

2021年 11月 3 日

此文係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。

30 NOV 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.

Appendix I of RNTPC  
Paper No. A/YL-ST/605

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	A/46-5T/605
	Date Received 收到日期	30 NOV 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/tph/>. 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/tph/>), 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樓及新界沙田上禾輋路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 )	
FU HOP YICK MANAGEMENT LIMITED 富合益管理有限公司	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
( <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)	LOTS 180RP AND 182CRP IN DD 102, AND ADJOINING GOVERNMENT LAND, SAN TÍN, 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 ..... 650 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1,002 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... 316 ..... sq.m 平方米 <input 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 (OZP) NO. S/YL-ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	VILLAGE TYPE DEVELOPMENT
(f) Current use(s) 現時用途	TEMPORARY SHOP AND SERVICES  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

☐ is the sole "current land owner"<sup>#R</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#R</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>#R</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#R</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  
29/10/2021 (DD/MM/YYYY)<sup>&</sup> (請見夾附的通知副本)  
於 29/10/2021 (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 29/10/2021 (DD/MM/YYYY)<sup>&</sup>  
於 29/10/2021 (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)	
<b>(a) Proposed use(s)/development</b> 擬議用途/發展	<b>TEMPORARY SHOP AND SERVICES</b>  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
<b>(b) Effective period of permission applied for</b> 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <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	..... 316 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 334 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 2 .....
Proposed domestic floor area 擬議住用樓面面積	..... NIL .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 1,002 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1,002 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) <b>PLEASE REFER TO APPENDIX 4 OF THE PLANNING STATEMENT</b> ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
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)	.....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	..... 1 .....
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 FROM 8 A.M. TO 11 P.M. DAILY. (FROM MONDAY TO SUNDAY AND PUBLIC HOLIDAYS)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Castle Peak Road - San Tin Section</u>	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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 checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

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

## 7. Justifications 理由

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

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

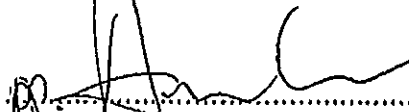


## 8. Declaration 聲明

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

Signature  
簽署

  
ROCK K.M. TSANG 曾國鳴

Name in Block Letters  
姓名（請以正楷填寫）

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

DIRECTOR 董事

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

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

on behalf of  
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

03 NOV 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：  
 (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
 (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- 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。

<b>Gist of Application 申請摘要</b> (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	LOTS 180RP AND 182CRP IN DD 102, AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG, NEW TERRITORIES.
Site area 地盤面積	650 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 316 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	VILLAGE TYPE DEVELOPMENT
Type of Application 申請類別	<input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY SHOP AND SERVICES

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,002sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.542 <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	2	
(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	9	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		3	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	51.38 % <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		NIL
	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/>		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		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>		NIL NIL 1 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"/>
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

Our Ref.: YL/TPN/2330B/L02

24 November 2021

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

2021年 11月 30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。

This document is received on 30 NOV 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.

By Post and Fax (2877-0245)

Dear Sir/Madam,

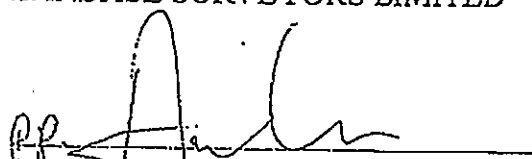
Planning Application for  
A "Temporary Shop and Services"  
for a Period of Three Years.  
Lots 180RP and 182CRP in D.D. 102 and adjoining Government Land  
San Tin, Yuen Long, New Territories

We refer to the captioned planning application submitted on 3 November 2021.

We would like to clarify that the Application Site Area is 650m<sup>2</sup> including Government Land of about 316m<sup>2</sup>. Attached please also find a set of revised Executive Summary for submission.

Should you have any queries, please feel free to call our Mr. Anson Lee at Thank  
you for your attention.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED

  
Rock K.M. Tsang  
Director  
RK/AL  
Encl.



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



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

## EXECUTIVE SUMMARY

The Application Site ("the Site") comprises Lots 180RP and 182CRP in D.D. 102 and adjoining Government Land, San Tin, Yuen Long, New Territories. It directly abuts Castle Peak Road – San Tin Section at its northwest and located at about 80m northeast of San Tin Post Office. The Site is applied for "Temporary Shop and Services" use for a period of 3 years. The Site has an area of about 650m<sup>2</sup>, including Government Land of about 316m<sup>2</sup>. In accordance with the Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8 dated 15.12.2006, the Site falls within an area zoned "Village Type Development" ("V"). According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No.12C), the Site is designated as "Wetland Buffer Area". According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13F), the Site is designated as Category 4 area.

The Site was the subject of previous Planning Application Nos. A/YL-ST/556 approved on 20.9.2019 for the use of "Temporary Shop and Services". Since the Site is small in scale and it has been operating as public vehicle park and retail shops for many years, no traffic, drainage and landscape impacts are anticipated.

The subject application for planning permission is justified on the following grounds: 1) No Contravention to the Planning Intention; 2) Minor Amendment to Previous Planning Application; 3) Previous Planning Permissions for Same Use; 4) Recent Planning Permissions for Similar Use Next to the Site; 5) Compliance with Previous Planning Conditions; 6) Compatible with the Surrounding Land Uses; 7) Meeting the Local Demand; 8) No Adverse Ecological Impact; 9) No Adverse Environmental Impact; and 10) No Adverse Traffic Impact.

### 申請摘要

申請場地乃新界元朗新田丈量約份102約地段第180號餘段及第182號C段餘段，及毗鄰政府土地。申請場地前臨青山公路 - 新田段，距離新田郵政局東北面約80米。現申請用作三年「臨時商店及服務行業」用途。申請地段佔地約650平方米，包括政府土地約316平方米。是項申請地段位於新田分區計劃大綱核准圖編號S/YL-ST/8(於2006年12月15日發表)內之「鄉村式發展」地帶。根據城市規劃委員會規劃指引編號12C「擬在后海灣地區內進行發展」，申請場地被列作「濕地緩衝區」。根據城市規劃委員會規劃指引編號13F「擬作露天貯物及港口後勤用途」，申請場地被列作第4類別。

申請場地乃早前於2019年9月20日獲批准的規劃申請編號：A/YL-ST/556之場地，作「臨時商店及服務行業」用途。基於是項申請場地規模細小及已營運多年作公眾停車場及零售商店，相信並不會引致生態、環境影響及新增的交通流量。

是項申請的理由如下： 1)無違反規劃意向； 2)對早前的規劃申請作輕微改動； 3)跟早前獲批准的用途相同； 4)在場地毗鄰已有相類似用途的規劃申請獲批准； 5)履行之前的規劃條款； 6)與附近的土地用途相融； 7)迎合本地需求； 8)沒有對生態造成不良影響； 9)沒有對環境造成不良影響；及10)沒有對交通造成不良影響。

Our Ref.: YL/TPN/2330B/L01

03 NOV 2021

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

Dear Sir/Madam,

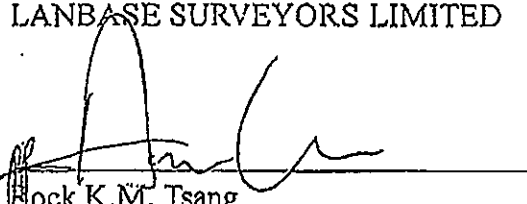
**Planning Application for  
A "Temporary Shop and Services"  
for a Period of Three Years  
Lots 180RP and 182CRP in D.D. 102 and adjoining Government Land  
San Tin, Yuen Long, New Territories**

We act on behalf of Fu Hop Yick Management 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.

Should you have any queries, please feel free to call our Mr. Anson Lee at  
Thank you for your attention.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED

  
Hock K.M. Tsang  
Director  
RK/AL  
Encl.

2021年 11月 3 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。

30 NOV 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.

By Hand



Appendix Ib of RNTPC  
Paper No. A/YL-ST/605

宏 基 測 量 師 行

Our Ref.: YL/TPN/2330B/L03

14 January 2022

Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point  
Hong KongBy Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for  
A "Temporary Shop and Services"  
for a Period of Three Years  
Lots 180RP and 182CRP in D.D. 102 and adjoining Government Land  
San Tin, Yuen Long, New Territories  
(Planning Application No. A/YL-ST/605)**

We refer to the captioned planning application.

We refer to the captioned planning application and would like to provide herewith a set of "Response-to-Comments" ("R-to-C") for submission

Should you have any queries, please feel free to call our Mr. Anson Lee at  
Thank you for your attention.Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITEDRock K.M. Tsang  
Director  
RK/AL  
Encl.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>Transport Department (TD)</b> (Contact: Mr. K C Wong at 2399-2727)	
(a)	The subject site is connected to public road network via a 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 about the vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access.	Please note that the vehicular access is situated on Government Land. The applicant would seek right of way from Lands Department.
(c)	The applicant should demonstrate sufficient space manoeuvring of the type of vehicle allowed within the subject site.	Please see the attached layout plan with swept path.
(d)	No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.	Noted.



# 地段索引圖 LOT INDEX PLAN

備註說明：本地段索引圖在其附屬的地圖上標示了各種永久和短期持有的土地  
的圖例說明。這些土地包括私人地段、政府地段、臨時用途的地段，以及其他作經  
常用途的土地。請注意：(1) 本索引圖上的圖例說明不應被視為法律先導通知；  
(2) 本索引圖的更新或修訂會根據有關圖則的實際需要，以及(3) 本索引圖中顯示的界  
線僅供識別之用，圖則或會經過修訂，而有關專業土地測量師的意見，應為  
免責聲明：如因使用本索引圖，或因所依據的本索引圖資料出現錯誤，導  
致有誤或引起任何損失或損害，政府概不承擔任何法律責任。

**Explanatory notes:** This plan shows the graphical boundaries of different kinds of  
permanent and temporary land holdings with the topographic map in the background.  
The land holdings as shown may include private land, government land allocations,  
short term tenancies and other permitted uses of land. It must be noted that: (1) the  
information shown on this plan is subject to update without prior notification, (2) the  
may be time lag between an update and the related changes taken place, and (3) the  
graphical boundaries as shown are for identification purpose only and interpretation  
of their accuracy and reliability requires the advice from professional land surveyor.  
**Disclaimer:** The Government shall not be responsible for any loss or damage  
howsoever arising from the use of this plan or in reliance upon its correctness,  
completeness, timeliness or accuracy.



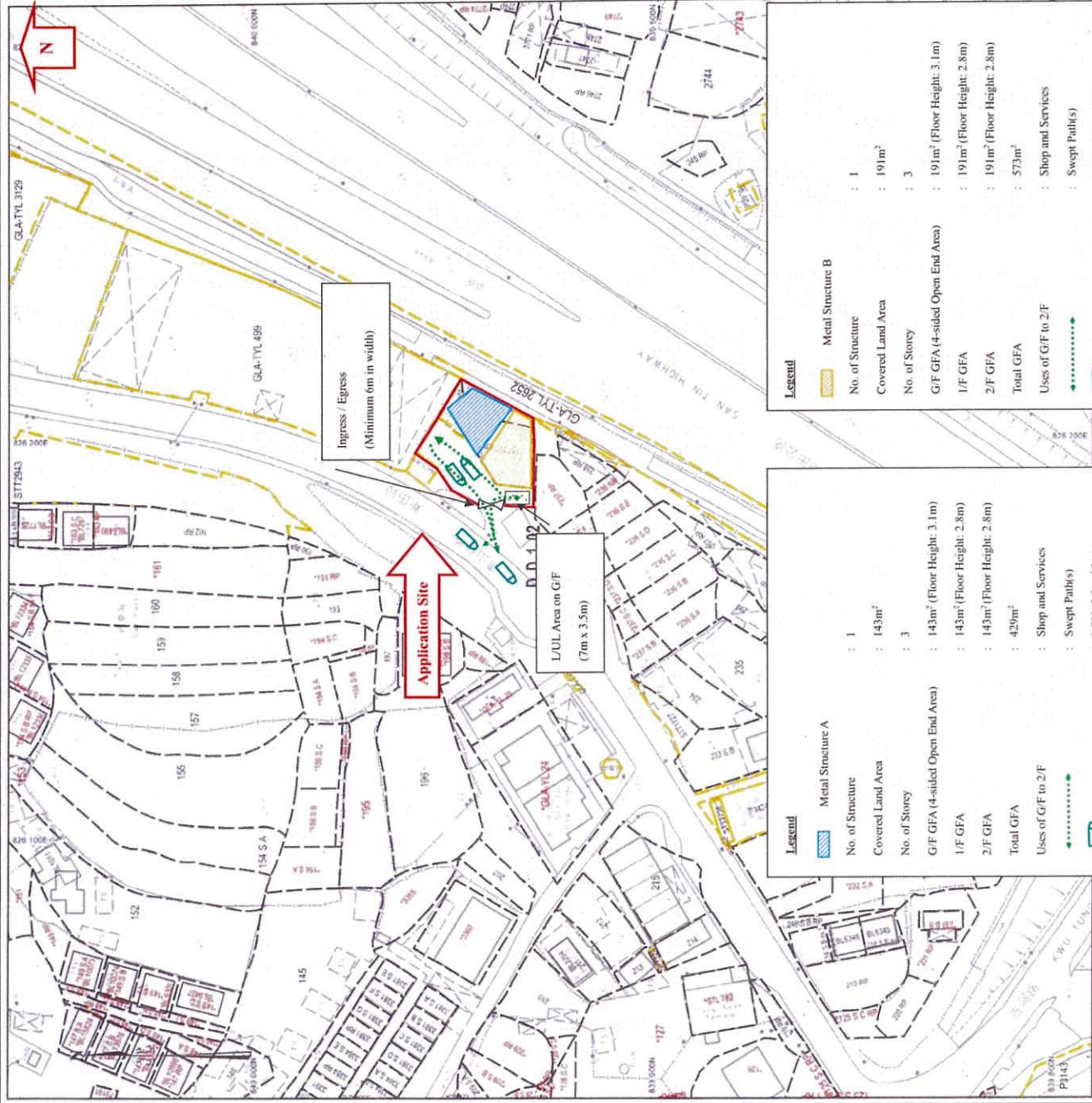
地政總署測繪處  
Survey and Mapping Office  
Lands Department

香港特別行政區政府 — 版權所有  
Copyright reserved — Hong Kong SAR Government



Locality:
Lot Index Plan No.: ags_S00000079821_0001
District Survey Office: Lands Information Center
Date: 24-Aug-2021
Reference No.: 2-SE-BC-2-SE-4D

For Identification Only



Ingress / Egress  
(Minimum 6m in width)

L/UL Area on G/F  
(7m x 3.5m)

Legend	
	Metal Structure A
No. of Structure	: 1
Covered Land Area	: 143m <sup>2</sup>
No. of Storey	: 3
G/F GFA (4-sided Open End Area)	: 143m <sup>2</sup> (Floor Height: 3.1m)
1/F GFA	: 143m <sup>2</sup> (Floor Height: 2.8m)
2/F GFA	: 143m <sup>2</sup> (Floor Height: 2.8m)
Total GFA	: 429m <sup>2</sup>
Uses of G/F to 2/F	: Shop and Services
	: Swept Path(s)
	: LGV (5.5m x 2m)

Legend	
	Metal Structure B
No. of Structure	: 1
Covered Land Area	: 191m <sup>2</sup>
No. of Storey	: 3
G/F GFA (4-sided Open End Area)	: 191m <sup>2</sup> (Floor Height: 3.1m)
1/F GFA	: 191m <sup>2</sup> (Floor Height: 2.8m)
2/F GFA	: 191m <sup>2</sup> (Floor Height: 2.8m)
Total GFA	: 573m <sup>2</sup>
Uses of G/F to 2/F	: Shop and Services
	: Swept Path(s)
	: LGV (5.5m x 2m)



**L | A | N | B | A | S | E**  
Surveyors Limited

宏 基 測 量 師 行

Our Ref.: YL/TPN/2330B/L04

17 January 2022

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 Shop and Services"  
for a Period of Three Years  
Lots 180RP and 182CRP in D.D. 102 and adjoining Government Land  
San Tin, Yuen Long, New Territories  
(Planning Application No. A/YL-ST/605)**

We refer to our letter (Ref.: YL/TPN/2330B/L02) for the captioned planning application.

We would like to further clarify that the Application Site Area is 650m<sup>2</sup> including Government Land of about 316m<sup>2</sup>. Attached please also find two replacement pages of the submitted planning statement for submission.

Should you have any queries, please feel free to call our Mr. Anson Lee at  
Thank you for your attention.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED

  
Rock K.M. Tsang  
Director  
RK/AL  
Encl.

c.c.  
DPO/FSS & YLE  
The Client

(Attn.: Ms Alice Cheung

By Email )



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



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



**L | A | N | B | A | S | E****2. SITE CONTEXT****2.1 Application Site**

The Application Site ('the Site') comprises Lots 180RP and 182CRP in D.D. 102 and adjoining Government Land, San Tin, Yuen Long, New Territories. The Site has an area of about 650m<sup>2</sup>, including Government Land of about 316m<sup>2</sup>. Please refer to Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.

**2.2 Lease Particulars**

The subject lots are held under Block Government Lease for D.D. 102 and are demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30 June 2047.

**2.3 Existing Condition**

The Site is currently being used as "Temporary Shop and Services" under Planning Application No. A/YL-ST/556 approved on 20.9.2019.

**2.4 Surrounding Land Uses**

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

2.4.2 To its immediate north and west are open storages.

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

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

**2.5 Accessibility**

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

2.5.2 With its close proximity to the Lok Ma Chau Public Transport Interchange, the Site is conveniently accessible by taking public transports.

2.5.3 Public transports such as franchised buses, minibuses and taxis serve the area.

**L | A | N | B | A | S | E****4. PROPOSED DEVELOPMENT****4.1 Applied Use**

The subject application is to provide the use of "Temporary Shop and Services" on Site for a period of 3 years in order to provide some shop and services such as retail shop, fast food shop and commercial service to serve local community.

**4.2 Proposed Use and Site Layout**

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

**4.3 Site Area and GFA**

The Site has an area of about 650m<sup>2</sup>, including Government Land of about 316m<sup>2</sup>. The proposed GFA is about 1,002m<sup>2</sup>.

**4.4 Operation Hours**

The proposed "Temporary Shop and Services" would be operated from 8am to 11pm daily (from Monday to Sunday and Public Holidays), which is identical to Planning Application No. A/YL-ST/556.

**4.5 Traffic**

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

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

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





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

**Approved Application**

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Approval Conditions
1.	A/YL-ST/556	Proposed Temporary Shop and Services for a Period of 3 Years	20.9.2019 Approved by RNTPC (3 Years)	1-5

**Approval Condition(s):**

- (1) No operation between 11:00 p.m. and 8:00 a.m.
- (2) No vehicle queue back to or reverse onto/from the site.
- (3) The submission and implementation of fire service installations proposal.
- (4) The submission and implementation of drainage proposal/the maintenance of the implemented drainage facilities on the site.
- (5) Revocation clause.



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

**Approved Applications**

No.	Application No.	Proposed Uses	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/521*	Temporary Shop and Services (Retail Shops, Laundry, Pharmacy and Convenience Store) for a Period of 3 Years	26.1.2018 Approved by RNTPC (3 Years) [Revoked on 26.6.2020]
2.	A/YL-ST/574	Proposed Temporary Shop and Services (Retail Shops and Convenience Store) for a Period of 3 Years	4.12.2020 Approved by RNTPC (3 Years)
3.	A/YL-ST/585	Proposed Temporary Shop and Services (Real Estate and Travel Service Agency) for a Period of 3 Years	16.4.2021 Approved by RNTPC (3 Years)

\*denotes permission revoked

**Rejected Application**

No.	Application No.	Proposed Uses	Date of Consideration (RNTPC/TPB)	Rejection Reasons
1.	A/YL-ST/505	Proposed Temporary Shop and Services (Convenience Store and Currency Exchange Shop) for a Period of 3 Years	14.7.2017 Rejected by RNTPC	1-2

**Rejected Reasons:**

- (1) Not line with the planning intention of the “Village Type Development” zone.
- (2) Failure to demonstrate that the proposed development will not have any adverse impact on pedestrian traffic in the area.

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:

211222-145330-77937

提交限期

Deadline for submission:

28/12/2021

提交日期及時間

Date and time of submission:

22/12/2021 14:53:30

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-ST/605

「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商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年12月27日星期一 3:02  
收件者: tpbpd  
主旨: A/YL-ST/605 DD 102 San Tin

A/YL-ST/605

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

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

Zoning : "VTD"

Applied use : Shop and Services / 1 Vehicle Parking

Dear TPB Members,

Applicant wants to extend operation onto government land.

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

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

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

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

Failure to fulfill conditions should not be rewarded.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) To resolve any land issue relating to the development 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:
  - (i) the Site comprises 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;
  - (ii) the private land of Lot Nos. 180 RP and 182 S.C RP in D.D. 102 are covered by Short Term Waiver (STW) No. 4463 to permit structures for the purpose of 'Public Vehicle Park (excluding Container Vehicle)'. The GL of the Site is covered by Short Term Tenancy (STT) No. 2989 for the purpose of 'Public Vehicle Park (excluding Container Vehicle)'. No permission is given for occupation of the remaining GL (about 276 m<sup>2</sup> subject to verification) included in the Site; and
  - (iii) the STT/STW holders will need to apply to this office for modification of the STT/STW conditions where appropriate. Also, the applicant has to either exclude the GL without STT from the Site or apply for a formal approval prior to actual occupation of the concerned GL. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lesser at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to public road network via a section of a local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. The applicant should seek the relevant land owner(s) on the right of using the vehicular access. ;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that HyD is not/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 at the site access to prevent surface water running from the Site to the nearby public roads or exclusive road drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) to follow the latest "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 Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow, etc.) with supporting design calculations and charts should be included. For preparation of the proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at:  
*[http://www.dsd.gov.hk/EN/Files/Technical\\_Manual/dsd\\_guideline/Drainage\\_Submission.pdf](http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf)*
  - (ii) the drainage proposal submitted by the applicant is unacceptable. The applicant should make a re-submission to address the following:
    - (1) the applicant should review the proposal against the guideline mentioned in (i) above and duly revise it accordingly; and
    - (2) the site area and layout plan given in the drainage proposal are inconsistent with the application;
  - (iii) the applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on the Site;
  - (iv) after completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
  - (v) the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
  - (vi) the applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
  - (vii) no public sewerage maintained by CE/MN, DSD is currently available for the connection. For sewage disposal and treatment, agreement from DEP shall be obtained;
  - (viii) the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the site boundary in order to ensure the unobstructed discharge from the Site in future; and



- (ix) 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 facilities on-site under proper maintenance during occupancy of the Site;
- (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, and the location of the proposed FSI should be clearly marked on the layout plans. If any proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) there is no record of approval by the Building Authority (BA) for the structures existing at the Site;
  - (ii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are unauthorised building works (UBW) under BO and should not be designated for any proposed use under the application;
  - (iii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
  - (iv) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of 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;
  - (v) 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;
  - (vi) 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;
  - (vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of B(P)R; and
  - (viii) detailed checking under BO will be carried out at the building plan submission stage;

- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no facility of Food and Environmental Hygiene Department (DFEH) or operation of FEHD facility should be affected by the proposed works/development;
  - (ii) proper licence / permit issued by his Department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction; and
  - (iii) if the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses; and
- (j) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- (i) there is a high pressure underground town gas transmission pipeline (running along San Tin Highway) in the vicinity of the Site. The project proponent/consultant/works contractor shall therefore liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the Site and any required minimum set back distance away from them during the design and construction stages of the proposed development; and
  - (ii) the project proponent/consultant/works contractor is required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference. The webpage address is:  
*[https://www.emsd.gov.hk/filemanager/en/content\\_286/CoP\\_gas\\_pipes\\_2nd\\_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf)*.