

2022年 1月 19日

Appendix I of RNTPC  
Paper No. A/YL-ST/614

此文件在 收到・城市規劃委員會  
只會在 提供的資料及文件後才正式確認收到  
申請日期

19 JAN 2022

This document received on  
The Planning Board will formally acknowledge  
the date of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of  
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的  
臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: [https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4C-S/1614
	Date Received 收到日期	19 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 checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Chong Tsz Long 莊子龍	
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 )	
Goldrich Planners & Surveyors Limited 金潤規劃測量師行有限公司	
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 56 R.P., 165 R.P., 166 R.P. and 167 S.B R.P. in D. D. 105 and Adjoining Government Land, San Tin, Yuen Long, N.T.
(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 2555.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 656.93 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)	181.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved San Tin Outline Zoning Plan no. S/YL-ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" ("R(D)")
(f) Current use(s) 現時用途	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
31/12/2021 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 31/12/2021 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

---



---



---



---

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input 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	2048.47 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	507.33 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	13 .....
Proposed domestic floor area 擬議住用樓面面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	656.93 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	656.93 .....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) Please refer to Appendix 1 ..... ..... .....	
<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	3
Others (Please Specify) 其他 (請列明)	Container Vehicle Parking Spaces: 3
<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	.....
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 7:00 a.m. to 11:00 p.m. (Mondays to Saturdays) 11:00 a.m. to 6:00 p.m. (Sundays 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)) Shek Wu Wai Road	
	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 checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

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

<b>(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： ..... ..... ..... Reason(s) for non-compliance: 仍未履行的原因： ..... ..... ..... (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

## 7. Justifications 理由

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

Please refer to Appendix 1

**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

LAU TAK FRANCIS

Planning Manager

Name in Block Letters  
姓名（請以正楷填寫）

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

MRTPI, FRICS, RPS(GP)



on behalf of  
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

4.1.2022

(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**

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

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

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

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

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

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

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 56 R.P., 165 R.P., 166 R.P. and 167 S.B R.P. in D. D. 105 and Adjoining Government Land, San Tin, Yuen Long, N.T.
Site area 地盤面積	2555.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 181.1 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved San Tin Outline Zoning Plan no. S/YL-ST/8
Zoning 地帶	"Residential (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 3 <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	Proposed Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office

(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	656.93 <input checked="" 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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	13	
(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	7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	19.9 % <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>Container Vehicle Parking Spaces</u>		3  3
(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 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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

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 checked="" type="checkbox"/>
Location Plan (Plan 1), Lot Index Plan (Plan 2), Site Plan (Plan 3), Drainage Proposal (Plan 4.1) and Drainage Miscellaneous Details (Plan 4.2)		
<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。

---

**JUSTIFICATION****Lots 56 R.P., 165 R.P., 166 R.P. and 167 S.B R.P. in D. D. 105 and Adjoining Government Land, San Tin, Yuen Long, New Territories****1 Applied Use**

- 1.1 The applied use is 'Proposed 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.

**2 Application Background**

- 2.1 The application was the subject of 8 previous approved planning applications (from 1999 to 2021). The last planning approval A/YL-ST/527 was approved on 3.8.2018.
- 2.2 The applicant has complied with the submission and implementation of drainage proposal and the submission of fire service installations proposal of the previous planning approval.
- 2.3 He had obtained an independent electricity meter for fire service. But he could not obtain the independent water meter in time. The planning application was revoked on 4.2.2018.
- 2.4 The applicant would like to apply for a fresh application to continue the operation. He will try to obtain the independent water meter for fire service within the time limit.

**3 Location**

- 3.1 The application site (the site) is on Lots 56 R.P., 165 R.P., 166 R.P. and 167 S.B R.P. in D. D. 105 and Adjoining Government Land, San Tin, Yuen Long, New Territories.

**4 Site Area**

- 4.1 The site area is about 2,555.8m<sup>2</sup> including 181.1m<sup>2</sup> Government Land (same as the previous application).

**5 Planning Context****5.1 Zoning**

- 5.1.1 The site falls within "Residential (Group D)" ("R(D)") zone under the Approved San Tin Outline Zoning Plan No. S/YL-ST/8 ("the OZP").

## 5.2 Planning intention

5.2.1 The planning intention of the zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings.

5.2.2 The proposed temporary use is not exceeding a period of three years and requires permission from the Town Planning Board. It may be permitted with or without conditions on application to the Town Planning Board.

## 6 Proposed Development

### 6.1 Development parameters (same as the previous application)

6.1.1 There are 13 proposed structures on site. The detail dimensions are shown as follows:

No.	Proposed Use	Covered Area	Floor Area	No. of storey	Height
1	Open Shed – Tyre Repairing Workshop (2 container converted storerooms under the structure)	167.50 m <sup>2</sup>	167.50 m <sup>2</sup>	1	7m
2	Container Converted Office	14.64 m <sup>2</sup>	14.64 m <sup>2</sup>	1	2.6m
3	Container Converted Storeroom	14.64 m <sup>2</sup>	14.64 m <sup>2</sup>	1	2.6m
4	Ancillary Canteen	100.80 m <sup>2</sup>	201.60 m <sup>2</sup>	2	6m
5	Kitchen	51.24 m <sup>2</sup>	51.24 m <sup>2</sup>	1	6m
6	Toilet	4.00 m <sup>2</sup>	4.00 m <sup>2</sup>	1	2.6m
7	Corridor	67.20 m <sup>2</sup>	67.20 m <sup>2</sup>	1	2.6m
8	FS Pump Room	2.70 m <sup>2</sup>	2.70 m <sup>2</sup>	1	2.6m
9	FS Water Tank	1.21 m <sup>2</sup>	1.21 m <sup>2</sup>	1	2.6m
10	Open Shed – Storeroom	14.64 m <sup>2</sup>	14.64 m <sup>2</sup>	1	3m
11	Container Converted Office	46.86 m <sup>2</sup>	81.02 m <sup>2</sup>	2	6m
12	Container Converted Storeroom	14.64 m <sup>2</sup>	29.28 m <sup>2</sup>	2	6m
13	Toilet	7.26 m <sup>2</sup>	7.26 m <sup>2</sup>	1	3m
Total:		507.33 m <sup>2</sup>	656.93 m <sup>2</sup>		

6.1.2 For the location of the structures, please refer to the Site Plan (Plan 3) for details.

**6.2 Operation hours (same as the previous application)**

6.2.1 The operation hours will be from 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays and 11:00 a.m. to 6:00 p.m. on Sundays and public holidays.

**6.3 Mode of operation (same as the previous application)**

6.3.1 The site is accessible from Castle Peak Road – San Tin. It is also accessible via Shek Wu Wai Road connecting to San Tin Highway. A total of 3 parking spaces for container vehicle (16m (L) x 3.5m (W)) and 3 parking spaces for heavy goods vehicle (11m (L) x 3.5m (W)) are provided.

6.3.2 It also provides tyre repairing and basic maintenance services for the vehicles, especially for those crossing border and for long distance travelling.

6.3.3 The ancillary canteen mainly serves the workers in the vehicle park and tyre repairing area.

**7 Previous applications**

7.1 There are 8 previous applications on the site.

Application No.	Applied Use	Decision Date
A/YL-ST/97	Temporary Container Tractor/Trailer Park with Ancillary Repair Area for a Period of 12 Months	Approved with conditions on a temporary basis on 10.9.1999
A/YL-ST/119	Temporary Parking of Container Vehicles, Open Storage of Construction Materials and Ancillary Container Vehicle Workshop for a Period of 3 Years	Approved with conditions on a temporary basis on 14.4.2000
A/YL-ST/189	Temporary Container Tractor and Trailer Park with a Canteen and a Tyre Repair Workshop for a Period of 3 Years	Approved with conditions on a temporary basis on 1.3.2002
A/YL-ST/309	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	Approved with conditions on a temporary basis on 28.4.2006
A/YL-ST/375	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	Approved with conditions on a temporary basis on 18.9.2009
A/YL-ST/418	Renewal of Planning Approval for Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office under Application No. A/YL-ST/375 for a Period of 3 Years	Approved with conditions on a temporary basis on 7.9.2012

Application No.	Applied Use	Decision Date
A/YL-ST/475	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	Approved with conditions on a temporary basis on 4.9.2015
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	Approved with conditions on a temporary basis on 3.8.2018

7.2 The applicant has shown effort in the previous application no. A/YL-ST/527 to comply with approval conditions (f), (g) and (h) regarding the submission and implementation of drainage proposal and the submission of fire service installations.

7.3 A FS251 certificate for the fire service installations was submitted to the Town Planning Board on 30.12.2020 which shows the effort of the applicant (attached). The applicant will apply for the independent water meter to satisfy the requirement of the relevant departments.

## 8 No adverse impact

### 8.1 Landscape

8.1.1 There are existing trees along the site boundary and provide effective landscape screening. No adverse landscape impact is anticipated.

### 8.2 Drainage

8.2.1 There is existing drainage facilities on the site. The submission and implementation of drainage proposal was approved in the previous application. Please see the drainage proposal (Plan 4) for details.

### 8.3 Traffic

8.3.1 The site is accessible from San Tin Highway via Shek Wu Wai Road.

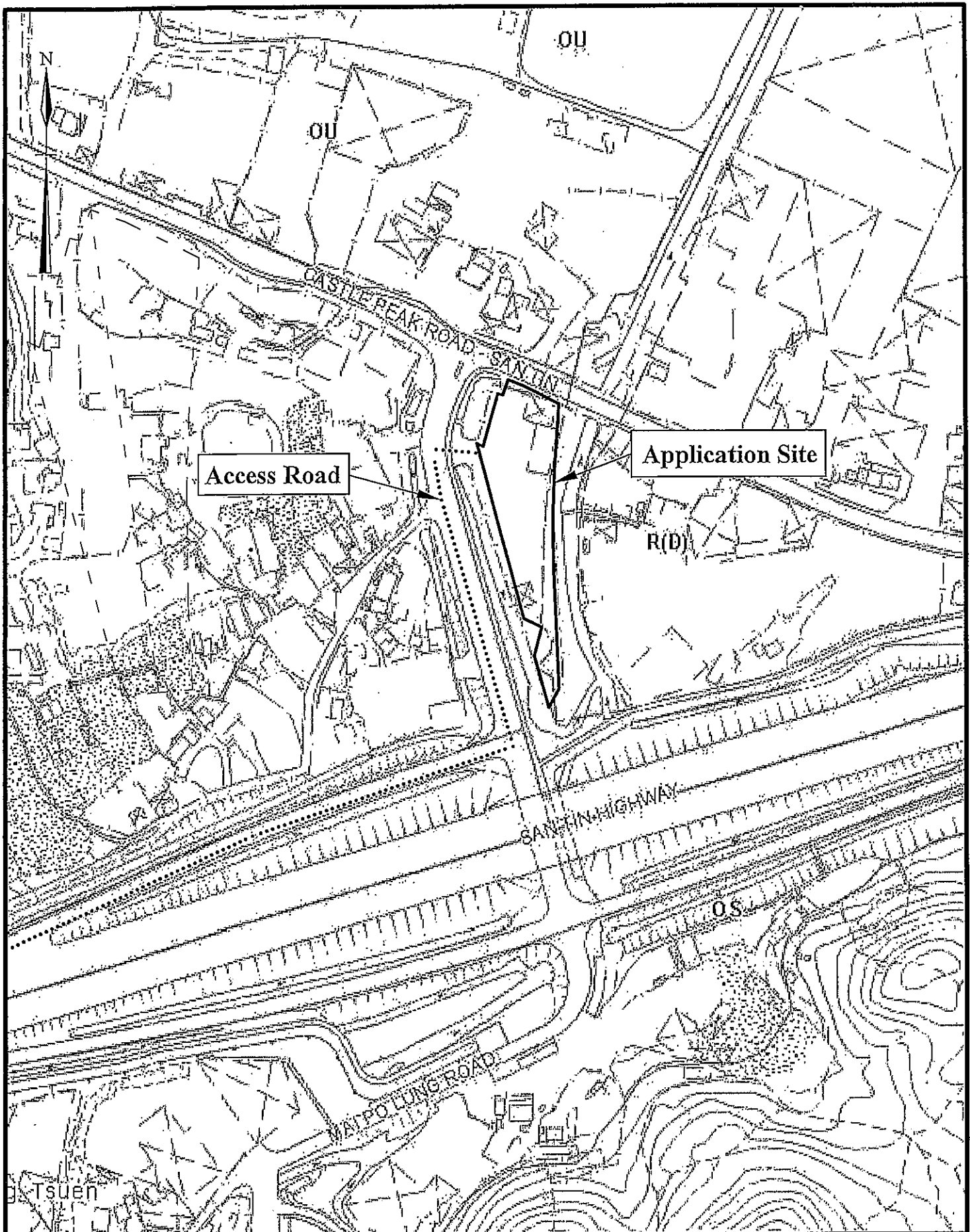
8.3.2 Sufficient space for manoeuvring of container vehicles and goods vehicles within the site is provided. Thus, no parking, queuing and reverse movement of vehicles outside the site is required.

## 9 Planning Gain

9.1 The proposed car park will provide parking spaces and tyre repairing services for the goods vehicles and container vehicles across the border.

9.2 The proposed use will provide job opportunities for the vicinity.

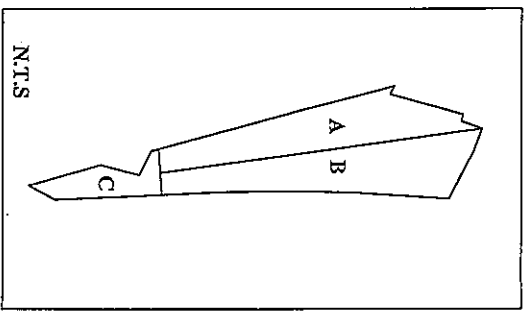
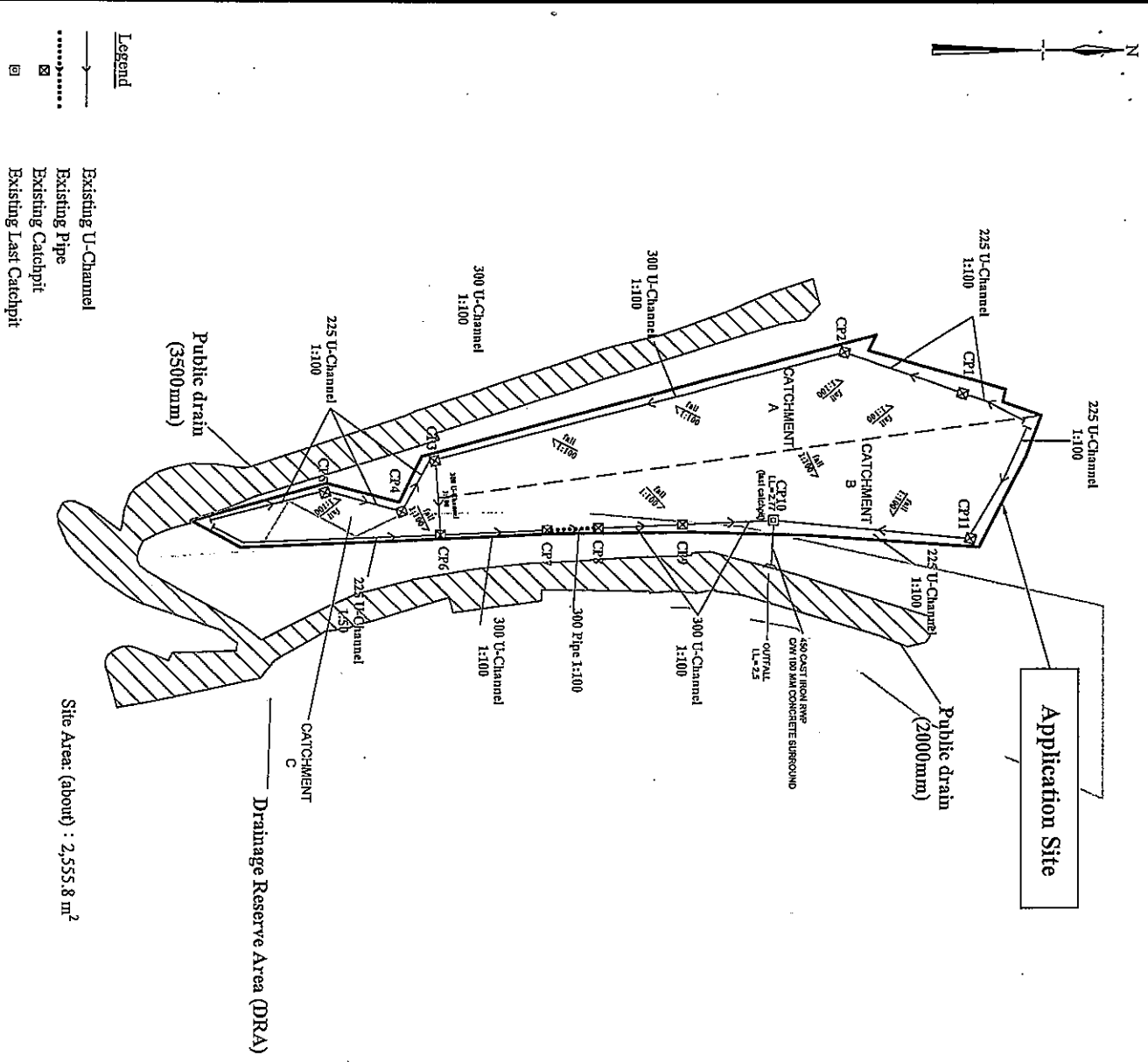
-End-



Extracted from Approved San Tin Outline Zoning Plan no. S/YL-ST/8

Not to Scale	Location Plan	Goldrich Planners & Surveyors Ltd.
December 2021	Lots 56RP, 165RP, 166RP and 167S.B RP in D. D. 105 and Adjoining Government Land , San Tin, Yuen Long, N.T.	Plan 1 ( P 18052 )





**Table 1 - Sizes of U-Channels Calculation**

Catchment	Area	Size of U-Channels
A	1080.5m <sup>2</sup>	225mm and 300mm
B	1176.1m <sup>2</sup>	225mm and 300mm
C	319.1m <sup>2</sup>	225mm

Note: According to the Technical Note to Prepare a Drainage Submission by DSD of November 2001 (p.6), 225mm is the acceptable size of U-channels within catchment area between 501m<sup>2</sup> and 1199m<sup>2</sup>.

**Table 2 - Ground Levels and Invert Levels of Drainage System**

Catchpit	G.L. (mPD)	I.L. (mPD)	Catchpit	G.L. (mPD)	I.L. (mPD)
CP1	4.60	4.275	CP7	4.60	3.086
CP2	4.65	4.09	CP8	4.60	3.019
CP3	4.65	3.351	CP9	4.60	2.9
CP4	4.50	3.506	CP10	4.60	2.77
CP5	4.60	3.618	CP11	4.60	3.07
CP6	4.60	3.243			

**Drainage Proposal**

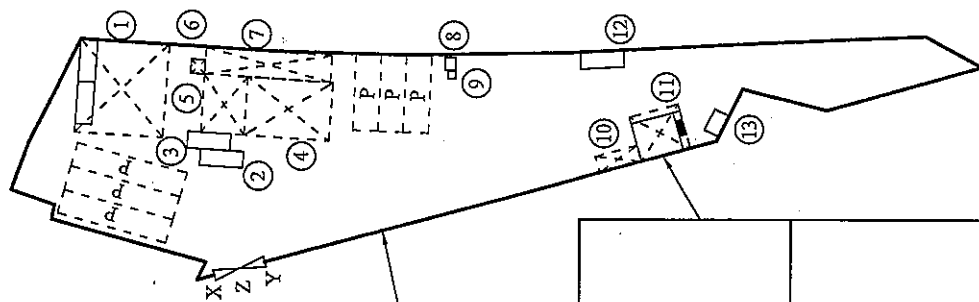
Lots 56RP, 165RP, 166RP and 167S.B RP in D. D. 105 and Adjoining Government Land, San Tin, Yuen Long, N.T.

**Goldrich Planners & Surveyors Ltd.**

**Plan 4.1**  
**(P 18052)**

**1:750 (A3)**

**December 2021**



Corridor

Office

Office

G/F (46.86 sq.m.)

## Ingress/Egress

X, Y through Z

Parking Space for Container Vehicle: 16m x 3.5m

Parking Space for Goods Vehicle: 11m x 3.5m

No.	Proposed Use	Covered Area	Floor Area	No. of Storey	Height
1	Open Shed - Tyre Repairing Workshop	167.50 m <sup>2</sup>	167.50 m <sup>2</sup>	1	7m
2	Container Converted Office	14.64 m <sup>2</sup>	14.64 m <sup>2</sup>	1	2.6m
3	Container Converted Storeroom	14.64 m <sup>2</sup>	14.64 m <sup>2</sup>	1	2.6m
4	Ancillary Canteen	100.80 m <sup>2</sup>	201.60 m <sup>2</sup>	2	6m
5	Kitchen	51.24 m <sup>2</sup>	51.24 m <sup>2</sup>	1	6m
6	Toilet	4.00 m <sup>2</sup>	4.00 m <sup>2</sup>	1	2.6m
7	Corridor	67.20 m <sup>2</sup>	67.20 m <sup>2</sup>	1	2.6m
8	FS Pump Room	2.70 m <sup>2</sup>	2.70 m <sup>2</sup>	1	2.6m
9	FS Water Tank	1.21 m <sup>2</sup>	1.21 m <sup>2</sup>	1	2.6m
10	Open Shed - Storeroom	14.64 m <sup>2</sup>	14.64 m <sup>2</sup>	1	3m
11	Container Converted Office	46.86 m <sup>2</sup>	81.02 m <sup>2</sup>	2	6m
12	Container Converted Storeroom	14.64 m <sup>2</sup>	29.28 m <sup>2</sup>	2	6m
13	Toilet	7.26 m <sup>2</sup>	7.26 m <sup>2</sup>	1	3m
Total		507.33 m <sup>2</sup>	656.93m <sup>2</sup>	NA	NA

## Site Plan

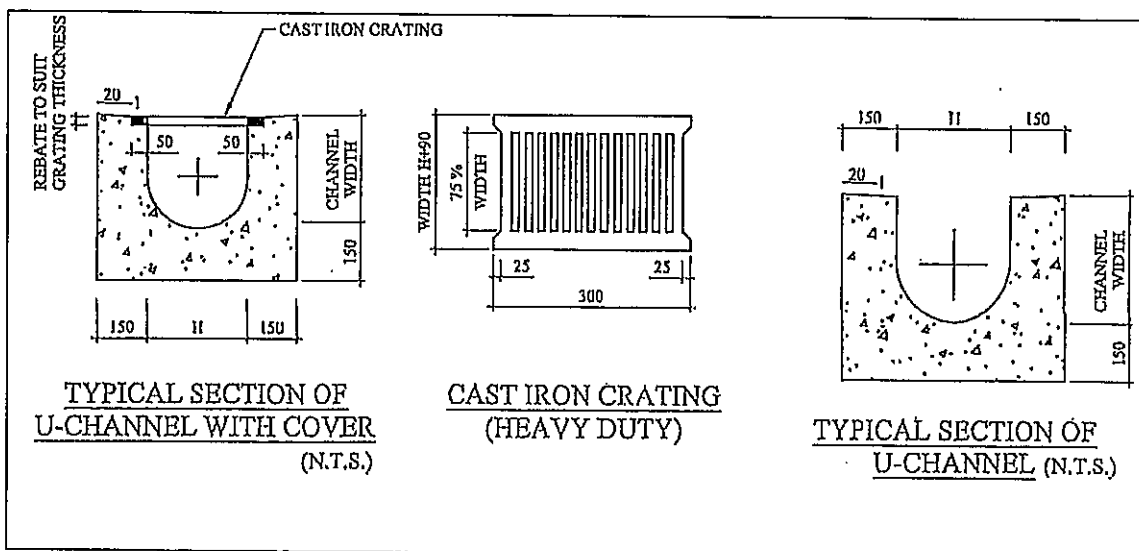
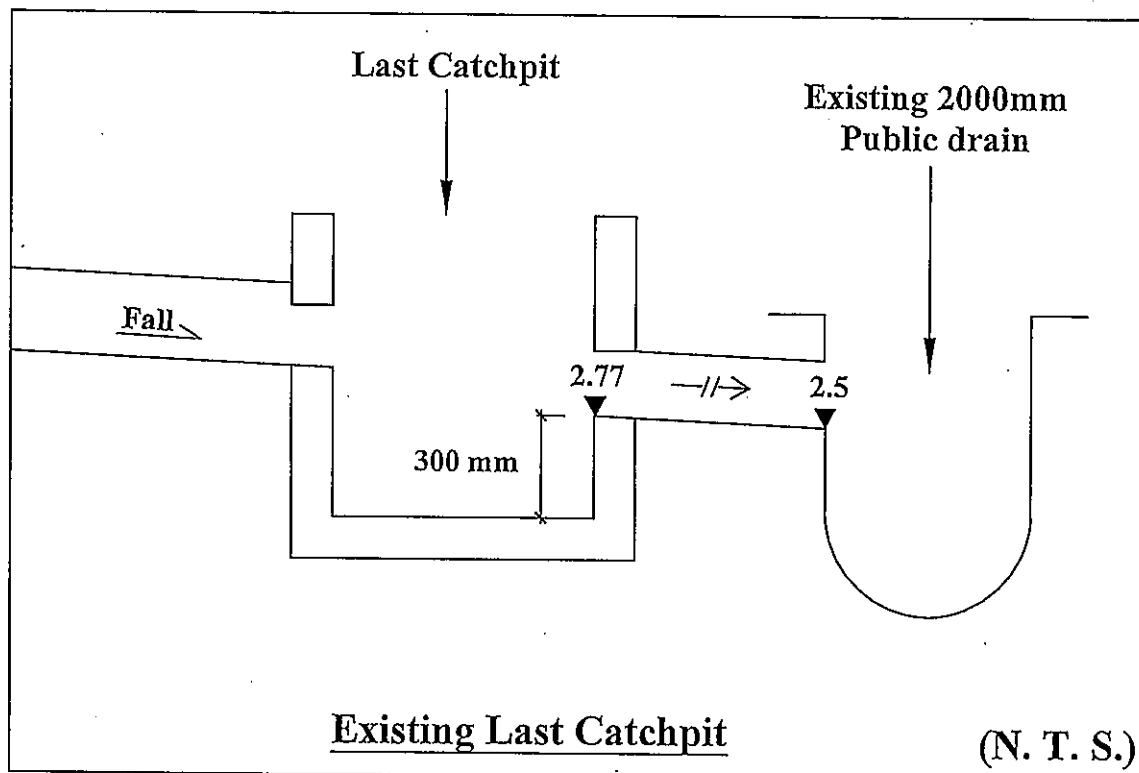
**Lots 56RP, 165RP, 166RP and 167S.B RP  
in D. D. 105 and Adjoining Government Land,  
San Tin, Yuen Long, N.T.**

1:750

December 2021

**Goldrich Planners &  
Surveyors Ltd.**

Plan 3  
(P 18052)



N.T.S

### Drainage Miscellaneous Details

Lots 56RP, 165RP, 166RP and 167S.B RP  
in D. D. 105 and Adjoining Government Land,  
San Tin, Yuen Long, N.T.

Goldrich Planners &  
Surveyors Ltd.

December 2021

Plan 4.2  
(P 18052)

# GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Your Ref.: A/YL-ST/527

Our Ref.: P18052/TL20492

30 December 2020

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

Dear Sir,

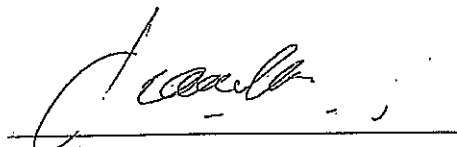
Compliance with Approval Condition (i)  
Provision of the Fire Service Installations

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 in  
Lots 56 RP, 165 RP, 166 RP, 167 S.B RP in D.D. 105 and  
Adjoining Government Land, San Tin, Yuen Long, New Territories  
(Application No. A/YL-ST/527)

We would like to submit the FS251 certificate for compliance with approval condition  
(i) regarding the provision of fire service installations.

Please note that there is a slightly amendment of the Fire Service Installations Proposal.  
The staircase near structure 11 has been relocated to near structure 10. Please refer to the  
revised Fire Service Installations Proposal (Plan 6a) for details. We also attach the original  
plan (Plan 6) for your reference.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.

  
Francis Lau

Encl.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:  
消防處編號

消防(裝置及設備)規例  
(Regulation 9(1))  
(第九條(1)款)

A 8288983

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT  
消防裝置及設備證書

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

167B-RP and adjoining

Government Land in D.D. 105

Street/Road/Estate Name:

街道/屋苑名稱

San Tin

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業

☐ Commercial 商業

☐ Domestic 住宅

☐ Composite 綜合

☒ Licensed premises 持牌處所

☐ Institutional 社團

Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(6) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(6)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	緊急照明燈 x19	地下	符合消防處規定	24-Dec-2020	23-Dec-2021
12	出路燈箱 x 8				
13	火警手動操控掣 x 3	地下	符合消防處規定	24-Dec-2020	23-Dec-2021
	火警警鐘 x3				
	消防閃燈 x 3	地下	符合消防處規定	24-Dec-2020	23-Dec-2021
16	消防救火喉輻 x 3				
	消防泵 x 2台 [主/副泵]				
	有效容量 2千公升水量	地下	符合消防處規定	24-Dec-2020	23-Dec-2021
	消防儲水缸				

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項，應張貼於大廈  
或處所當眼處以供消防處人員查核

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

Authorized  
Signature:

受權人簽署

Name

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone

聯絡電話

Date

日期



Yeung Wai Ying, Solo

RC1/118, RC2/195

Technic Engineers  
Company

3116-3143-7049-7749

30-Dec-2020

For FSD  
use only

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

A 8442646

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Lot 56RP, 165RP, 166RP and

Street No./Town Lot:

門牌號數/市地段

167B-RP and adjoining  
Government Land in D.D. 105

Street/Road/Estate Name:

街道/屋苑名稱

San Tin

Block:  
座

District:

分區

Yuen Long

Area:  
地區☐ HK  
香港☐ K  
九龍☒ NT  
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☒ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
Nil			Nil		

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	手提滅火筒	全場	供應及安裝: 10 x 5kg CO <sub>2</sub> 滅火筒	符合消防處規定	24-Dec-2020
35	其他	全場	4 x 消防沙桶連沙	符合消防處規定	24-Dec-2020

## Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核

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

Authorized  
Signature:  
授權人簽署Name:  
姓名  
FSD/RC No.:  
消防處註冊號碼Company Name:  
公司名稱Telephone:  
聯絡電話Date:  
日期

Lau Chung Ki

RC3 / 252

Lau Chung Ki

6136 7607 / 3116 3143

30-Dec-2020

For FSD  
use only:

Inspected

Key-in

Verified

### Executive Summary

1. The application site is on Lots 56 R.P., 165 R.P., 166 R.P. and 167 S.B R.P. in D. D. 105 and Adjoining Government Land, San Tin, Yuen Long, New Territories.
2. The site falls within "Residential (Group D)" ("R(D)") zone.
3. The applied use is 'Proposed 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.
4. The site area is about 2,555.8m<sup>2</sup> including 181.1m<sup>2</sup> Government Land.
5. A total of 13 structures (total floor area of about 656.93 m<sup>2</sup>) are proposed on the site for tyre repairing workshop, ancillary canteen and site offices.
6. Operation hours will be from 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays and 11:00a.m. to 6:00 p.m. on Sundays and public holidays.

### 行政摘要

1. 申請地點位於新界元朗新田丈量約份第 105 約地段第 56 號餘段、第 165 號餘段、第 166 號餘段及第 167 號 B 分段餘段及毗連政府土地。
2. 申請地點位於“住宅(丁類)地帶”。
3. 申請用途為「擬議臨時貨車及貨櫃車停車場和車胎維修場連附屬飯堂及寫字樓」用途，為期 3 年。
4. 申請面積為大約 2555.8 平方米，包括 181.1 平方米的政府土地。
5. 申請地點將提供 13 個構築物（總樓面面積大約為 656.93 平方米）作車胎維修工場、附屬飯堂及寫字樓。
6. 營業時間為星期一至六的上午 7 時至下午 11 時，星期日及公眾假期的上午 11 時至下午 6 時。

# GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-ST/614

Our Ref.: TL22081 / P18052

11 March 2022

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

By Post and E-mail:  
tpbpd@pland.gov.hk

Dear Sir,

## Submission of Further Information

### S.16 Application

**'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  
on Lot 56 R.P., 165 R.P., 166 R.P. and 167B R.P. in D. D. 105  
and Adjoining Government Land, San Tin, Yuen Long, New Territories**

We would like to submit a further information to respond to the comments from the Transport Department and a revised Justification (Appendix I) for the captioned application.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



---

Francis Lau

Encl.

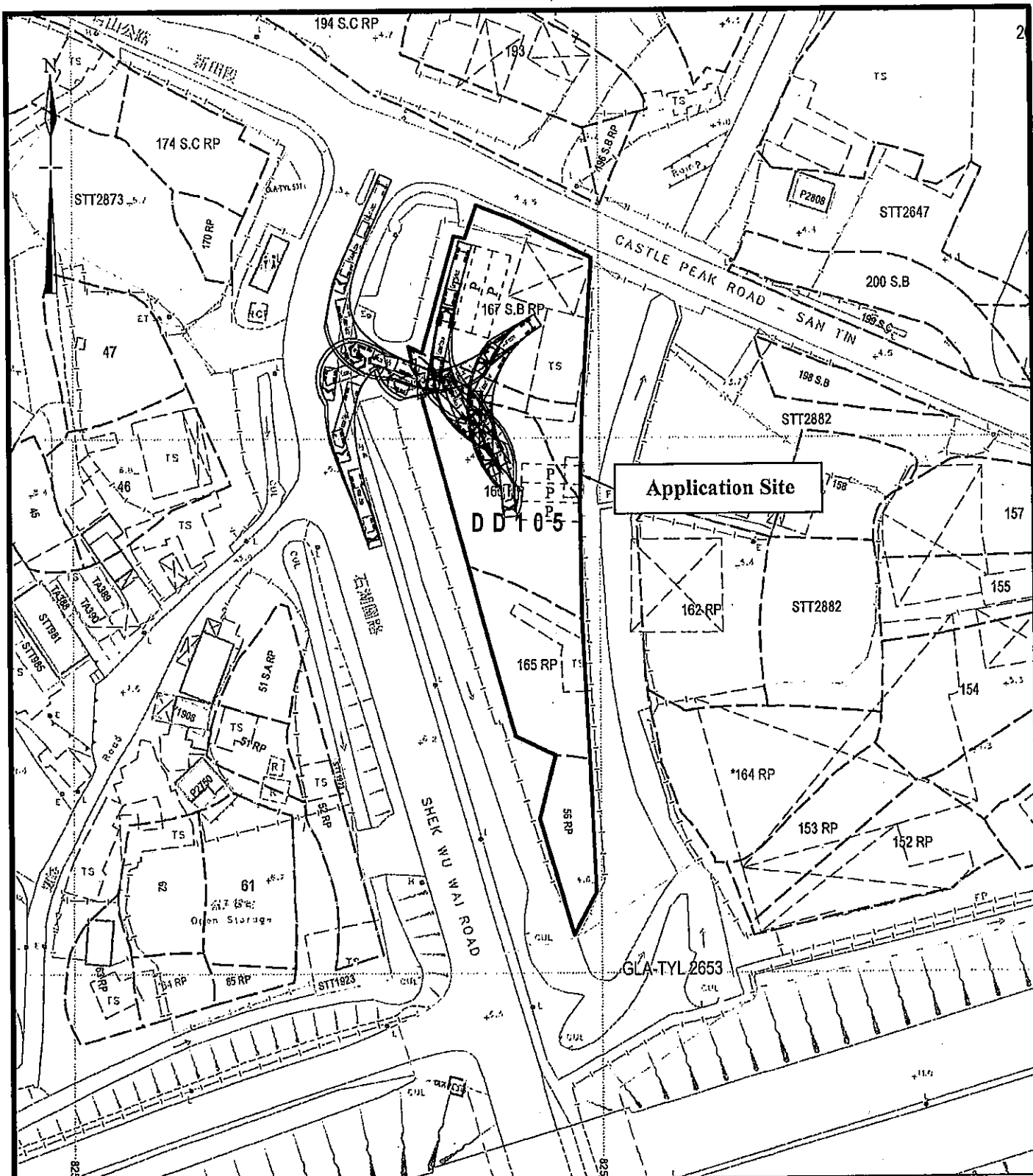
## Comments from Transport Department

(Contact Person: Mr. Wong; Tel: 2399 2727)

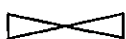
	Comments	Response
(a)	The subject site is connected to public road network via a section of a local access which is not managed by Transport Department. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities 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.	Noted.
(c)	The applicant should provide details of trip generation with breakdown to justify the provision of 6 parking within the subject site and demonstrate the traffic generated from the subject site would not have traffic impact on the public road network.	Please refer to Appendix II for the trip generation and attraction rates.  The trip rate is the same as the previous approved planning application no.: A/YL-ST/527. It is expected that the low trip rates would not have traffic impact on the public road network.
(d)	The applicant should specify the clear width of the ingress/egress point.	The width of the ingress/egress point is about 7.3m. Please refer to the updated Site Plan (Plan 3a) for details.
(e)	The applicant should demonstrate sufficient space for manoeuvring of the types of vehicle allowed at the ingress and egress point and within the subject site.	Please refer to the Swept Path Analysis (Plan 5) for details.
(f)	Please ensure vehicles would not encroach the opposite lane when turning to Shek Wu Wai Road from the subject site via the vehicular access, and vice versa.	Please refer to the Swept Path Analysis (Plan 5) for details.
(g)	No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.	Noted.

Estimated Trip Generation and Attraction Rates

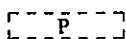
Time-slot	Mondays to Saturdays		Sundays and public holidays	
	Trip Generations	Trip Attractions	Trip Generations	Trip Attractions
07:00 - 08:00	3	0	N/A	N/A
08:00 - 09:00	3	0	N/A	N/A
09:00 - 10:00	0	0	N/A	N/A
10:00 - 11:00	0	0	N/A	N/A
11:00 - 12:00	0	0	3	0
12:00 - 13:00	0	4	3	0
13:00 - 14:00	2	0	0	0
14:00 - 15:00	2	0	0	0
15:00 - 16:00	0	0	0	0
16:00 - 17:00	0	0	0	3
17:00 - 18:00	0	0	0	3
18:00 - 19:00	0	4	N/A	N/A
19:00 - 20:00	2	0	N/A	N/A
20:00 - 21:00	2	0	N/A	N/A
21:00 - 22:00	0	3	N/A	N/A
22:00 - 23:00	0	3	N/A	N/A



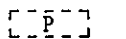
# Legend



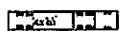
Ingress / egress (about 7.3m wide)



Parking Space for Container Vehicle: 16m x 3.5m



Parking Space for Goods Vehicle: 11m x 3.5m



Container Vehicle (15.1m (L) x 2.5m (W))

1:1000

March 2022

## Swept Paht Analysis

Lots 56RP, 165RP, 166RP and 167S.B RP  
in D. D. 105 and Adjoining Government Land ,  
San Tin, Yuen Long, N.T.

Goldrich Planners &  
Surveyors Ltd.

Plan 5  
( P 18052 )

## JUSTIFICATION

### Lots 56 R.P., 165 R.P., 166 R.P. and 167 S.B R.P. in D. D. 105 and Adjoining Government Land, San Tin, Yuen Long, New Territories

#### **1 Applied Use**

- 1.1 The applied use is 'Proposed 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.

#### **2 Application Background**

- 2.1 The application was the subject of 8 previous approved planning applications (from 1999 to 2021). The last planning approval A/YL-ST/527 was approved on 3.8.2018.
- 2.2 The applicant has complied with the submission of drainage proposal and the submission of fire service installations proposal of the previous planning approval.
- 2.3 He had obtained an independent electricity meter for fire service. But he could not obtain the independent water meter in time. The planning application was revoked on 3.1.2021.
- 2.4 The applicant would like to apply for a fresh application to continue the operation. He will try to obtain the independent water meter for fire service within the time limit.

#### **3 Location**

- 3.1 The application site (the site) is on Lots 56 R.P., 165 R.P., 166 R.P. and 167 S.B R.P. in D. D. 105 and Adjoining Government Land, San Tin, Yuen Long, New Territories.

#### **4 Site Area**

- 4.1 The site area is about 2,555.8m<sup>2</sup> including 181.1m<sup>2</sup> Government Land (same as the previous application).

#### **5 Planning Context**

##### **5.1 Zoning**

- 5.1.1 The site falls within "Residential (Group D)" ("R(D)") zone under the Approved San Tin Outline Zoning Plan No. S/YL-ST/8 ("the OZP").

## 5.2 Planning intention

5.2.1 The planning intention of the zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings.

5.2.2 The proposed temporary use is not exceeding a period of three years and requires permission from the Town Planning Board. It may be permitted with or without conditions on application to the Town Planning Board.

## 6 Proposed Development

### 6.1 Development parameters (same as the previous application)

6.1.1 There are 13 proposed structures on site. The detail dimensions are shown as follows:

No.	Proposed Use	Covered Area	Floor Area	No. of storey	Height
1	Open Shed – Tyre Repairing Workshop (2 container converted storerooms under the structure)	167.50 m <sup>2</sup>	167.50 m <sup>2</sup>	1	7m
2	Container Converted Office	14.64 m <sup>2</sup>	14.64 m <sup>2</sup>	1	2.6m
3	Container Converted Storeroom	14.64 m <sup>2</sup>	14.64 m <sup>2</sup>	1	2.6m
4	Ancillary Canteen	100.80 m <sup>2</sup>	201.60 m <sup>2</sup>	2	6m
5	Kitchen	51.24 m <sup>2</sup>	51.24 m <sup>2</sup>	1	6m
6	Toilet	4.00 m <sup>2</sup>	4.00 m <sup>2</sup>	1	2.6m
7	Corridor	67.20 m <sup>2</sup>	67.20 m <sup>2</sup>	1	2.6m
8	FS Pump Room	2.70 m <sup>2</sup>	2.70 m <sup>2</sup>	1	2.6m
9	FS Water Tank	1.21 m <sup>2</sup>	1.21 m <sup>2</sup>	1	2.6m
10	Open Shed – Storeroom	14.64 m <sup>2</sup>	14.64 m <sup>2</sup>	1	3m
11	Container Converted Office	46.86 m <sup>2</sup>	81.02 m <sup>2</sup>	2	6m
12	Container Converted Storeroom	14.64 m <sup>2</sup>	29.28 m <sup>2</sup>	2	6m
13	Toilet	7.26 m <sup>2</sup>	7.26 m <sup>2</sup>	1	3m
Total:		507.33 m <sup>2</sup>	656.93 m <sup>2</sup>		

6.1.2 For the location of the structures, please refer to the Site Plan (Plan 3) for details.

**6.2 Operation hours (same as the previous application)**

6.2.1 The operation hours will be from 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays and 11:00 a.m. to 6:00 p.m. on Sundays and public holidays.

**6.3 Mode of operation (same as the previous application)**

6.3.1 The site is accessible from Castle Peak Road – San Tin. It is also accessible via Shek Wu Wai Road connecting to San Tin Highway. A total of 3 parking spaces for container vehicle (16m (L) x 3.5m (W)) and 3 parking spaces for heavy goods vehicle (11m (L) x 3.5m (W)) are provided.

6.3.2 It also provides tyre repairing and basic maintenance services for the vehicles, especially for those crossing border and for long distance travelling.

6.3.3 The ancillary canteen mainly serves the workers in the vehicle park and tyre repairing area.

**7 Previous applications**

7.1 There are 8 previous applications on the site.

Application No.	Applied Use	Decision Date
A/YL-ST/97	Temporary Container Tractor/Trailer Park with Ancillary Repair Area for a Period of 12 Months	Approved with conditions on a temporary basis on 10.9.1999
A/YL-ST/119	Temporary Parking of Container Vehicles, Open Storage of Construction Materials and Ancillary Container Vehicle Workshop for a Period of 3 Years	Approved with conditions on a temporary basis on 14.4.2000
A/YL-ST/189	Temporary Container Tractor and Trailer Park with a Canteen and a Tyre Repair Workshop for a Period of 3 Years	Approved with conditions on a temporary basis on 1.3.2002
A/YL-ST/309	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	Approved with conditions on a temporary basis on 28.4.2006
A/YL-ST/375	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	Approved with conditions on a temporary basis on 18.9.2009
A/YL-ST/418	Renewal of Planning Approval for Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office under Application No. A/YL-ST/375 for a Period of 3 Years	Approved with conditions on a temporary basis on 7.9.2012

Application No.	Applied Use	Decision Date
A/YL-ST/475	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	Approved with conditions on a temporary basis on 4.9.2015
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	Approved with conditions on a temporary basis on 3.8.2018

7.2 The applicant has shown effort in the previous application no. A/YL-ST/527 to comply with approval conditions (f) and (h) regarding the submission of drainage proposal and the submission of fire service installations.

7.3 A FS251 certificate for the fire service installations was submitted to the Town Planning Board on 30.12.2020 which shows the effort of the applicant (attached). The applicant will apply for the independent water meter to satisfy the requirement of the relevant departments.

## 8 No adverse impact

### 8.1 Landscape

8.1.1 There are existing trees along the site boundary and provide effective landscape screening. No adverse landscape impact is anticipated.

### 8.2 Drainage

8.2.1 There is existing drainage facilities on the site. The submission and implementation of drainage proposal was approved in the previous application. Please see the drainage proposal (Plan 4) for details.

### 8.3 Traffic

8.3.1 The site is accessible from San Tin Highway via Shek Wu Wai Road.

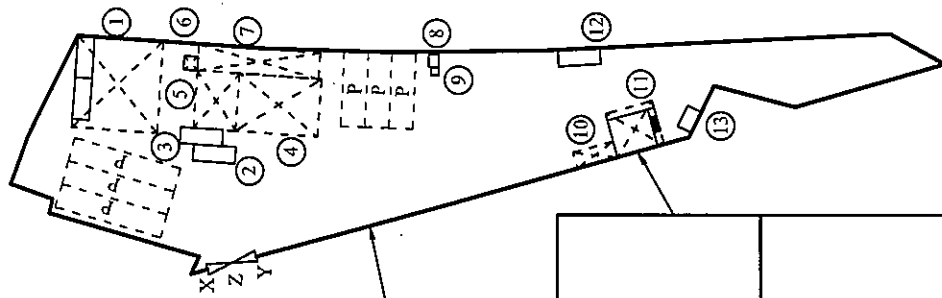
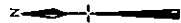
8.3.2 Sufficient space for manoeuvring of container vehicles and goods vehicles within the site is provided. Thus, no parking, queuing and reverse movement of vehicles outside the site is required.

## 9 Planning Gain

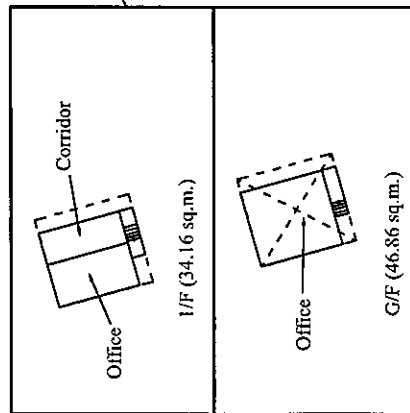
9.1 The proposed car park will provide parking spaces and tyre repairing services for the goods vehicles and container vehicles across the border.

9.2 The proposed use will provide job opportunities for the vicinity.

-End-



Application Site



# Legend

Ingress/Egress

---P---

---P---

X, Y through Z (about 7.3m wide)

Parking Space for Container Vehicle: 16m x 3.5m

Parking Space for Goods Vehicle: 11m x 3.5m

No.	Proposed Use	Covered Area	Floor Area	No. of Storey	Height
1	Open Shed - Tyre Repairing Workshop	167.50 m <sup>2</sup>	167.50 m <sup>2</sup>	1	7m
2	Container Converted Office	14.64 m <sup>2</sup>	14.64 m <sup>2</sup>	1	2.6m
3	Container Converted Storeroom	14.64 m <sup>2</sup>	14.64 m <sup>2</sup>	1	2.6m
4	Ancillary Canteen	100.80 m <sup>2</sup>	201.60 m <sup>2</sup>	2	6m
5	Kitchen	51.24 m <sup>2</sup>	51.24 m <sup>2</sup>	1	6m
6	Toilet	4.00 m <sup>2</sup>	4.00 m <sup>2</sup>	1	2.6m
7	Corridor	67.20 m <sup>2</sup>	67.20 m <sup>2</sup>	1	2.6m
8	FS Pump Room	2.70 m <sup>2</sup>	2.70 m <sup>2</sup>	1	2.6m
9	FS Water Tank	1.21 m <sup>2</sup>	1.21 m <sup>2</sup>	1	2.6m
10	Open Shed - Storeroom	14.64 m <sup>2</sup>	14.64 m <sup>2</sup>	1	3m
11	Container Converted Office	46.86 m <sup>2</sup>	81.02 m <sup>2</sup>	2	6m
12	Container Converted Storeroom	14.64 m <sup>2</sup>	29.28 m <sup>2</sup>	2	6m
13	Toilet	7.26 m <sup>2</sup>	7.26 m <sup>2</sup>	1	3m
Total		507.33 m <sup>2</sup>	656.93m <sup>2</sup>	NA	NA

## Site Plan

Lots 56RP, 165RP, 166RP and 167S.B RP  
in D. D. 105 and Adjoining Government Land,  
San Tin, Yuen Long, N.T.

Goldrich Planners &  
Surveyors Ltd.

1:750  
March 2022

Plan 3a  
(P 18052)



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

**Approved Applications**

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Approval Conditions
1.	A/YL-ST/97	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, 13
2.	A/YL-ST/119	Temporary parking of container vehicles, open storage of construction materials and ancillary container vehicle workshop for a period of 3 years	14.4.2000 Approved by RNTPC (3 years)	2, 3, 5, 6, 10, 12, 13
3.	A/YL-ST/189	Temporary container tractor and trailer park with a canteen and a tyre repair workshop for a period of 3 years	1.3.2002 Approved by RNTPC (3 years)	2, 3, 4, 5, 12, 13
4.	A/YL-ST/309	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	28.4.2006 Approved by RNTPC (3 years)	1, 2, 3, 6, 12, 13
5.	A/YL-ST/375	Temporary vehicle park for goods vehicles and container vehicles and tyre repair area with ancillary canteen and site office for a period of 3 years	18.9.2009 Approved by RNTPC (3 years)	1, 2, 3, 6, 7, 8, 9, 12, 13
6.	A/YL-ST/418	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	7.9.2012 Approved by RNTPC (3 years)	1, 2, 3, 5, 6, 7, 8, 9, 12, 13
7.	A/YL-ST/475*	Temporary vehicle park for goods vehicles and container vehicles and tyre repair area with ancillary canteen site office for a period of 3 years	4.9.2015 Approved by RNTPC (3 years) [revoked on 4.2.2018]	1, 2, 3, 5, 6, 7, 8, 11, 12, 13
8.	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, 5, 6, 7, 8, 12, 13

\*denotes permission revoked

**Approval Conditions**

- (1) Submission and implementation of fire service installations proposal / Provision of fire extinguisher(s).
- (2) Submission and implementation of drainage proposal / Maintenance of existing drainage facilities on the site during the planning approval period/ Submission of a condition record of the existing drainage facilities.
- (3) Submission and implementation of landscaping and tree preservation proposals / Maintenance of landscape planting/existing trees on the site during the planning approval period.
- (4) Submission and provision of sewage treatment and disposal proposal.
- (5) Provision of boundary fencing / Maintenance of the paving and boundary fencing on the site.
- (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 vehicles without valid licences issued under the Road Traffic Ordinance were allowed to be

parked/stored on the site.

- (9) Submission and provision of a proper run-in / Maintenance of a vehicular access/ingress/egress and run-in/car parking arrangement.
- (10) The stacking height of the containers/materials stored within 5m of the periphery of the site should not exceed the height of the boundary fence.
- (11) The setting back of the boundary of the site to avoid encroachment onto the works limit of project PWP Item No. 7259RS cycle tracks connecting North West New Territories with North East New Territories – Tuen Mun to Sheung Shui Section (Remaining) as and when required by the Government.
- (12) Revocation clause.
- (13) Reinstatement clause.

**Similar s.16 Applications within the Same “R(D)” zone  
on the Approved San Tin Outline Zoning Plan No. S/YL-ST/8**

**Approved Applications**

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/510	Renewal of Planning Approval for Temporary Vehicle Repair Workshop with Office for a Period of 3 Years	27.10.2017 Approved by RNTPC (3 years)
2.	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]
3.	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]
4.	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)
5.	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)
6.	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)
7.	A/YL-ST/594	Temporary logistic 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)
8.	A/YL-ST/590	Renewal of planning approval for temporary public vehicle park (including container vehicle and heavy goods vehicle) for a period of 3 years	28.5.2021 Approved by RNTPC (3 years)
9.	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)

\* denotes permission revoked

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

220211-152136-44102

**提交限期****Deadline for submission:**

18/02/2022

**提交日期及時間****Date and time of submission:**

11/02/2022 15:21:36

**有關的規劃申請編號****The application no. to which the comment relates:**

A/YL-ST/614

**「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，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



**A/YL-ST/614 DD 105 San Tin**  
18/02/2022 02:20

From:  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

Dear TPB Members,

So once again conditions were not fulfilled but it took almost 3 years to revoke approval.

But momantai, application knows how the systems works, pop in yet another application and good for another 3 years.

Is it any wonder NT is a blighted with substandard operations.

Mary Mulvihill

---

**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 5 July 2018 2:59 AM CST  
**Subject:** A/YL-ST/527 DD 105 San Tin

A/YL-ST/527  
Lots 56 RP, 165 RP, 166 RP, 167 S.B RP in D.D. 105 and Adjoining Government Land, San Tin  
Site area : 2,555.8m<sup>2</sup> Includes Government Land of about 181.1m<sup>2</sup>  
Zoning : "Res (Group D)"  
Applied Use : 6 Vehicle Parking / Canteen / Storage

Dear TPB Members,

We are assailed every day with pleas to support reclamation, destruction of country parks, rezoning of green belt and recreational facilities BECAUSE THERE IS NO LAND FOR HOUSING, or so they say.

So here is a large site zoned Res D being USED TO PARK 6 VEHICLES AND ACCOMMODATE A MERE 700SQMTS OF ACTIVITIES.

AM I MISSING SOMETHING???????????

And how can we be expected to take charades like the ongoing Land Task Force fake consultation seriously.

And then TPB members play their role in the circus by approving frivolous and inefficient land use applications like this.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) Should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (b) prior planning permission should have been obtained before commencing the use at the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the application site comprises Old Schedule 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) Lots No. 165 RP, 166 RP and 167 S.B RP in D.D.105 are covered by Short Term Waiver (STW) Nos. 3775, 4251 and 4252 respectively for the purposes of “Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office”;
  - (iii) the GL (about 181.1 m<sup>2</sup>) in the Site is covered by Short Term Tenancy (STT) No. 2978 for the purposes of “Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office”; and
  - (iv) should planning approval be given to the subject planning application, the STT/STW holder(s) will need to apply to this office for modification of the STT/STW conditions where appropriate. Also, the owner of the lot without STW will need to immediately apply to this office for permitting the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed 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 lessor 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;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) the Site is connected to public road network via a section of a local access which is not managed by Transport Department (TD). The lands status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
  - (ii) as there is no information about the vehicular access at the private lot(s) to the Site, the applicant should seek the relevant land owner(s) on the right of using

the vehicle access; and

- (iii) the applicant should ensure that vehicles would not encroach the opposite lane when turning to Shek Wu Wai Road from the Site via the vehicular access, and vice versa;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that HyD shall not be responsible for the maintenance of any access connecting the Site and Shek Wu Wai Road. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains;
- (f) 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;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the proposed drainage system under this application is the same as the approved drainage proposal under the previous application (No. A/YL-ST/527). The applicant should implement the proposed drainage facilities and submit a set of the latest record photographs showing the completed drainage works (including the internal condition of the drains) with the corresponding photograph locations marked clearly on the approved drainage plan for DSD's reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
  - (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) no public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained;
  - (iv) 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;
  - (v) the applicant should consult DLO/YL, LandsD regarding all the drainage works outside the site boundary in order to ensure the unobstructed discharge from the Site in future; and
  - (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 during occupancy of the Site;
- (h) 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 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 or referral from relevant licensing authority respectively; and

- (i) 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 approval of BA, they are unauthorised building works (UBW) under BO and should not be designated for any approved 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 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 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) the Site does not abut on a specified street of not less than 4.5 m wide and 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 are subject to the control of Part VII of B(P)R; and
  - (viii) detailed checking under BO will be carried out at building plan submission stage.

