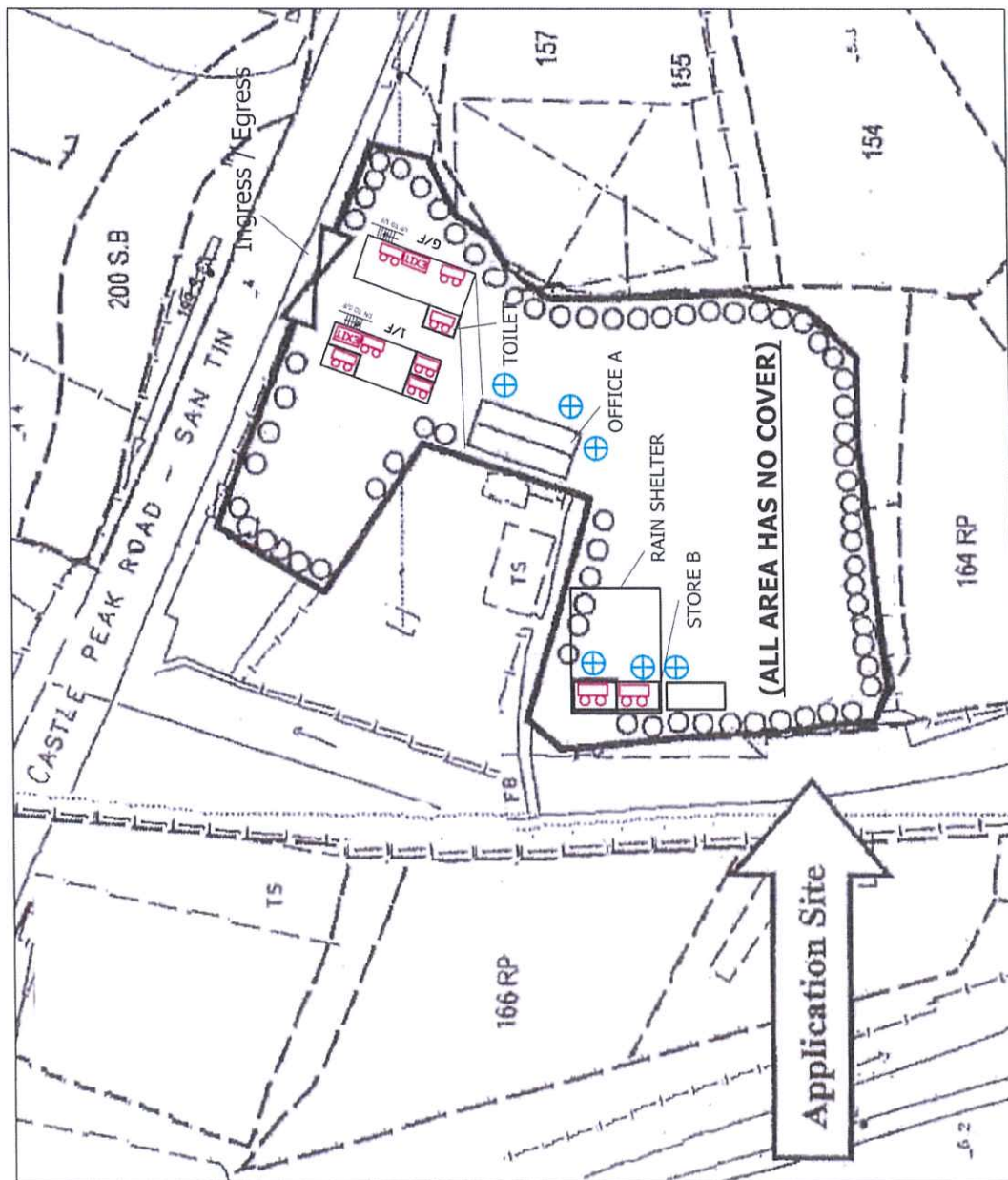
AL/JL/PC/pc

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 Fire Service Installations Proposal and the Relevant Fire Certificate



LEGEND

EMERGENCY LIGHT

EXIT SIGN

4KG DRY POWDER F.E.

NOTES

OFFICE A :
2 nos 40ft 2-STOREY CONTAINER (117.12m²)
(12.2m (L) x 2.4m (W) x 5.2m (H))
(12.2m (L) x 2.4m (W) x 5.2m (H))

STORAGE B :
2 nos 20ft CONTAINER (29.28m²)
(6.1m (L) x 2.4m (W) x 2.6m (H))
(6.1m (L) x 2.4m (W) x 2.6m (H))

RAIN SHELTER :
14m (L) x 8m (W) x 6m (H)

F.S. NOTES

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" SIGNING DIRECTIONAL SIGNS IN CHINESE AND ENGLISH CHARACTERS OF NOT LESS THAN 125mm HIGH W/ 15mm WIDE STROKES.
2. EMERGENCY LIGHTING SHALL COMPLY WITH BS EN 1838/1999 AND TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND SHALL COMPLY WITH BS 5266 : PART 1 AND BS EN 1838 EXCEPT THAT OF EXIT SIGNS.



泛亞消防工程公司

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

ADDRESS: LOTS 158, 162 RP (PART) AND
198 S.B. IN D.D.105 AND ADJOINING
GOVERNMENT LAND IN SAN TIN, YUEN LONG

APPLICATION NO.: TPB/A/YL-ST/526

DRAWN NO: S1810-02

SCALE: 1 : 500 @ A3

DRAWN BY: KEITH NG

VER 1

DATE: 13 NOV 2018

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A

FSD Ref.: TPB/A/YL-ST/590

消防處編號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Lots 158, 162 RP (Part) and 198 S.B. in D.D.105 and Adjoining Government Land

Street No./Town Lot :

門牌號數/市地段

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

District :

分區

San Tin, Yuen Long

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable F.E.				
11	6 nos 5kg Dry Powder F.E.				
	Emergency Lighting				
	4 nos Hi-Lux 6V3L	As above	Conforms with FSD requirements	11-Apr-2024	10-Apr-2025
	5 nos a&b TS-EL2053				
12	Exit Sign				
	1 no Hi-Lux LED-10WS				
	1 no a&b LED-B4				

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

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



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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature :
授權人簽署

Name :
姓名

FSD/RC No. :
消防處註冊號碼

Company Name :
公司名稱

Telephone :
聯絡電話

Date :
日期

NG Sui Keung

Fan Ah Fire Engineering Co.

11-Apr-2024

For FSD use only:

Inspected

Key-in

Verified

APPENDIX 8

Site Photo

Site Photo

Application Site



**Relevant Extracts of Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G)**

On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for New Development Areas:

- (a) The planning for various New Development Areas (NDAs) (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
- (b) For existing open storage and port back-up sites with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
- (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
- (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

**Extract of Town Planning Board Guidelines on
Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development**

(TPB PG-No. 34D)

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

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/DPA/YL-ST/15	Temporary Open Container Vehicle Parking for a Period of 3 Years	3.9.1993
2.	A/YL-ST/71	Temporary Public Car Park for a Period of 3 Years	11.12.1998
3.	A/YL-ST/96	Temporary Container Tractor/Trailer Park with Ancillary Repair Area for a Period of 12 Months	10.9.1999
4.	A/YL-ST/198*	Temporary Container Trailer/Tractor Park for a Period of 3 Years	10.5.2002 [Revoked on 10.5.2003]
5.	A/YL-ST/230	Temporary Container Trailer/Tractor Park for a Period of 3 Years	21.3.2003
6.	A/YL-ST/311	Temporary Public Vehicle Park (Including Container Vehicle and Heavy Goods Vehicle) for a Period of 3 Years	2.6.2006
7.	A/YL-ST/371	Temporary Public Vehicle Park (Including Container Vehicle and Heavy Goods Vehicle) for a Period of 3 Years	7.8.2009
8.	A/YL-ST/416	Temporary Public Vehicle Park (Including Container Vehicle and Heavy Goods Vehicle) for a Period of 3 Years	20.7.2012
9.	A/YL-ST/468	Renewal of Planning Approval for Temporary Public Vehicle Park (Including Container Vehicle and Heavy Goods Vehicle) for a Period of 3 Years	17.7.2015
10.	A/YL-ST/526	Renewal of Planning Approval for Temporary Public Vehicle Park (Including Container Vehicle and Heavy Goods Vehicle) for a Period of 3 Years	20.7.2018
11.	A/YL-ST/590	Renewal of Planning Approval for Temporary Public Vehicle Park (Including Container Vehicle and Heavy Goods Vehicle) for a Period of 3 Years	28.5.2021

* denotes permission revoked

Rejected Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)	Rejection Reason(s)
1.	A/YL-ST/21	Temporary Container Vehicle Park for a Period of 12 Months	20.12.1996	(1) – (3)
2.	A/YL-ST/165	Temporary Container Tractor/Trailer Park with Ancillary Repair Area for a Period of 3 Years	30.3.2001	(3) – (4)

Rejection Reasons:

- (1) Not in line with the planning intention of the “Residential (Group D)” zone. No strong justification to merit a departure from this planning intention even on a temporary basis.
- (2) Insufficient information in the submission to demonstrate that the development would not cause interface problem between the development and the residential settlements nearby.
- (3) Approval of the application would set an undesirable precedent for similar applications, the cumulative effect of which would further degrade the environment of the area.
- (4) Insufficient information in the submission to demonstrate that the development would not have adverse environmental, drainage and sewage impacts on the surrounding areas including the nearby residential use and Deep Bay.

Similar s.16 Application within “OU(LSW)2” zone / “O” zone / “G/IC(1)” zone / area shown as ‘Road’ in the vicinity of the Site on the San Tin Technopole OZP in the Past Five Years

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-ST/594	Temporary Logistics Centre with Ancillary Container Vehicle Park and Car Repair Workshop, Warehouse for Cold Storage and Car Beauty Service for a Period of 3 Years	12.11.2021
2.	A/YL-ST/613	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years	4.3.2022
3.	A/YL-ST/614*	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	18.3.2022 [Revoked on 18.9.2003]
4.	A/YL-ST/663	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	26.1.2024

* denotes permission revoked

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the planning application;
- the Site comprises Old Schedule Agricultural Lots 158, 162 RP and 198 S.B in D.D. 105 held under Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government and Government Land (GL); ~~and~~
- the private land Lots 158 and 162 RP in D.D. 105 are covered by Short Term Waivers (STWs) No. 3563 and 3564 for the purpose of “Temporary Public Vehicle Park (including Container Vehicles and Heavy Goods Vehicles)”; *and*
- *the GL within the application site (the Site) is covered by a Short Term Tenancy (STT) No. 2882 for the purposes of “Temporary Public Vehicle Park (including Container Vehicles and Heavy Goods Vehicles)”.*

2. Landscape

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

- the Site is located within an area partially zoned “Other Specified Uses” annotated “Logistics, Storage and Workshop (2)” and an area partially shown as ‘Road’, which is a non-landscape sensitive zoning and the previous application (No. A/YL-ST/590) for the same use was approved without landscape related condition. Further significant landscape impact arising from the applied use is not anticipated.

3. Drainage

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

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- the applicant shall 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 V**.

4. Fire Safety

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

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

5. 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) Project Manager (West), CEDD;
- (e) Head of Geotechnical Engineering Office, CEDD;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Chief Building Surveyor/New Territories West, Buildings Department;
- (h) Chief Engineer/Construction, Water Supplies Department;
- (i) Commissioner of Police; and
- (j) 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. to 7:00 a.m. from Monday to Friday, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site 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:
 - should the planning application is approved, the Short Term Waiver (STW)/ Short Term Tenancy (STT) holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate and the lot owner(s) shall apply to his office for a STW and/or 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;
- (f) to note the comments of the Commissioner for Transport (C for T) that should the application be approved, 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 proposed access arrangement of the Site should be commented and approved by Transport Department;
 - 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; 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/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;
- (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 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 areas;
 - 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 District Lands Officer/Yuen Long, Lands Department 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;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorised building works (UBW) under the Buildings Ordinance (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 BD's 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.

- 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 BD should be obtained, otherwise they are UBW. 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; and
- if 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.