

2021年 3月 23日

此文件在 收到・城市規劃委員會  
只在此處所有資料及文件後才正式認可收到  
申請

Appendix I of RNTPC  
Paper No. A/YL-ST/588

This document is received on 23 MAR 2021.  
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 Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的  
臨時用途/發展或該等臨時用途/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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

\* Please attach documentary proof 請夾附證明文件

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

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

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

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



For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14L-ST/588
	Date Received 收到日期	23 MAR 2021

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

1. Name of Applicant 申請人姓名/名稱	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
TREASURE DAY INC. LIMITED 溢日有限公司	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
LANBASE SURVEYORS LIMITED 宏基測量師行有限公司	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT 372DRP (PART) IN D.D. 99 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 16,442 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 411.77 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)	8,708 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED SAN TIN OUTLINE ZONING PLAN 新田分區計劃核准大綱圖 NO. S/YL- ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	UNDETERMINED 未決定用途
(f) Current use(s) 現時用途	TEMPORARY PUBLIC VEHICLE PARK (FOR PRIVATE CARS AND LOK MA CHAU – HUANGGANG CROSS BOUNDARY SHUTTLE BUSES ONLY) WITH ANCILLARY FACILITIES (INCLUDING A REFRESHMENT KIOSK)  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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



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

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

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

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

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

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

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

- ☒ published notices in local newspapers on 11/3/2021 (DD/MM/YYYY)<sup>&</sup>  
於 11/3/2021 (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup> (請見夾附的通知副本)  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 12/3/2021 (DD/MM/YYYY)<sup>&</sup>  
於 12/3/2021 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup> (請見夾附由郵局發出的收條)。

Others 其他

- ☐ others (please specify)  
其他 (請指明)

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Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

## 6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展

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

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

## (c) Development Schedule 發展細節表

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

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

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

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

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

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

Motorcycle Parking Spaces 電單車車位 .....

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

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

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

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

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴士車位 .....

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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是           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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
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Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ YL-ST / 523
(b) Date of approval 獲批給許可的日期	18/5/2018 ..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	22/5/2021 ..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	TEMPORARY PUBLIC VEHICLE PARK (FOR PRIVATE CARS AND LOK MA CHAU – HUANGGANG CROSS BOUNDARY SHUTTLE BUSES ONLY) WITH ANCILLARY FACILITIES (INCLUDING A REFRESHMENT KIOSK)
(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 ..3..... <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

請參考夾附的規劃研究報告書




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

Signature  
簽署

  
ROCK K.M. TSANG 曾國鳴

Name in Block Letters  
姓名(請以正楷填寫)

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

DIRECTOR 董事  
Position (if applicable)  
職位(如適用)

Professional Qualification(s)  
專業資格

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

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

17 MAR 2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
  - 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
  - facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOT 372DRP (PART) IN D.D. 99 AND ADJOINING GOVERNMENT LAND IN SAN TIN, YUEN LONG, NEW TERRITORIES.
Site area 地盤面積	16,442 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 8,708 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	APPROVED SAN TIN OUTLINE ZONING PLAN NO. S/YL- ST/8
Zoning 地帶	UNDETERMINED
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY PUBLIC VEHICLE PARK (FOR PRIVATE CARS AND LOK MA CHAU - HUANGGANG CROSS BOUNDARY SHUTTLE BUSES ONLY) WITH ANCILLARY FACILITIES (INCLUDING A REFRESHMENT KIOSK)



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		411.77 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	411.77sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.025 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 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 5.2 m 米 <input 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	1.59 % <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		551
	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) Shuttle Bus Parking Spaces _____ _____		545 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		
	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 NIL 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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<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"/>
<hr/>		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書





Appendix Ib

宏 基 測 量 師 行

Our Ref.: YL/TPN/767J/L02

10 May 2021

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application**  
**for a "Temporary Public Car Park (for Private Cars and Lok Ma Chau - Huanggang**  
**Cross Boundary Shuttle Buses Only)**  
**with Ancillary Facilities (Including a Refreshment Kiosk)"**  
**For a Period of Three Years**  
**Lot 372DRP (Part) in DD 99 and Adjoining Government Land,**  
**San Tin, Yuen Long, New Territories**  
**(Planning Application No. A/YL-ST/588)**

We refer to the captioned planning application.

We would like to submit herewith a set of "Response-to-Comments" in response to the Transport Department's comments for the captioned application. Should you have any queries, please feel free to call our Mr. Anson Lee at . Thank you.

Yours faithfully,

For and on behalf of

LANBASE SURVEYORS LIMITED

  
Rock K.M. Tsang

Director

Encl.

RK/AL

c.c.

DPO/FSS

(Attn.: Ms. Patricia Chan

By Email )

C. K. Chan MHKIS RPS(GP)

Rock K. M. Tsang MHKIS MRICS RPS(GP)



Response-to-Comments

	Departmental Comments	Responses
	<b><u>Transport Department (AFCD)</u></b> (Contact: Mr. Albert Tse at 2399-2727)	
(a)	The applicant should provide details of trip generation to justify the provision of 551 parking spaces within the subject site and demonstrate the traffic generated from the subject site would not have traffic impact on Castle Peak Road – San Tin.	Please note that the Site was permitted for same and similar uses of public vehicle park under planning applications No. A/YL-ST/131, A/YL-ST/204, A/YL-ST/229, A/YL-ST/308, A/YL-ST/357, A/YL-ST/409, A/YL-ST/435, A/YL-ST/463 and A/YL-ST/523 for more than 10 years. Therefore, the traffic condition would remain unchanged as the existing condition after approval of the current planning application and the Site would not generate additional number of vehicles under the current application.
(b)	The applicant should maintain the buffer area fronting Castle Peak Road – San Tin such that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.	Noted.



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

**Approved Applications**

<b>No.</b>	<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/DPA/YL-ST/9	Container vehicle park	23.7.1993 Approved by RNTPC (3 years)
2.	A/DPA/YL-ST/17	Open container vehicle park and ancillary uses (mainly tyre repairing and replacement for container vehicles)	15.10.1993 Approved by RNTPC (3 years)
3.	A/YL-ST/13	Temporary container storage yard for not more than 3 years	15.11.1996 Approved by RNTPC (3 years)
4.	A/YL-ST/14	Temporary container trailer park for not more than 3 years	15.11.1996 Approved by RNTPC (3 years)
5.	A/YL-ST/17	Temporary container vehicle park and open storage of containers for not more than 3 years	6.12.1996 Rejected by RNTPC 29.8.1997 Approved by TPB upon review (3 years)
6.	A/YL-ST/52	Temporary public car park (for private cars) for a period of 3 years	24.4.1998 Approved by RNTPC (2 years)
7.	A/YL-ST/131*	Temporary public car park with ancillary office and canteen for a period of 3 years	16.6.2000 Approved by RNTPC (3 years) [revoked on 15.9.2001]
8.	A/YL-ST/204*	Temporary public car park with ancillary office and canteen for a period of 3 years	9.8.2002 Approved by RNTPC (3 years) [revoked on 9.5.2003]
9.	A/YL-ST/229	Temporary public car park (for private cars) with ancillary facilities (including a proposed refreshment kiosk) for a period of 3 years	7.3.2003 Approved by RNTPC (3 years)
10.	A/YL-ST/308	Temporary public car park (for private cars) with ancillary facilities (including a refreshment kiosk) for a period of 3 years	7.4.2006 Approved by RNTPC (3 years)
11.	A/YL-ST/357	Renewal of planning approval for temporary public car park (for private cars) with ancillary facilities (including a refreshment kiosk) under Application No. A/YL-ST/308 for a period of 3 years	13.2.2009 Approved by RNTPC (3 years)

**Appendix II of RNTPC  
Paper No. A/YL-ST/588**

12.	A/YL-ST/409	Renewal of planning approval for temporary public car park (for private cars) with ancillary facilities (including a refreshment kiosk) under Application No. A/YL-ST/357 for a period of 3 years	20.1.2012 Approved by RNTPC (3 years)
13.	A/YL-ST/435*	Temporary public vehicle park (for private cars and Lok Ma Chau-Huanggang cross boundary shuttle buses only) with ancillary facilities (including a refreshment kiosk) for a period of 3 years	16.8.2013 Approved by RNTPC (3 years) [revoked on 16.7.2015]
14.	A/YL-ST/463	Temporary public vehicle park (for private cars and Lok Ma Chau-Huanggang cross boundary shuttle buses only) with ancillary facilities (including a refreshment kiosk) for a period of 3 years	22.5.2015 Approved by RNTPC (3 years)
15.	A/YL-ST/523	Temporary public vehicle park (for private cars and Lok Ma Chau-Huanggang Cross boundary shuttle buses only) with ancillary facilities (including a refreshment kiosk) for a period of 3 years	18.5.2018 Approved by RNTPC (3 years)

\*Denotes application revoked



**Similar s.16 Applications within the same “U” zone  
on the Approved San Tin Outline Zoning Plan No. S/YL-ST/8**

**Approved Applications**

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/352	Proposed temporary public vehicle park (excluding container vehicle) for a period of 3 years	23.1.2009 Approved by RNTPC (3 years)
2.	A/YL-ST/380	Proposed temporary public vehicle park (excluding container vehicle) for a period of 3 years	18.12.2009 Approved by RNTPC (3 years)
3.	A/YL-ST/392	Temporary container vehicle park, open storage of containers and public car park for a period of 3 years	28.1.2011 Approved by RNTPC (3 years)
4.	A/YL-ST/393	Temporary public vehicle park (including private cars, container vehicles and heavy goods vehicles) with ancillary facilities (including vehicle repair area, site offices and canteen) and storage of metal ware and construction material for a period of 3 years	28.1.2011 Approved by RNTPC (3 years)
5.	A/YL-ST/394	Renewal of planning approval for temporary public car park with ancillary office for a period of 3 years	28.1.2011 Approved by RNTPC (3 years)
6.	A/YL-ST/400*	Proposed temporary public vehicle park (for private cars only) and landscaped area for a period of 3 years	1.4.2011 Approved by RNTPC (3 years)  <i>[revoked on 1.1.2013]</i>
7.	A/YL-ST/407	Renewal of planning approval for temporary public vehicle park (excluding container vehicle) under Application No. A/YL-ST/352 for a Period of 3 Years	16.12.2011 Approved by RNTPC (3 years)
8.	A/YL-ST/427	Temporary public vehicle park (excluding container vehicle) for a period of 3 years	7.12.2012 Approved by RNTPC (3 years)
9.	A/YL-ST/441	Renewal of planning approval for temporary "container vehicle park, open storage of containers and public car park" for a period of 3 years	3.1.2014 Approved by RNTPC (3 years)
10.	A/YL-ST/442	Temporary public vehicle park (including private cars, container vehicles and heavy goods vehicles) with ancillary facilities (including vehicle repair area, site offices and canteen), storage of metal ware and construction material, and cargo handling and forwarding facilities for a period of 3 years	4.4.2014 Approved by RNTPC (3 years)
11.	A/YL-ST/444	Temporary public car park with ancillary office for a period of 3 years	9.5.2014 Approved by RNTPC (3 years)

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
12.	A/YL-ST/448	Temporary public vehicle park (for private cars only) and landscaped area for a period of 3 years	12.9.2014 Approved by RNTPC (3 years)
13.	A/YL-ST/456	Renewal of planning approval for temporary "public vehicle park (excluding container vehicle)" for a period of 3 years	2.1.2015 Approved by RNTPC (3 years)
14.	A/YL-ST/497	Renewal of planning approval for temporary container vehicle park, open storage of containers and public car park for a period of 3 years	9.12.2016 Approved by RNTPC (3 years)
15.	A/YL-ST/501	Renewal of planning approval for temporary public vehicle park (including private cars, container vehicles and heavy goods vehicles) and ancillary facilities (including vehicle repair area, site offices and canteen), storage of metal ware and construction material, and cargo handling and forwarding facilities for a period of 3 years	17.3.2017 Approved by RNTPC (3 years)
16.	A/YL-ST/513	Renewal of planning approval for temporary "public vehicle park (excluding container vehicle)" for a period of 3 years	22.12.2017 Approved by RNTPC (3 years)
17.	A/YL-ST/530	Temporary public car park with ancillary office for a period of 3 years	5.10.2018 Approved by RNTPC (3 years)
18.	A/YL-ST/543	Temporary open storage of general goods and public vehicle park (private cars only) with ancillary site office for a period of 3 years	31.5.2019 Approved by RNTPC (3 years)
19.	A/YL-ST/549	Proposed temporary public vehicle park (excluding container vehicle) for a period of 3 years	5.7.2019 Approved by RNTPC (3 years)
20.	A/YL-ST/563	Renewal of planning approval for temporary container vehicle park, open storage of containers and public car park for a period of 3 years	17.1.2020 Approved by RNTPC (3 years)
21.	A/YL-ST/568	Renewal of planning approval for temporary public vehicle park (including private cars, container vehicles and heavy goods vehicles) with ancillary facilities (including vehicle repair area, site offices and canteen), storage of metal ware and construction material, and cargo handling and forwarding facilities for a period of 3 years	26.5.2020 Approved by RNTPC (3 years)
22.	A/YL-ST/580	Temporary open storage of general goods, construction materials and machineries and public vehicle park (excluding container vehicles) with ancillary site office and guard room for a period of 3 years	18.12.2020 Approved by RNTPC (3 years)
23.	A/YL-ST/581	Renewal of planning approval of temporary public vehicle park (excluding container vehicle) for a period of 3 years	22.1.2021 Approved by RNTPC (3 years)

\* Denotes permission revoked.



**Rejected Application**

<b>No.</b>	<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-ST/417	Temporary public vehicle park (for private cars only) for a period of 3 years	10.5.2013 Rejected by TPB upon review





5-1

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年04月20日星期二 4:05  
收件者: tpbpd  
主旨: A/YL-ST/588 Lok Ma Chau Cross Border Parking  
附件: Stacked cars.jpg

Dear TPB Members,

It is most disappointing that in 2018 members did not question why so much land, more than half of it public, is taken up for inefficient **AT GRADE** parking facilities.

Common sense would indicate that many of the vehicles at a border crossing point are left there for considerable periods longer than a regular parking facility.

So why no stacked facilities? Shenzhen is way ahead of HK in this respect. TPB members play a part in encouraging the status quo here that has resulted in our economy falling behind by rolling over applications like this without question.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Monday, April 23, 2018 3:35:01 AM  
**Subject:** A/YL-ST/523 Lok Ma Chau Cross Border Parking

A/YL-ST/523  
Lot 372 S.D RP (Part) in D.D. 99 and Adjoining Government Land, San Tin  
Site Area : About 16,442m<sup>2</sup> Includes Government Land of about 8,708m<sup>2</sup>  
Zoning : "Undetermined"  
Applied Use : 550 Parking Cross Border

Dear TPB Members,

This presumably very necessary parking facility has been in use in 1998. So why has it not been made a permanent facility?

This is an appallingly inefficient use of land, 30 sqmts per vehicle. This in a city where we are told that there is no land and more and more people are destined to live in 200sqft boxes stacked 30 or more floors high?

Surely the time has come to provide a custom built, multi-storey car park that would take up a fraction of the GFA and free up land for other purposes?

Members of TPB are part of the problem as you continue to approve rolling over these applications instead of questioning the rationale and demanding permanent and efficient solutions to issues like parking.

Can you please do your duty this time around and ask hard questions of the responsible government departments.

Mary Mulvihill





**Recommended Advisory Clauses**

- (a) To resolve any land issues relating to the temporary use with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The private land of Lot No. 372 S.D RP in D.D. 99 is covered by Short Term Waivers (STW) (Nos. 4044, 4287 and 4534) to permit structures for the following purposes:

STW No.	Purposes
4044	Temporary Vehicle Park (Including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and Related Parts/Accessories), Vehicle Repair and Services, Ancillary Office
4287	Temporary Public Vehicle Park (Including Private Cars, Container Vehicles and Heavy Goods Vehicles) with Ancillary Facilities (Including Vehicle Repair Area, Site Offices and Canteen), Storage of Metal Ware and Construction Materials, and Cargo Handling and Forwarding Facilities
4534	Temporary Public Vehicle Park (For Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses only) with Ancillary Facilities (Including a Refreshment Kiosk)

A portion of the GL (about 8,580m<sup>2</sup>) of the Site is covered by a Short Term Tenancy (STT) No. 2806 for the purpose of “Temporary Public Vehicle Park (For Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (Including a Refreshment Kiosk)”. No permission is given for occupation of the remaining GL (about 128m<sup>2</sup> subject to verification) included in the Site. The act of occupation of GL without Government’s prior approval should not be encouraged. Should planning approval be given to the subject planning application, the STW/STT holders will need to apply to his office for modification of the STW/STT conditions where appropriate. The applicant has to either exclude the remaining GL from the Site or apply for a formal approval prior to the actual occupation of the remaining GL. Moreover, the lot owner(s) will need to apply to his office to permit the structures to be erected or regularise any irregularity on the Site, if any. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such applications will be approved. If such applications are approved; it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.;

- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – San Tin. Adequate drainage



measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (d) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office (CE/RD 2-2, RDO), HyD that the Site falls within the area of influence ("AOI") of the proposed Northern Link (NOL). The NOL alignment and its AOI may be subject to further amendments. Although the programme and the alignment of the proposed NOL are still under review, those areas within the AOI may be required to be vacated at the time for the construction of the NOL. The applicant should be satisfied with the surrounding condition of nuisance taking into account the future construction, operation and maintenance of NOL. The Site also falls within the railway protection boundary of the existing Lok Ma Chau Spur Line of the East Rail Line. As the operation of existing railway system is not under the jurisdiction of RDO, the applicant should consult the MTR Corporation Limited with respect to operation, maintenance, safety and future construction on the existing railway network with reference to the procedures in Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers PNAP APP-24;
- (e) to note the comments of the Director of Environmental Protection (DEP) to follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise potential environmental impacts on the surrounding areas;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application under Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate;
- (g) to note the comments of the Director of Fire Services (D of FS) to 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. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. If any proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that there is no record of approval by the Building Authority (BA) for the structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application. If the existing structures are erected on leased land without approval of BD (not being New Territories Exempted Houses), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application. Before any new building works (including offices, shops and store rooms as temporary buildings) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with BO. For UBW erected on leased land, enforcement action may be taken by BA 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 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. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;

- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant should provide a set of the latest record photographs showing the completed drainage works (including the internal condition of the drains) with the corresponding photograph locations marked clearly on the approved drainage plan for DSD's reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs. The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent 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 DEP shall be obtained. The applicant should consult DLO/YL, LandsD regarding all the drainage works outside the lot boundary in order to ensure unobstructed discharge from the Site in future. 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 the Site under proper maintenance at all times;
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that existing water mains in the area will be affected (**Plan A-2** of the RNTPC Paper). A waterworks reserve within 1.5 metres from the centerline of the water mains shall be provided to the satisfaction of WSD. No structure shall be built or materials stored within the waterworks reserve. Free access shall be made available at all times for WSD and their contractor to carry out construction, inspection, operation, maintenance and repair works. No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water mains shown on **Plan A-2**. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (k) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that no facilities of the Food and Environmental Hygiene Department (FEHD) shall be affected and such work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. Proper licence / permit issued by FEHD is required if there is any catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. For any waste generated from such activity/operation, the applicant should arrange disposal properly at their own expenses.

