

2022年 1月 7 日

此文件在 收到。城市規劃委員會
已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。

7 JAN 2022

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.

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

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

General Note and Annotation for the Form

填寫表格的一般指引及注解

- # "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	A17C-ST1613
	Date Received 收到日期	7 JAN 2022

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

1. Name of Applicant 申請人姓名/名稱
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Ko Tat Engineering Company Limited (高達機械工程有限公司)

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)
Top Bright Consultants Ltd. (才鴻顧問有限公司)

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 155(Part), 157 and Adjoining Government Land in DD105, 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 1,321 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 796 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） 63.8 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	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)" ("R(D)")
(f) Current use(s) 現時用途	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
25/11/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 26/11/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

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

Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop

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

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

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 593sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 728sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 3

Proposed domestic floor area 擬議住用樓面面積 NAsq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 796sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 796sq.m ☒ About 約

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

Ancillary Maintenance Workshop (1-storey; Height: 5m)

Site Office (2-storey; Height: 4.8m)

Canopy for Parking of Lorry Cranes for Sale (1-storey; Height: 5m)

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 NA

Motorcycle Parking Spaces 電單車車位 NA

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

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

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

Others (Please Specify) 其他 (請列明) Lorry Cranes Parking Spaces: 6

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

Taxi Spaces 的士車位 NA

Coach Spaces 旅遊巴車位 NA

Light Goods Vehicle Spaces 輕型貨車車位 NA

Medium Goods Vehicle Spaces 中型貨車車位 NA

Heavy Goods Vehicle Spaces 重型貨車車位 NA

Others (Please Specify) 其他 (請列明) NA

7:00am - 7:00pm from Mondays - Saturdays. No operation on Sundays and public holidays.

6

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**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>.....</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 Chapter 6 of the Supplementary Planning Statement

8. Declaration 聲明

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

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

Signature
簽署



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

Chow Tsz Nok

Assistant Town Planner

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Top Bright Consultants Limited



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

Date 日期

26/11/2021

(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况下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府台署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 155(Part), 157 and Adjoining Government Land in DD105, San Tin, Yuen Long, New Territories		
Site area 地盤面積	1,321	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	63.8	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	San Tin Outline Zoning Plan No. S/YL-ST/8		
Zoning 地帶	"Residential (Group D)" ("R(D)")		
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 Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years		

(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	796 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	4.8-5	<input type="checkbox"/> (Not more than 不多於) m 米
		1-2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	55.1 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		6
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <u>Lorry Cranes Parking Spaces</u>		NA NA NA NA NA 6
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		NA NA NA NA NA NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Location Plan, Site Plan, Plan Showing General Area, Extract from San Tin Outline Zoning Plan No. S/YL-ST/8		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <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。

Date: 29.12.2021



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 21/747/L02

January 3, 2022

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

By Post and Email

Dear Sir/Madam,

**Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance
Workshop for a Period of Three Years in "Residential (Group D)" zone
at Lots 155(Part) and 157 and Adjoining Government Land
in DD 105, San Tin, Yuen Long, New Territories**

In response to the comments from the Planning Department, we submit herewith the revised documents for your consideration.

- (a) 5 copies of the revised application form (p.2, 5, 6, 10 and 11);
- (b) 5 copies of the revised Figure 2 with access road; and
- (c) Revised Planning Statement (p.1, 3 and 6);

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.

Adam Chow Tsz Nok

Encls.

c.c. Ko Tat Engineering Co. Ltd. (the Applicant)

2022年 1月 7 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。

7 JAN 2022

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.

SUMMARY OF APPLICATION

Applicant:	Ko Tat Engineering Company Ltd.
Applied Use:	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of Three Years
Existing Use:	Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop
Location:	Lots 155(Part), 157 and Adjoining Government Land in DD105, San Tin, Yuen Long, New Territories
Site Area:	About 1,321 square metres Government Land: 63.8 square metres
Lease:	Block Government Lease demised as agricultural land
Statutory Plan:	San Tin Outline Zoning Plan No. S/YL-ST/8 gazetted 15.12.2006
Zoning:	"Residential (Group D)" ("R(D)")
Town Planning Board Guidelines:	TPB Guidelines for "Application for Open Storage and Port Back-up Uses" – (TPB – PG No. 13F) "Category 2" Areas
Previous Applications:	A/YL-ST/535 approved on 18.1.2019 A/YL-ST/478 approved on 9.10.2015 A/YL-ST/420 approved on 7.9.2012 A/YL-ST/374 approved on 18.9.2009 A/YL-ST/319 approved on 29.9.2006 A/YL-ST/281 approved on 7.10.2005 A/YL-ST/193 rejected on 12.4.2002 A/YL-ST/191 approved on 15.3.2002 A/YL-ST/165 rejected on 30.3.2001 A/YL-ST/096 approved on 10.9.1999 A/YL-ST/084 approved on 28.5.1999 A/YL-ST/071 approved on 11.12.1998

1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Ko Tat Engineering Company Ltd. (the "Applicant") to seek planning permission for a temporary parking of lorry cranes for sale with ancillary maintenance workshop (the "Proposed Development") for a period of three years at Lots 155(Part), 157 and adjoining Government land in DD105, San Tin, Yuen Long, New Territories (the "Application Site").
- 1.02 The Application Site, with an area of about 1,321 square metres, is currently used for parking of lorry crane for sale with ancillary maintenance workshop. A total of 10 applications at the Application Site were approved by the Town Planning Board (the "Board"). The last application (No. A/YL-ST/535) was approved by the Board on 18.1.2019 for a period of 3 years until 18.1.2022. All the approval conditions of the last planning permission were complied with. Since the last application will soon be expired, the Applicant would like to seek planning permission for continue using the Application Site for the same use for a further period of 3 years. Compared with the last application (No. A/YL-ST/535), the floor area of the ancillary maintenance workshop increased to meet the operational need. There are also some minor adjustments on the application area.
- 1.03 The Application Site falls within an area zoned "Residential (Group D)" ("R(D)") on the San Tin Outline Zoning Plan No. S/YL-ST/8, which is intended for residential development. However, owing to the prevalence of numerous open storage, port back-up and industrial activities in the subject area, the owners of the Application Site have no immediate plan to redevelop their property for residential purposes. In this regard, the Application Site and adjacent areas have been used for temporary open storage and port back-up uses over the past 20 years.
- 1.04 According to the TPB Guidelines for "Application for Open Storage and Port Back-up Uses" (TPB – PG No. 13F), the Application Site falls within "Category 2" areas. Applications falling within Category 2 areas are areas within or close to clusters of open storage or port back-up uses which are regarded as "existing uses" under the Town Planning Ordinance and/or subject of previous approvals, and areas not subject to high flooding risk. When looking at the surrounding land uses, most of the sites are currently occupied by open storage and port back-up uses with planning approvals.
- 1.05 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the Proposed Development and provide justifications in support of the application.

2. SITE CONTEXT

Location

- 2.01 The Application Site is bounded by Castle Peak Road – San Tin and San Tin Highway. It is situated in close proximity to the Lok Ma Chau boundary crossing, and 1.5km west of the San Tin Interchange and 110 metres south of the HKSAR Frontier Closed Area Boundary. It is also located outside the Wetland Buffer Area (WBA). Figure 1 shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site is currently being used for parking of lorry cranes for sale with ancillary maintenance workshop which provide some essential services for construction sites in the New Territories. In addition, an ancillary maintenance workshop and site office are provided at the Application Site.
- 2.03 The Application Site covers an area of approximately 1,321 square metres (including about 63.8 square metres of Government land) and is generally flat and irregular in shape. A 2.5-metre high corrugated metal sheets erected along the boundary. Please refer to Site Plan at Figure 2.

Surrounding Land Uses

- 2.04 The area surrounding the Application Site is predominantly occupied by open storage and port back-up uses. To its north across Castle Peak Road are sites for temporary logistic centre with ancillary container vehicle park and car repair workshop, warehouse for cold storage and car beauty service (Application No. A/YL-ST/594) approved by the Board on 12.11.2021. To its northeast are temporary cargo handling and forwarding facilities with ancillary tyre repair workshop (Application No. A/YL-ST/525) approved by Board on 19.10.2018 and a retail shop for container tractors, medium goods vehicles, forklifts and building materials (Application No. A/YL-ST/484) approved by the Board on 5.2.2016. To its immediate south is an open storage yard with ancillary site office. To its further west on the other side of Shek Wu Wai Road are temporary shop and services (retail of construction materials), temporary warehouse for storage of used private vehicles for sales and a covered works area, as well as temporary shop and services (sales of vehicle parts and accessories) with ancillary facilities (Application Nos. A/YL-ST/548, 572 and 589) approved by the Board on 5.7.2019, 29.5.2020 and 28.5.2021, respectively. The nearest villages, Tsing Lung Tsuen and San Lung Tsuen, are located 350m to the northeast of the Application Site.
- 2.05 The Application Site falls outside the Wetland Buffer Area (WBA). To the north some 130 metre away are fish ponds within the Wetland Conservation Area (WCA). The area between the fish ponds and the Application Site is occupied by mixed container vehicles parks, logistics centre, cargo handling and forwarding facilities and vehicle

repair workshops. A plan showing the Application Site in the context of its local surrounds is at Figure 3.

Access

- 2.06 The Application Site is accessed from Castle Peak Road – San Tin via a 8-metre wide ingress/egress point. Castle Peak Road – San Tin leads out to San Tin Highway, San Tin Interchange and Lok Ma Chau boundary crossing, which form part of the strategic road network.

3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises of Lots 155(Part) and 157 in DD105, San Tin, Yuen Long which demised as agricultural land. A plan showing the configuration of these lots is at Figure 2.
- 3.02 The subject lots are all held under Block Government Lease and demised as agricultural land with a lease term expiring on 30.6.2047. There are no user restrictions in the leases apart from the standard non-offensive trade clause.

4. PLANNING CONTEXT

Statutory Plan

- 4.01 According to the San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8 gazetted on 15.12.2006, the Application Site falls within an area zoned "Residential (Group D)" ("R(D)"). An extract of the plan is at Figure 4.
- 4.02 The planning intention of the "R(D)" zone is to improve and upgrade the existing temporary structures within the rural area to permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. Under the provisions of the San Tin OZP, the Proposed Development is not a use permitted under Columns 1 or 2 of the "R(D)" zone. However, section (11)(b) of the Notes attached to the plan stipulates that applications for temporary uses not exceeding a period of 3 years, except for temporary open storage and port back-up uses in areas zoned "Conservation Area" or "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area", may be permitted upon application to the Board.

TPB Guidelines for "Application for Open Storage and Port Back-up Uses" (TPB – PG No. 13F)

- 4.03 According to the TPB PG-No. 13F (Rev. March 2020), the Application Site falls within a "Category 2" area, which is defined as *"those without clear planning intention or fixed*

development programme, to be affected by major upcoming infrastructural projects, within or close to open storage or port back-up sites which are regarded as "existing uses" under the Town Planning Ordinance, and areas not subject to high flooding risk. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

Previous Applications

- 4.04 The Application Site is the subject of 12 previous planning applications. The last application (No. A/YL-ST/535) was approved by the Board on 18.1.2019 for temporary parking of lorry cranes for sale with ancillary maintenance workshop for a period of 3 years until 18.1.2022. All the approval conditions of this planning permission had been complied with, including submission and implementation of fire service installations. The current application is to seek planning permission for continue using the Application Site for the same use for a further period of 3 years.

Similar Applications

- 4.05 A number of similar applications have been approved within the same "R(D)" zone for open storage and port back-up uses. Details are summarized as follows:

Application No.	Applied Use	Approval Date
A/YL-ST/594	Temporary Logistics Centre with Ancillary Container Vehicle Park and Car Repair Workshop, Warehouse for Cold Storage and Car Beauty Service for a Period of 3 Years	12.11.2021
A/YL-ST/589	Temporary Shop and Services (Sale of Vehicle Parts and Accessories) with Ancillary Facilities for a Period of 3 Years	28.5.2021
A/YL-ST/577	Temporary Vehicle Repair Workshop with Office for a Period of 3 Years	18.9.2020
A/YL-ST/572	Proposed Temporary Warehouse for Storage of Used Private Vehicles for Sale and a Covered Works Area for a Period of 3 Years	29.5.2020
A/YL-ST/551	Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	19.7.2019
A/YL-ST/548	Proposed Temporary Shop and Services (Retail of Construction Material) for a Period of 3 Years	5.7.2019
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
A/YL-ST/525	Temporary Cargo Handling and Forwarding Facilities and Open Storage of Containers with Vehicle Repair Workshop for a Period of 3 Years	19.10.2018

5. DEVELOPMENT PROPOSAL

Proposed Use

- 5.01 The Applicant seeks the Board's approval for continue using the Application Site for the same use as the last approved application (No. A/YL-ST/535) as it will be expired on 18.1.2022. The operation hours will be the same as the last approved application, i.e. 7:00 a.m. to 7:00 p.m. from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

Site Layout and Design

- 5.02 The Application Site accommodates an area for parking of approximately 5 to 6 lorry cranes and an ancillary maintenance workshop at the western portion. The workshop is supported by 1-storey converted containers and also used for storage purpose. A canopy is erected at the eastern portion as a rain shelter. An ancillary site office is also provided on the Application Site (see Figure 5). A comparison of the current and the last application (No. A/YL-ST/535) is as follows:

Table 5.1: Differences between the Current and Last Application (No. A/YL-ST/535)

	Previous Application (No. A/YL-ST/535)	Current Application	Difference
Applied Uses	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of Three Years	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of Three Years	-
Application Area	1,333 sq.m. (including 66 sq. m. Government land)	1,321 sq.m. (including 63.8 sq. m. Government land)	-12sq.m./-1% (-2.2sq.m./-3%)
Total Floor Area	750 sq.m.	796 sq.m.	+46sq.m./+6%
No. of Structures	3	3	-
Height of Structures	4.8-5m (1-2 storeys)	4.8-5m (1-2 storeys)	-
Operation Hours	7:00am to 7pm Monday to Saturday No operation on Sundays and Public Holidays	7:00am to 7pm Monday to Saturday No operation on Sundays and Public Holidays	-

- 5.03 The layout reflects the current conditions on the Application Site. As compared with the previous application (No. A/YL-ST/535), the use under the current application has no change while the floor area of the ancillary maintenance workshop increased to



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-ST/613

Our Ref.: 21/747/L03

February 24, 2022

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

By Email

Dear Sir/Madam,

**Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop
for a Period of Three Years in "Residential (Group D)" zone
at Lots 155(Part) and 157 and Adjoining Government Land
in DD 105, San Tin, Yuen Long, New Territories
(Application No. A/YL-ST/613)**

With reference to the comments suggested by Transport Department dated 21.2.2022, we submit herewith our response to comments for your further consideration.

Transport Department's Comment

1. The applicant should demonstrate sufficient space for manoeuvring of the types of vehicle allowed within at the ingress and egress point and ensure vehicles would not encroach the opposite lane when turning to Castle Peak Road - San Tin from the subject site via the vehicular access, and vice versa.

2. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

Our Response

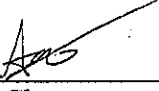
1. The application site has been used and approved for the proposed use by Town Planning Board for years since 2006. As compared with the previous application (No. A/YL-ST/535), the ingress and egress point and use under the current application has no significant changes in terms of nature and operation. The floor area of the ancillary maintenance workshop increased and extended to the southern boundary to meet the operational need, which will not affect the space for maneuvering of the types of vehicles. There is still sufficient space within the application site for maneuvering of vehicles (see Appendix 1).

The ingress and egress point have sufficient space for lorry crane (vehicle length not over 7m) to turn to Castle Peak Road – San Tin from the subject site via the vehicular access, and vice versa. No vehicle would encroach the opposite lane. This practice has started since 2006 and Transport Department has no objection to the previous applications (see Appendix 2). The operation of this planning application will follow the previous practice.

2. Noted. No vehicle will be allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

Should you have any queries or require further information, please feel free to contact the undersigned at .

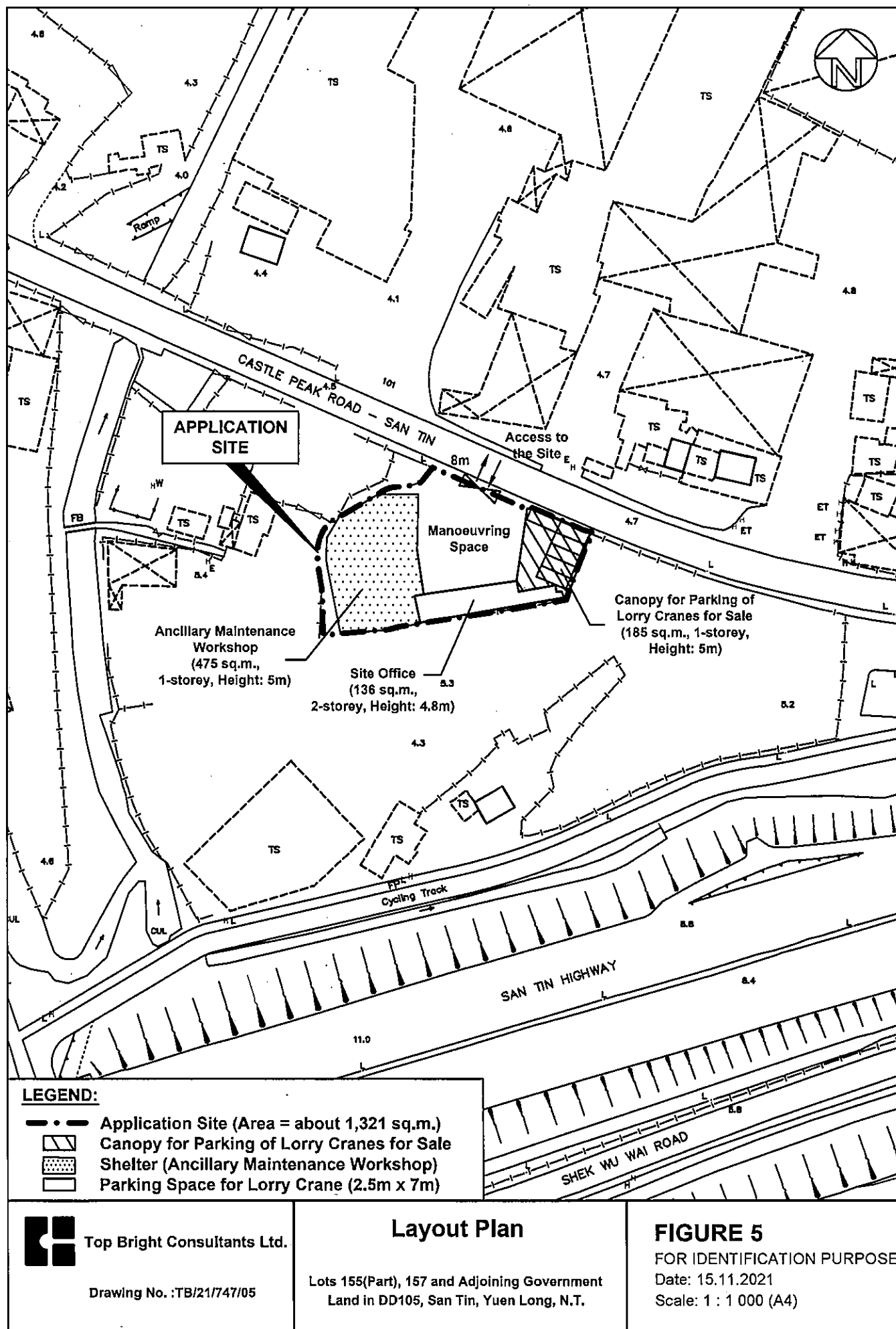
Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Adam Chow

Encl.

c.c. Ko Tat Engineering Co. Ltd. (the Applicant)



Land Administration

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

- (a) 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.
- (b) The GL of the Site is covered by a Short Term Tenancy (STT) No. 2650 for the purpose of "Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop".
- (c) The private land of Lot Nos. 155 and 157 in D.D. 105 are covered by Short Term Waiver (STW) Nos. 3670 and 3671 respectively to permit structures for the purpose of "Ancillary Structures to Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop".
- (d) The Site is accessible from Castle Peak Road – San Tin through GL. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (e) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (f) Should planning approval be given to the subject planning application, the STT/STW holders will need to apply to his office for modification of STT/STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD.

Traffic

10.1.2 Comments of the Commissioner for Transport (C for T):

He has no comment on the application. Should the application be approved, the following conditions should be incorporated:

- (a) Only lorry crane (vehicle length not over 7m) is allowed to access the Site.

- (b) No vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period.

10.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) The proposed access arrangement of the Site from Castle Peak Road – San Tin should be commented by C for T.
- (b) HyD does not and will not maintain any access connecting the Site and Castle Peak Road – San Tin. The applicant should be responsible for his own access arrangement. Presumably, the relevant departments will provide their comments, if any.
- (c) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

10.1.4 Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD):

The Site neither falls within any administrative route protection boundary, gazette railway schemes boundary, nor railway protection boundary of heavy rail systems. As such, he has no comments on the application from railway development viewpoint.

Environment

10.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) In accordance with the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites", he does not support the application as the applied use will generate traffic of heavy vehicles and the Site is within 100m from the nearest sensitive use (i.e. residential dwellings at about 18m north of the Site) and environmental nuisance is expected (Plan A-2).
- (b) There was no environmental complaint related to the Site in the past 3 years.

Nature Conservation

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

As the Site is paved and disturbed, he has no comment on the application from nature conservation point of view.

Previous Applications covering the Application Site

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1.	A/YL-ST/84	Proposed Temporary Container Tractor/Trailer Park for a Period of 12 Months	28.5.1999 Approved by RNTPC (12 months)	2, 3, 16
2.	A/YL-ST/96	Proposed Temporary Container Tractor/Trailer Park with Ancillary Repair Area for a Period of 12 Months	10.9.1999 Approved by RNTPC (12 months)	2, 3, 6, 16
3.	A/YL-ST/191	Temporary Parking of Container Tractors/Trailers with Ancillary Repair Area and Canteen for a Period of 3 Years	15.3.2002 Approved by RNTPC (3 years)	2, 3, 4, 5, 11, 12, 15, 16
4.	A/YL-ST/281	Temporary Maintenance Depot for Cranes for a Period of 3 Years	7.10.2005 Approved by TPB on review (12 months)	1, 2, 3, 6, 8, 15, 16
5.	A/YL-ST/319	Renewal of Planning Approval for Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years	29.9.2006 Approved by RNTPC (3 years)	1, 2, 3, 6, 10, 15, 16
6.	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)	1, 2, 3, 6, 7, 15, 16
7.	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)	1, 2, 3, 5, 6, 7, 9, 10, 15, 16
8.	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)	1, 2, 3, 5, 6, 7, 9, 10, 13, 15
9.	A/YL-ST/535	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years	18.1.2019 Approved by RNTPC (3 years)	1, 2, 3, 5, 6, 7, 13, 14, 15

Approval Condition(s):

- (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 provision of drainage facilities/ the existing drainage facilities on the site should be maintained/ the submission of a condition record of the existing drainage facilities.
- (3) The submission and implementation of landscaping and/or tree preservation proposals/ the landscape planting or existing trees on the site should be maintained/ the implementation of accepted tree preservation proposal.
- (4) The submission and provision of environmental mitigation measures and/or sewage treatment facilities proposals.
- (5) The provision of boundary fencing and/or the paving and/or boundary fencing on the site should be maintained.
- (6) No operation for certain time limit specified in the approved conditions of respective applications.
- (7) No operation on Sundays and public holidays.
- (8) No cutting, dismantling, repairing, paint spraying and workshop activity.
- (9) The submission and provision of a buffer area proposal.
- (10) The submission and provision of a proper run-in/ a vehicular access/ingress/egress and run-in/car parking arrangement should be maintained
- (11) Only one access is allowed to serve the development.
- (12) Setting back of the site to exclude the government land.
- (13) No vehicle is allowed to queue back to or reverse onto/from/ no reversing in or out from the site is allowed.
- (14) Only lorry crane (vehicle length not over 7m) is allowed to access the site.
- (15) Revocation clause.
- (16) Reinstatement clause.

Rejected Applications

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1.	A/YL-ST/165	Temporary Container Tractor/Trailer Park with Ancillary Repair Area for a Period of 3 Years	30.3.2001 Rejected by RNTPC	1, 2
2.	A/YL-ST/193	Temporary Car Repair/ Spray Workshop, Open Storage of Metalwares and Vehicle Parts and Parking of Crane Lorries for a Period of 3 Years	12.4.2002 Rejected by RNTPC	1

Approval Condition(s):

- (1) There is insufficient information in the submission to demonstrate that the development would not have adverse environmental, drainage and sewage impacts on the surrounding areas particularly or including the nearby residential use and the Deep Bay.
- (2) The approval of the application would set an undesirable precedent for other similar applications within the "Residential (Group D)" zone. The cumulative effect of approving such similar applications would result in a general degradation of the ecology and environment in the area.

**Similar s.16 Applications for Temporary Open Storage and
Vehicle Repair Workshop within the “Residential (Group D)” Zone
on the San Tin Outline Zoning Plan No. S/YL-ST/8**

Approved Application

No.	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Approval Conditions
1.	A/YL-ST/510	Renewal of Planning Approval for Temporary Vehicle Repair Workshop with Office for a Period	27.10.2017 Approved by RNTPC (3 years)	1, 2, 3, 6, 7, 8, 14, 15
2.	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) [revoked on 8.9.2019]	1, 2, 3, 4, 6, 7, 9, 12
3.	A/YL-ST/512	Renewal of Planning Approval for Temporary Logistic Centre with Ancillary Container Vehicle Park, Vehicle Repair Workshop and Car Beauty Service for a Period of 3 Years	8.12.2017 Approved by RNTPC (3 years) [revoked on 13.3.2020]	1, 2, 3, 5, 6, 7, 8, 13, 14, 15
4.	A/YL-ST/525	Temporary Cargo Handling and Forwarding Facilities with Ancillary Tyre Repair Workshop for a Period of 3 Years	19.10.2018 Approved by RNTPC (3 years) [revoked on 19.3.2021]	1, 2, 3, 6, 7, 8, 10, 14
5.	A/YL-ST/526	Temporary Public Vehicle Park (Including Container Vehicle and Heavy Goods Vehicle) for a Period of 3 Years	20.7.2018 Approved by RNTPC (3 years)	2, 3, 5, 7, 8, 10, 12, 14, 15
6.	A/YL-ST/527	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	3.8.2018 Approved by RNTPC (3 years) [revoked on 3.1.2021]	1, 2, 3, 6, 7, 9, 14, 15
7.	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)	1, 2, 3, 6, 7, 8, 9, 10, 12, 14, 15
8.	A/YL-ST/546	Temporary Open Storage of Recyclable Metal with Ancillary Office for a Period of 3 Years	21.6.2019 Approved by RNTPC (3 years)	1, 2, 6, 7, 8, 10, 12, 14
9.	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)	1, 2, 6, 7, 8, 10, 11, 12, 14

10.	A/YL-ST/577	Renewal of Planning Approval for Temporary Vehicle Repair Workshop with Office for a Period of 3 Years	18.9.2020 Approved by RNTPC (3 years)	1, 2, 6, 7, 8, 10, 14
11.	A/YL-ST/594	Temporary Logistics Centre with Ancillary Container Vehicle Park and Car Repair Workshop, Warehouse for Cold Storage and Car Beauty Service for a Period of 3 Years	12.11.2021 Approved by RNTPC (3 years)	1, 2, 6, 7, 8, 10, 14, 15
12.	A/YL-ST/607	Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities for a Period of 3 Years	28.1.2022 Approved by RNTPC (3 years)	1, 2, 7, 8, 10, 14, 45

Approval Condition(s):

- (1) The submission and implementation of fire service installations proposal/ the provision of fire extinguisher(s)/ the maintenance of existing fire service installations implemented on the site in efficient working order.
- (2) The submission and implementation of drainage proposal/ the submission of as-built drainage plan and/or photographic records of the existing drainage facilities/ the existing drainage facilities on the site shall be maintained.
- (3) The submission and implementation of tree preservation/landscape proposal/ the existing trees/ all landscape planting within the site shall be maintained.
- (4) The submission and provision of run-in.
- (5) The submission and provision of buffer area/ the buffer area shall be maintained.
- (6) The provision of fencing/ the paving and boundary fencing on the site shall be maintained.
- (7) No operation for certain time limit specified in the approved conditions of respective applications.
- (8) No operation on Sundays and public holidays.
- (9) No heavy goods vehicles as defined in/ vehicles without valid licences issued under the Road Traffic Ordinance or container trailers/tractors are allowed to be parked/stored on the site.
- (10) No vehicle is allowed to queue back to the public road or reverse/onto from the site.
- (11) Loading/unloading activity is only allowed within the site
- (12) No car washing/workshop activity/dismantling/repairing/metal cutting/drilling/hammering/paint spraying and oil/lubricant changing are allowed on the site.
- (13) The stacking height limitation.
- (14) Revocation clause.
- (15) Reinstatement clause.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that [pending]
 - (i) the Site comprises Old Scheduled Agricultural Lots (OSALs) and Government Land (GL). The OSALs are 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 GL (about 63.8m²) of the Site is covered by a Short Term Tenancy (STT) No. 2650 for the purpose of “Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop”.
 - (iii) The private land of Lot Nos. 155 and 157 in D.D. 105 are covered by Short Term Waiver (STW) Nos. 3670 and 3671 respectively to permit structures for the purpose of “Ancillary Structures to Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop”.
 - (iv) Should planning approval be given to the subject planning application, the STT/STW holders will need to apply to his office for modification of STT/STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that
 - (i) only lorry crane (vehicle length not over 7m) is allowed to access the Site.
 - (ii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the proposed access arrangement of the Site from Castle Peak Road – San Tin should be commented by the Transport Department. HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – San Tin. Adequate drainage measures should be provided at the Site to prevent surface water flowing from the Site to the nearby public roads or exclusive road drains;
- (d) to note the comment of the Commissioner of Police (C of P) that be advised all proposed temporary traffic arrangements should be comply with the latest version of “Code of Practice for the Lighting, Signing, and Guarding of Road Works” issued by HyD. Detail comments will be offered for individual temporary traffic management

scheme/temporary traffic arrangement by Road Management Office, Enforcement & Control Division, Traffic New Territories North;

- (e) note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the environmental mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise potential environmental impacts on the surroundings areas;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, and felling under lease. The applicant is reminded to seek comment and approval for any proposed tree works from the maintenance parties and relevant departments prior to commencement of the works;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that
 - (i) The applicant implemented the drainage facilities on site under the previous approved planning application No. A/YL-ST/535. The current application is with the same use and the site area is only slightly smaller than the previous application. In this aspect, the applicant shall provide DSD a set of 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. DSD will inspect the completed drainage works jointly with the applicant with reference to a comprehensive set of photographs.
 - (ii) The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas.
 - (iii) 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.
 - (iv) 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.
 - (v) The applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future.
 - (vi) 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 at all times;
- (h) to note the comments of the Director of Fire Services (D of FS) that the applicant shall submit relevant layout plans incorporated with the proposed fire services installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed

structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
 - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Building Ordinance (BO) and should not be designated for any proposed use under the captioned application.
 - (ii) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
 - (iii) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
 - (iv) 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.
 - (v) The Site abuts on a specified street (Castle Peak Road – San Tin) of not less than 4.5m wide. Its permitted development intensity shall be determined under First Schedule of the B(P)R at the building plan submission stage.
 - (vi) Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R.
 - (vii) Detailed checking under the BO will be carried out at building plan submission stage.

Recommended Advisory Clauses

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