

Form No. S16-III  
表格第 S16-III 號

This document is received on 29 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.

**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，請另買說明
- 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	A/4L-S7/589
	Date Received 收到日期	29 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

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

FORTUNE NINE (HK) COMPANY LIMITED 九記行(香港)有限公司

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

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

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	LOTS 170RP AND 174CRP 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 1,360 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 317.59 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	800 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED SAN TIN OUTLINE ZONING PLAN NO. S/YL- ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	RESIDENTIAL (GROUP D)
(f) Current use(s) 現時用途	TEMPORARY SHOP AND SERVICES (SALE OF VEHICLE PARTS AND ACCESSORIES) WITH ANCILLARY FACILITIES  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"<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 ..... (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>\*</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
19/3/2021 (DD/MM/YYYY)<sup>#</sup> (請見夾附的通知副本)  
於 19/3/2021 (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 19/3/2021 (DD/MM/YYYY)<sup>#</sup>  
於 19/3/2021 (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)

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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> 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 <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)	
..... ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....



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	<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)																														
		No 否	<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	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
	No 否	<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	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input 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 border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>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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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)
.....	
.....	
.....	
.....	
.....	

**(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 / 524
(b) Date of approval 獲批給許可的日期	1/6/2018 ..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	1/6/2021 ..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	TEMPORARY SHOP AND SERVICES (SALE OF VEHICLE PARTS AND ACCESSORIES) WITH ANCILLARY FACILITIES
(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

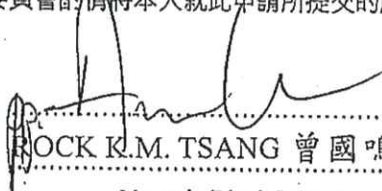


**8. Declaration 聲明**

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.  
本人現准許委員會的僑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

22 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打道 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 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	LOTS 170RP AND 174CRP IN D.D. 105, AND ADJOINING GOVERNMENT LAND IN SAN TIN, YUEN LONG, NEW TERRITORIES
Site area 地盤面積	1,360 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 800 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	APPROVED SAN TIN OUTLINE ZONING PLAN NO. S/YL- ST/8
Zoning 地帶	RESIDENTIAL (D)
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 SHOP AND SERVICES (SALE OF VEHICLE PARTS AND ACCESSORIES) WITH ANCILLARY FACILITIES



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		317.59 sq.m. 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	317.59sq.m. <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.233 <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 6.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	20.12 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		NIL NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		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



Our Ref.: YL/TPN/1772D/L01

22 March 2021

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

By Hand

Dear Sir/Madam,

**Planning Application For  
Proposed Temporary Shop and Services (Sale of Vehicle Parts and Accessories) with  
Ancillary Facilities for a Period of 3 Years  
at Lots 170RP and 174CRP in DD 105, and adjoining Government Land  
San Tin, Yuen Long, New Territories**

We act on behalf of Fortune Nine (HK) Company Limited to submit a planning application under Section 16 of the Town Planning Ordinance for the captioned use.

Five signed original copies of the application form S16-III, together with 70 copies of the Planning Statement Report and an authorization letter, are enclosed herewith for your consideration.

Thank you for your attention.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED

  
Rock K.M. Tsang

Director

Encl.  
RK/AL

2021年 3月 29日  
此文件在 收到 • 城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

29 MAR 2021

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.





**LANBASE**  
Surveyors Limited

宏 基 測 量 師 行

Our Ref.: YL/TPN/1772D/L02

17 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  
Proposed Temporary Shop and Services (Sale of Vehicle Parts and Accessories) with  
Ancillary Facilities for a Period of 3 Years  
at Lots 170RP and 174CRP in DD 105, and adjoining Government Land  
San Tin, Yuen Long, New Territories  
(Planning Application No. A/YL-ST/589)**

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 )



Response-to-Comments

	Departmental Comments	Responses
	<b><u>Transport Department (TD)</u></b> (Contact: Mr. Albert Tse at 2399-2727)	
(a)	The subject site is connected to Shek Wu Wai Road via section of a local access which is not managed by Transport Department. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.	Noted.
(b)	As there is no information for car parking and loading/unloading spaces mentioned under this application, the applicant should justify and elaborate the transportation for the staff and customers and how the supplies or storage materials could be transported to the subject site.	<p>Please note that the Site was permitted for same and similar uses of public vehicle park under planning application Nos. A/YL-ST/10, A/YL-ST/79, A/YL-ST/283, A/YL-ST/195, A/YL-ST/366, A/YL-ST/401, A/YL-ST/460 and A/YL-ST/524 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.</p> <p>In addition, most of staff would take public transport to the subject site; and the materials would be mostly transported by LGV and there is adequate space within the site for loading/unloading of the materials.</p>
(c)	No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning	Noted.



	approval period.	
	<b><u>Fire Services Department (FSD)</u></b> (Contact: Mr. Li Leong-kiu at 2733-7781)	
	No objection in principle to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of the Director of Fire Services.	Noted.
(a)	In consideration of the design /nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:  (i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and (ii) The location of where the proposed FSI to be installed should be clearly marked on the layout plans.	Please note that the site boundary, the proposed layout, the proposed use and the fire service installations remain unchanged from the existing condition approved under Planning Application No. A/YL-ST/524. The FSI proposal approved under previous Planning Application No. A/YL-ST/524 and the updated fire certificate FS251 are provided in the attachment for ease of reference.
(b)	However, the applicant is reminded that if the 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.	Noted.
(c)	Moreover, please also be advised that streamlining process of renewal cases would be implemented only if relevant information has been submitted by the applicant.	Noted.

# LEGEND

EMERGENCY LIGHT

EXIT SIGN

4KG DRY POWDER F.E.

## NOTES

### OFFICE A:

3 nos 20R CONTAINER (14.64m<sup>2</sup>)  
20R CONTAINER (6.06m (L) x 2.44m (W) x 2.6m (H))

### STORAGE B:

3 nos 2-STORY 20R CONTAINER (29.28m<sup>2</sup>)  
20R CONTAINER (6.06m (L) x 2.44m (W) x 2.6m (H))

### RAIN SHELTER:

11.5m (L) x 11.5m (W) x 5m (H)  
13m (L) x 7.5m (W) x 5.5m (H)

## F.S. NOTES

### OTHERS

1. ALL EXITS AND EXIT ROUTES SHALL COMPLY WITH CODE OF PRACTICE & FSD C.L. 508 AND TO BE CLEARLY INDICATED BY ILLUMINATED "EXIT" SIGN AND DIRECTIONAL SIGNS IN OUTRICE AND EGRESS CHARACTERISTICS OF NOT LESS THAN 122mm HIGH W/ 15mm WIDE STRIPES.
2. EMERGENCY LIGHTING SHALL BE PROVIDED AS 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: RESIDENTIAL (GROUP D) ZONE,  
LOTS 170RP AND 174 S.C. RP IN D.D.105  
AND ADJOINING GOVERNMENT LAND IN  
SAN TIN, YUEN LONG

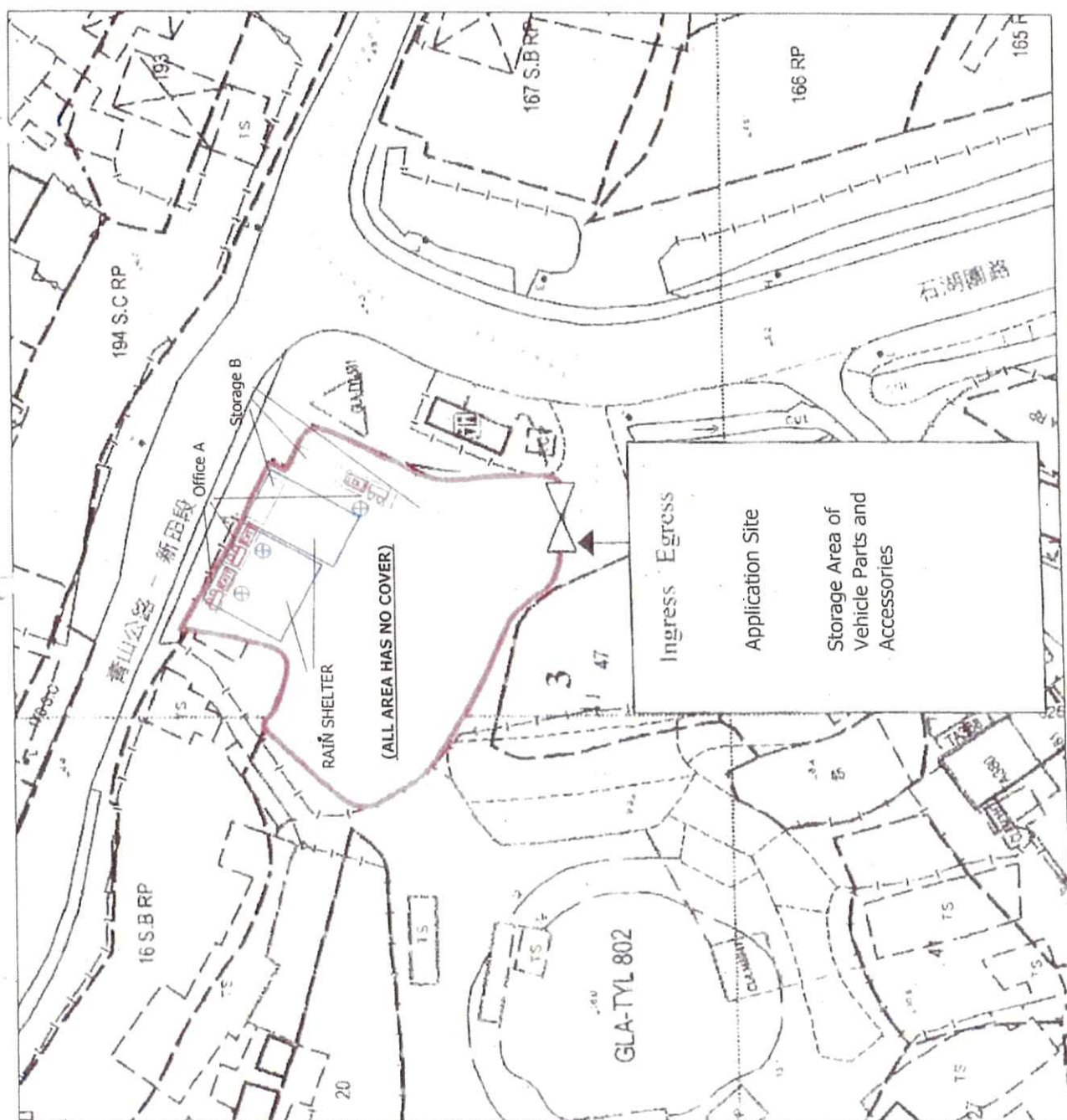
APPLICATION NO.: TPB/A/YL-ST/524

DRAWN NO: S1808-05

SCALE: 1 : 500 @ A3

DRAWN BY: KEITH NG

VER 1 DATE: 4 SEP 2018





## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: TPB/A/YL-ST/589

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

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Lots 170 RP and 174 S.C RP in D.D.105 and Adjoining Government Land, San Tin, Yuen Long

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

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 機構Part I Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 9(1) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment 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9(1)條，任何火警裝置或設備的擁有人，須令其裝置或設備由註冊承建商檢查，最少每12個月一次。

Code 編號 (1-13)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DDMMYY)	Next Due Date 下次到期日(DDMMYY)
24	Portable F.E.	As Above	Conforms with FSD requirements	30-Apr-2021	29-Apr-2022
11	3 nos 4kg Dry Powder F.E.				
12	E-Lighting 3 nos Hi-Lux 6V3L Exit Sign 3 nos Hi-Lux EL-10WS				

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

Code 編號 (1-13)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作	Comment on Condition 狀況評述	Completion Date 完成日期(DDMMYY)
			NIL		

## Part 3 第三部 Defects 損壞事項

Code 編號 (1-13)	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	

(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.)

本人謹此證明以上之消防裝置及設備經測試，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安裝、測試及保養守則內所載之規定及設備之檢查、測試及保養守則的規定。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 in prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

受權人簽署

Name:

姓名

NG Sui Keung

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Fan Ah Fire Eng. Co.

Telephone:

聯絡電話

Date:

日期

30-Apr-2021

For FSD use only

Inspected

Key-in

Verified





Our Ref.: YL/TPN/1772D/L03

24 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  
Proposed Temporary Shop and Services (Sale of Vehicle Parts and Accessories) with  
Ancillary Facilities for a Period of 3 Years  
at Lots 170RP and 174CRP in DD 105, and adjoining Government Land  
San Tin, Yuen Long, New Territories  
(Planning Application No. A/YL-ST/589)**

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 )



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



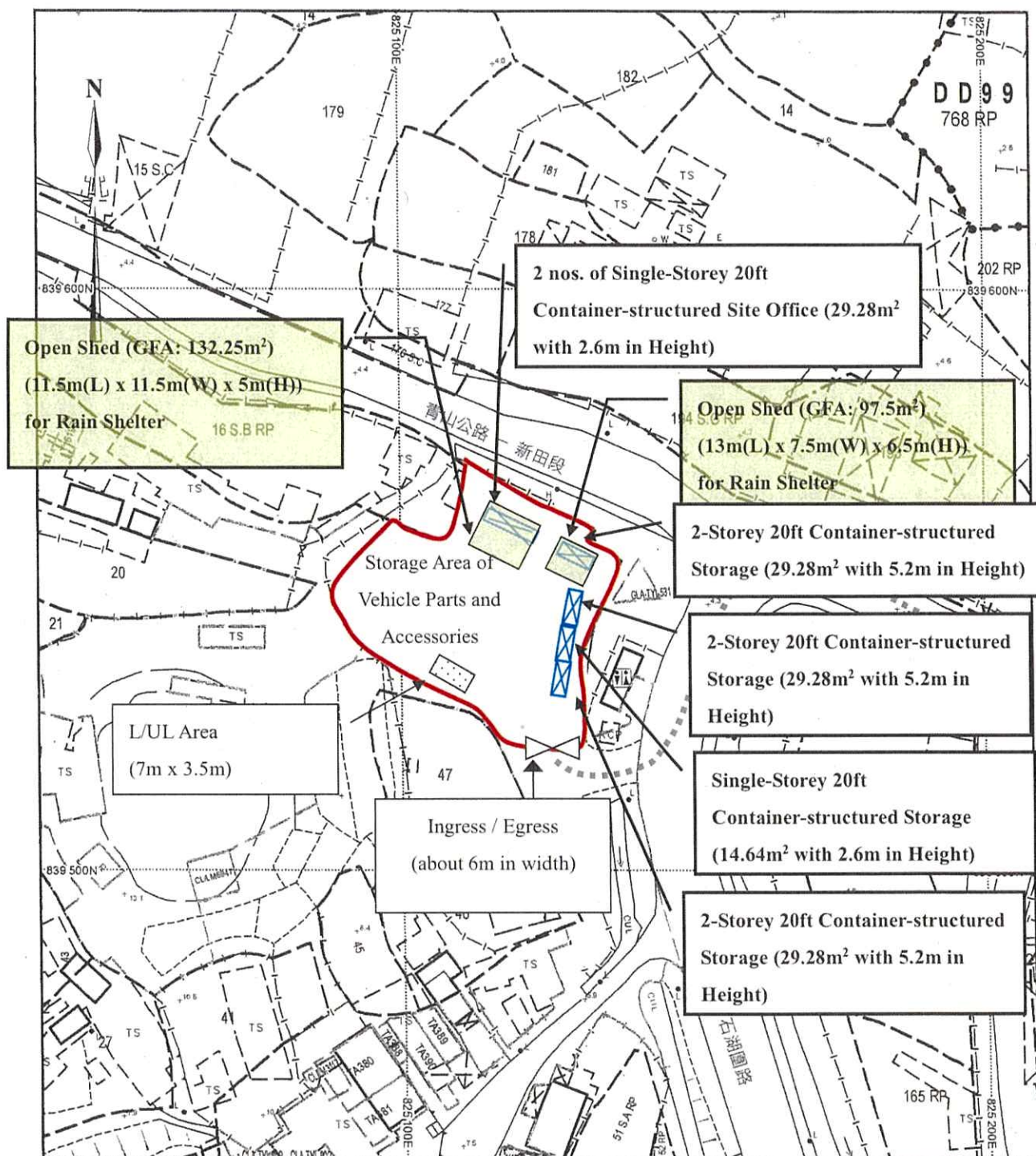
ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)

### Response-to-Comments

	Departmental Comments	Responses
	<b><u>Transport Department (TD)</u></b> (Contact: Mr. Albert Tse at 2399-2727)	
(1)	Please clarify the usage of public vehicle park within the subject site, which has not been mentioned in the captioned planning application.	Please be clarified that there was no usage of public vehicle park within the site previously. The Site was permitted for same and similar uses of "Shop and Services" under planning application Nos. A/YL-ST/10, A/YL-ST/79, A/YL-ST/283, A/YL-ST/195, A/YL-ST/366, A/YL-ST/401, A/YL-ST/460 and A/YL-ST/524 for more than 10 years.
(2)	The details of loading/unloading space should be clearly marked on the layout plan for further review. The trip generation of LGV should be included.	<p>Please note that the Site was permitted for same and similar uses of "Shop and Services" under planning application Nos. A/YL-ST/10, A/YL-ST/79, A/YL-ST/283, A/YL-ST/195, A/YL-ST/366, A/YL-ST/401, A/YL-ST/460 and A/YL-ST/524 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.</p> <p>Please note that there would be only 1 to 2 times of goods delivery by LGV per day. That is, there would be maximum 4 trip generations (2 times in and 2 times out) per day.</p> <p>Please see attached layout plan for showing the loading/unloading space.</p>



(3)	The width of the vehicular ingress/egress should be clearly marked.	Please see attached layout plan for showing the width of the vehicular ingress/egress.
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**Application Site**

SCALE 1:1000  
metres 10 0 10 20 30 40 50 metres

For Identification Only

Locality : DD105

Lot Index Plan No. : MH0077012011

District Survey Office : MPC, HK

Date : 07-Jan-2011

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

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

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。

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

**Approved s.16 Applications**

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Approval Conditions
1.	A/YL-ST/10	Temporary retail shop for a period of 3 years	20.9.1996 Approved by RNTPC (3 years)	(2), (3), (5), (10), (11)
2.	A/YL-ST/79	Temporary retail shop with ancillary facilities for a period of 12 months	26.2.1999 Approved by RNTPC (12 months)	(2), (3), (10) (17)
3.	A/YL-ST/107	Temporary retail shop to sell vehicle parts and accessories for a period of 3 years	5.11.1999 Approved by RNTPC (3 years)	(2), (3), (17)
4.	A/YL-ST/124	Proposed residential development	5.5.2000 Approved by RNTPC	(2), (3), (6), (12), (13), (14), (15)
5.	A/YL-ST/195	Temporary retail shop for vehicle parts and accessories with ancillary facilities for a period of 3 years	26.4.2002 Approved by RNTPC (3 years)	(2), (3), (4), (16), (17)
6.	A/YL-ST/221	Temporary retail shop to sell vehicle parts & accessories for a period of 3 years	17.1.2003 Approved by RNTPC (3 years)	(2), (3), (8), (16), (17)
7.	A/YL-ST/283	Temporary retail shop for vehicle parts and accessories with ancillary facilities for a period of 3 years	24.6.2005 Approved by RNTPC (3 years)	(1), (2), (3), (8), (9), (16), (17)
8.	A/YL-ST/303*	Temporary retail shop to sell vehicle parts and accessories for a period of 3 years	28.4.2006 Approved by RNTPC (3 years) [revoked on 28.1.2009]	(2), (3), (8), (10), (16), (17)
9.	A/YL-ST/366*	Temporary retail shop for vehicle parts and accessories with ancillary facilities for a period of 3 years	19.6.2009 Approved by RNTPC (3 years) [revoked on 9.10.2009]	(1), (2), (3), (5), (8), (9), (10), (16), (17)
10.	A/YL-ST/369*	Temporary retail shop to sell vehicle parts and accessories for a period of 3 years	10.7.2009 Approved by RNTPC (3 years) [revoked on 10.5.2012]	(1), (2), (3), (8), (9), (10), (16), (17)
11.	A/YL-ST/401	Temporary shop and services (second hand private car sales) for a period of 3 years	15.4.2011 Approved by RNTPC (3 years)	(1), (2), (3), (5), (6), (7), (8), (9), (16), (17)
12.	A/YL-ST/460	Temporary shop and services (sale of vehicle parts and accessories) with ancillary facilities for a period of 3 years	8.5.2015 Approved by RNTPC (3 years)	(2), (3), (5), (7), (8), (9), (16), (17)
13.	A/YL-ST/524	Temporary shop and services (sale of vehicle parts and accessories) with ancillary facilities for a period of 3 years	1.6.2018 Approved by RNTPC (3 years)	(1), (2), (3), (5), (7), (8), (9), (16), (17)

\* Denotes permission revoked.



Approval Conditions

- (1) The submission and implementation of fire service installations proposal / the provision of fire extinguisher(s).
- (2) The submission and implementation of drainage proposal / The existing drainage facilities on the site should be maintained at all times during the planning approval period/ The submission of a condition record of the existing drainage facilities / The submission of a drainage and sewerage impact assessment and implementation of relevant mitigation measures / The submission of photographic record of the existing drainage facilities.
- (3) The submission and implementation of landscaping and tree preservation proposals / The landscape planting on the site should be maintained at all times during the approval period / The submission and implementation of a Master Landscape Plan including a tree survey, proposals for preservation of the existing vegetation on the site, tree felling, tree transplanting and compensatory tree planting proposals, management scheme and implementation programme / implementation of compensatory planting.
- (4) The submission and provision of sewage treatment and disposal proposal.
- (5) The provision of boundary fencing/the paving and boundary fencing on the site should be maintained.
- (6) The setting back of the northern boundary of the site to avoid encroachment upon the resumption limit of the project 'Cycle Tracks Connecting North West New Territories with North East New Territories - Sheung Shui to Tuen Mun Section' as and when required by the Government / The setting back of the site from Castle Peak Road - San Tin for footpath widening.
- (7) No night-time operation between 11:00 p.m. and 8:00 a.m.
- (8) No cutting, dismantling, repairing and workshop activity / No car breaking / No vehicle repairing works / no car washing, dismantling, repairing and workshop activity involving metal cutting, drilling hammering, paint spraying and oil/lubricant changing.
- (9) No heavy vehicles including container vehicles were allowed (No. A/YL-ST/283) / no heavy goods vehicles or container trailers or tractors were allowed (Nos. A/YL-ST/366, A/YL-ST/369 and A/YL-ST/524) / No medium or heavy goods vehicles including container trailers or tractors were allowed (No. A/YL-ST/401) to be parked/stored on the site / No vehicle is allowed to queue back to the public road or reverse onto/from the site.
- (10) The submission and provision of a site layout / a proper run-in / a vehicular access and run-in should be maintained.
- (11) The provision of car parking spaces within the site.
- (12) The submission and implementation of a revised Master Layout Plan including the phasing and programming of the proposed development and taking account of conditions (b) to (g).
- (13) The designation of non-building area within the site along Castel Peak Road - San Tin for future road widening.
- (14) The design and construction of the junction improvement.
- (15) The submission of a natural terrain hazard study for the slope to the west of the application site.
- (16) Revocation clause.
- (17) Reinstatement clause.

**Rejected s.16 Application**

No.	Application No.	Proposed Use(s)* / Development(s)	Date of Consideration (RNTPC/TPB)	Main Reasons for Rejection
1.	A/YL-ST/388	Temporary retail area of second-hand goods vehicles of above 5.5 tones, container tractors and trailers for a period of 3 years	11.6.2010 Rejected by RNTPC	(1), (2)

**Main Reasons for Rejection:**

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





**Similar s.16 Applications within the same “R(D)” 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/370	Temporary sales office for container tractors/medium goods vehicles and retail shop for building materials for a period of 3 years	10.7.2009 Approved by RNTPC (3 years)
2.	A/YL-ST/374	Renewal of planning approval for temporary parking of lorry cranes for sale with ancillary maintenance workshop for a period of 3 years	18.9.2009 Approved by RNTPC (3 Years)
3.	A/YL-ST/386	Temporary open storage and retail sale of construction machinery for a period of 3 years	19.3.2010 Approved by RNTPC (3 years)
4.	A/YL-ST/413	Renewal of planning approval for temporary open storage of second hand motor vehicles (including medium goods vehicles and container tractors but excluding trailers) for sale and a covered works area for a period of 3 years	18.5.2012 Approved by RNTPC (3 Years)
5.	A.YL-ST/420	Renewal of planning approval for temporary parking of lorry cranes for sale with ancillary maintenance workshop for a period of 3 years	7.9.2012 Approved by RNTPC (3 Years)
6.	A.YL-ST/429	Temporary retail shop (container tractors, medium goods vehicles, forklifts and building materials) for a period of 3 years	25.1.2013 Approved by RNTPC (3 years)
7.	A/YL-ST/432	Temporary open storage and retail sale of construction machinery for a period of 3 years	7.6.2013 Approved by RNTPC (3 years)
8.	A/YL-ST/461	Renewal of planning approval for temporary open storage of second hand motor vehicles (including medium goods vehicles and container tractors but excluding trailers) for sale and a covered works area for a period of 3 years	8.5.2015 Approved by RNTPC (3 Years)
9.	A/YL-ST/478	Temporary parking of lorry cranes for sale with ancillary maintenance workshop for a period of 3 years	9.10.2015 Approved by RNTPC (3 Years)
10.	A/YL-ST/484	Temporary retail shop (container tractors, medium goods vehicles, vehicle parts and building materials) for a period of 3 years	5.2.2016 Approved by RNTPC (3 years)

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
11.	A/YL-ST/493	Temporary open storage and retail sale of construction machinery for a period of 3 years	26.8.2016 Approved by RNTPC (3 years)
12.	A/YL-ST/511	Proposed temporary open storage and retail shop of vehicle parts and accessories for a period of 3 years	8.12.2017 Approved by RNTPC (3 years)
13.	A/YL-ST/528	Temporary open storage of second hand motor vehicles (including medium goods vehicles and containers tractors but excluding trailers) for sale and a covered works area for a period of 3 years	17.8.2018 Approved by RNTPC (3 Years)
14.	A/YL-ST/538	Temporary retail shop (container tractors, medium goods vehicles, vehicle parts and building materials) for a period of 3 years	12.4.2019 Approved by RNTPC (3 years)
15.	A/YL-ST/548	Proposed temporary shop and services (retail of construction material) for a period of 3 years	5.7.2019 Approved by RNTPC (3 years)
16.	A/YL-ST/551	Renewal of planning approval for temporary open storage and retail sale of construction machinery for a period of 3 years	19.7.2019 Approved by RNTPC (3 years)

5-1

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210426-155452-46552

提交限期

Deadline for submission:

30/04/2021

提交日期及時間

Date and time of submission:

26/04/2021 15:54:52

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-ST/589

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集地方設臨時商店及服務行業（汽車零件及配件銷售）連輔助設施商業活動，將引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。





新田鄉鄉事委員會  
SAN TIN RURAL COMMITTEE

地址：[REDACTED]

TEL: [REDACTED] FAX: [REDACTED] EMAIL: [REDACTED]



(傳真及郵遞文件)

敬啟者：

反對元朗新田丈量約份第 105 約地段 170 號餘段及  
第 174 號 C 分段餘段及毗鄰政府土地  
擬議臨時商店及服務行業(汽車零件及配件銷售)(為期三年)  
(申請編號：A/YL-ST/589)

新田鄉鄉事委員會就上述規劃申請 A/YL-ST/589 作出討論，一致通過反對上述申請，查該申請地點位於青山公路近石湖圍路入口處，該段石湖圍路這幾年來車輛增幅很大，從高速公路轉入石湖圍路轉往青山公路的車輛經常在路口擠塞，而由青山公路轉入石湖圍路往石湖圍及高速公路的車輛亦不勝負荷，加上申請地點的入口處亦非常鄰近米埔隴村的入口，若批准上述申請，會影響該地點交通，會對道路使用者及行人構成安全威脅，本會及區內居民的共識是反對任何嚴重加重該區交通負荷及影響道路使用者安全的申請，希望 貴署否決上述申請，造福社區為盼。

此致

城市規劃委員會



新田鄉鄉事委員會  
主席： 文美桂  
首副主席：黎志超  
副主席： 文貴旗 謹啟

2021 年 4 月 28 日

**Recommended Advisory Clauses**

- (a) The planning permission is given to the developments/uses under application. It does not condone any other developments/uses which currently occur on the Site but is not covered by the application. The applicant is requested to take immediate action to discontinue such developments/uses not covered by the permission;
- (b) to resolve any land issues relating to the temporary use with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Government Land (GL) and Old Schedule Agricultural Lots 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 GL of the Site is covered by Short Term Tenancy (STT) No. 2873 for the purpose of "Temporary Shop and Services (Sale of Vehicle Parts and Accessories) with Ancillary Facilities". The private land within the Site (i.e. Lots No. 170 RP and 174 S.C RP in D.D. 105) are covered by Short Term Waiver (STW) Nos. 4231 and 4232 to permit structures for the purpose of "Temporary Shop and Services (Sale of Vehicle Parts and Accessories) with Ancillary Facilities". The STT/STW holders will need to apply to his office for modification of the STT/STW conditions where appropriate. 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 application is 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;
- (d) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to Shek Wu Wai Road via section of a local access which is not managed by Transport Department (TD). The land status of the local access road should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (e) 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 Shek Wu Wai Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) 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 the potential environmental impacts on the surrounding areas;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should preserve the existing trees along the site boundary and in close vicinity of the Site, and avoid disturbing the breeding birds including their nests and eggs which are protected under the Wild Animals Protection Ordinance, Cap. 170. Besides, lighting facilities installed on the Site should also avoid direct shining on the concerned



trees as well as the nearby wooded area to the southwest of the Site in order to minimise glare impact on the breeding birds;

- (h) 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. The applicant is reminded of the importance of undertaking proper tree care for existing trees within the Site. Useful information published by the Greening, Landscape and Tree Management Section of Development Bureau on general tree maintenance and tree risk management is available for reference in the following links:
- Pictorial Guide for Tree Maintenance (護養樹木的簡易圖解)  
[http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Pictorial\\_Guide\\_for\\_Tree\\_Maintenance.pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf)
  - Minimising Tree Risks (護養樹木 保障安全)  
[http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Chinese\\_Leaflet\\_Big\\_font\\_size\\_v1\\_2012\\_03\\_29.pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Chinese_Leaflet_Big_font_size_v1_2012_03_29.pdf)
  - Pictorial Guide for Tree Maintenance to Reduce Tree Risks (減低樹木風險的樹木護養簡易圖解)  
[http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk\(eng\).pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk(eng).pdf)
- (i) 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 (not being a not being New Territories Exempted House) are erected on leased land without approval of BD, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any approved use under the application. 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. Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of BA 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 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; and
- (j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that to 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.