

2022年 4月 14日
此文件在 收到・城市規劃委員會
與會者收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 14 APR 2022
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/zh/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	A14C-ST/1617
	Date Received 收到日期	14 APR 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)	
ABUNDANT HOLDING LIMITED 富亨控股有限公司	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
LANBASE SURVEYORS LIMITED 宏基測量師行有限公司	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	LOTS 372DRP(PART), 378, 379, 380, 382(PART), 383(PART), 385, 389A(PART), 389B(PART), 389RP(PART) AND 390 IN DD99, 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 8,475 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 14.64 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) NIL sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED SAN TIN OUTLINE ZONING PLAN ("OZP") NO. S/YL-ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	GREEN BELT
(f) Current use(s) 現時用途	TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) (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
7/4/2022 (DD/MM/YYYY)[#] (請見夾附的通知副本)
於 7/4/2022 (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 12/4/2022 (DD/MM/YYYY)[#]
於 12/4/2022 (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[#] (請見夾附由郵局發出的收條)。

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one '✓'.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

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

(b) Effective period of
permission applied for
申請的許可有效期

☐ year(s) 年
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約
Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目
Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積sq.m ☐ About 約

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

.....
.....
.....
.....

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

Private Car Parking Spaces 私家車車位
Motorcycle Parking Spaces 電單車車位
Light Goods Vehicle Parking Spaces 輕型貨車泊車位
Medium Goods Vehicle Parking Spaces 中型貨車泊車位
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位
Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位
Coach Spaces 旅遊巴車位
Light Goods Vehicle Spaces 輕型貨車車位
Medium Goods Vehicle Spaces 中型貨車車位
Heavy Goods Vehicle Spaces 重型貨車車位
Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間			
.....			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	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 type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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)
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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/ <u>YL-ST</u> / <u>544</u> /
(b) Date of approval 獲批給許可的日期	<u>31.5.2019</u> / (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>5.7.2022</u> / (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) ✓
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 .. <u>3</u> <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

PLEASE REFER TO THE PLANNING STATEMENT

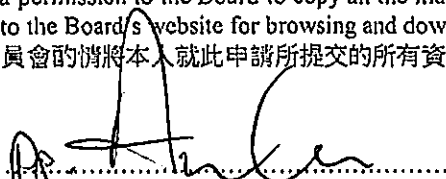
請參考夾附的規劃研究報告書

8. Declaration 聲明

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

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

Signature
簽署


ROCK K.M. TSANG 曾國鳴

Name in Block Letters
姓名（請以正楷填寫）

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

DIRECTOR 董事

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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

Date 日期

16 MAR 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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOTS 372DRP(PART), 378, 379, 380, 382(PART), 383(PART), 385, 389A(PART), 389B(PART), 389RP(PART) AND 390 IN DD99, SAN TIN, YUEN LONG, NEW TERRITORIES
Site area 地盤面積	8,475 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	APPROVED SAN TIN OUTLINE ZONING PLAN ("OZP") NO. S/YL-ST/8
Zoning 地帶	GREEN BELT
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	"TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE)"

(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	14.64sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.0017 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		<input type="checkbox"/> m 米 (Not more than 不多於)
			<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	2.6	<input type="checkbox"/> m 米 (Not more than 不多於)
		1	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積		0.17	% <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		147
	Private Car Parking Spaces 私家車車位		147
	Motorcycle Parking Spaces 電單車車位		NIL
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		NIL
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		NIL
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		NIL
	Others (Please Specify) 其他 (請列明)		NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NIL
	Taxi Spaces 的士車位		NIL
	Coach Spaces 旅遊巴車位		NIL
	Light Goods Vehicle Spaces 輕型貨車車位		NIL
	Medium Goods Vehicle Spaces 中型貨車車位		NIL
	Heavy Goods Vehicle Spaces 重型貨車車位		NIL
	Others (Please Specify) 其他 (請列明)		NIL

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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
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/>		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

Our Ref.: YL/TPN/1605F/L02

12 April 2022

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
A Temporary Public Vehicle Park (Excluding Container Vehicle)
For a Period of Three Years
At Lots 372DRP(Part), 378, 379, 380, 382(Part), 383(Part), 385, 389A(Part), 389B(Part),
389RP(Part) and 390 in DD99
San Tin, Yuen Long, New Territories**

We refer to the captioned submitted planning application.

We would like to clarify that the Application Site is the following:

Lots 372DRP(Part), 378, 379, 380, 382(Part), 383(Part), 385, 389A(Part), 389B(Part), 389RP(Part)
and 390 in DD99, San Tin, Yuen Long, New Territories

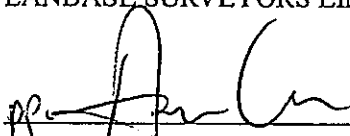
instead of previously mentioned:

Lots 372DRP(Part), 378, 379, 380, 382(Part), 383(Part), 385, 389RP(Part) and 390 in DD99, San
Tin, Yuen Long, New Territories

Attached please find the revised Authorization Letter, Site Notices, the Executive Summary and Site Plan (Lot Index Plan) (Appendix 4) of the Planning Statement for submission.

Should you have any queries, please feel free to contact our Mr. Anson Lee at
Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


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

2022年 4月 14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。

14 APR 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.



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



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

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lots No. 372DRP(Part), 378, 379, 380, 382(Part), 383(Part), 385, 389A(Part), 389B(Part), 389RP(Part) and 390 in DD99, San Tin, Yuen Long, New Territories. The Site is located at approximately 300m to the north of San Tin Interchange and it is situated to the north of Chau Tau South Road and the Lok Ma Chau Spur Line. The Site is applied to renew the planning permission for providing the existing use of "Temporary Public Vehicle Park (Excluding Container Vehicles)" on the Site for a period of 3 years. The Site occupies a total site area of 8,475m². In accordance with the Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8 dated 15.12.2006, the Site falls within an area zoned "Green Belt" ("GB"). According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No.12C), the Site is designated as "Wetland Buffer Area". According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13F), the Site is designated as "Category 4" area.

A renewal of planning permission is sought to continue using the Site as "Temporary Public Vehicle Park (excluding Container Vehicle)" approved under its previous planning applications No. A/YL-ST/292, A/YL-ST/337, A/YL-ST/347, A/YL-ST/362, A/YL-ST/410, A/YL-ST/434, A/YL-ST/487 and A/YL-ST/544 which were approved on 17.3.2006, 24.8.2007, 4.7.2008, 13.3.2009, 10.2.2012, 5.7.2013, 13.5.2016 and 31.5.2019 respectively.

Since its operation has been in existence for many years, no additional traffic, drainage and landscape impacts would be newly generated. Existing landscape works and drainage facilities would be properly maintained.

The subject application is justified on the following grounds: 1) Previous Planning Permissions for the Same Use; 2) Proper Site Management to Avoid Breach of Planning Approval Conditions; 3) Compliance with Planning Approval Conditions; 4) Recent Permissions for Similar Use Near the Site; 5) In Line with Planning Intention; 6) Compatible with Surrounding Land Uses; and 7) No Additional Traffic, Drainage and Environmental Impacts.

申請摘要

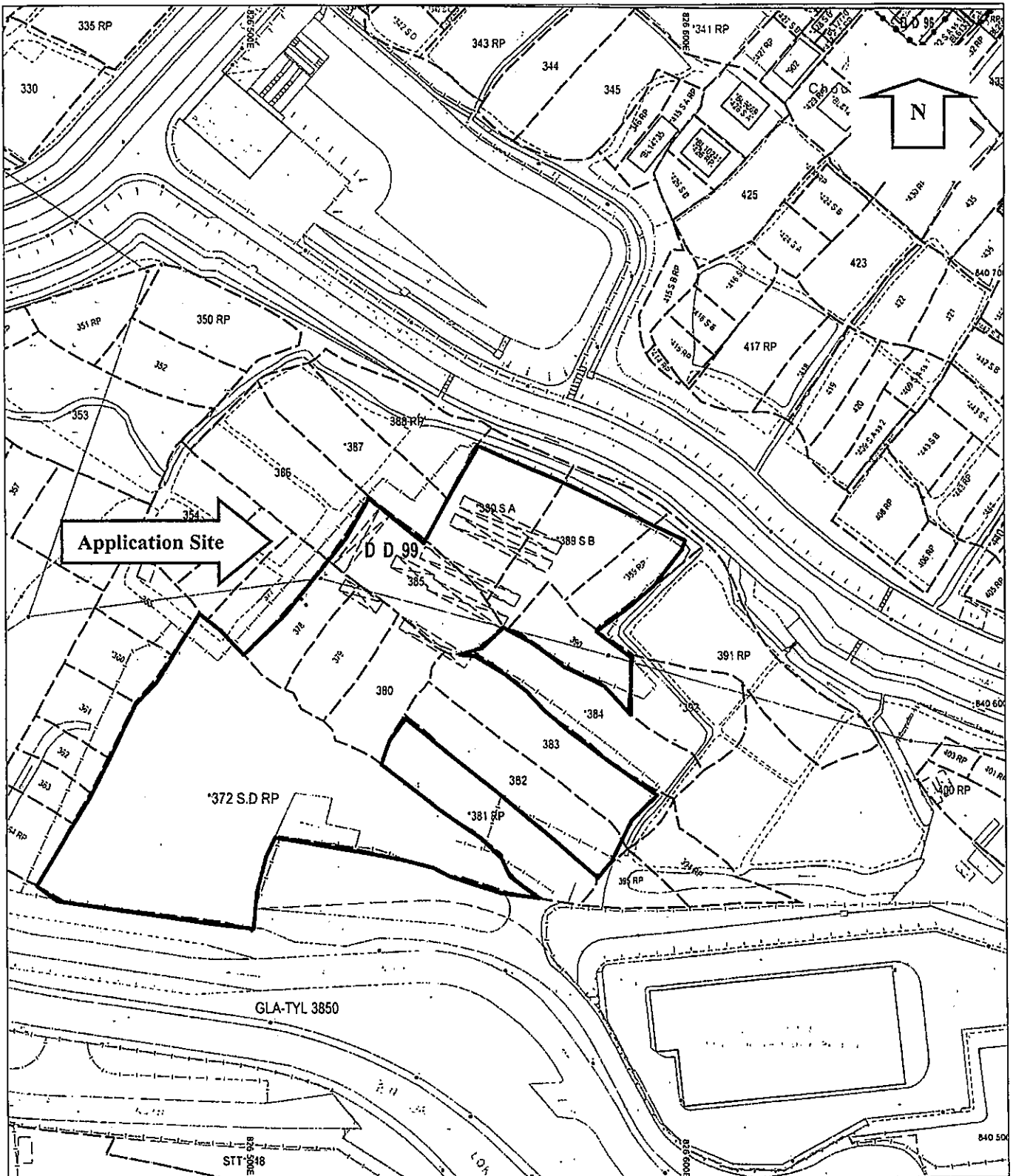
申請場地乃新界元朗新田丈量約份99約地段第372D段餘段(部份)、378、379、380、382(部份)、383(部份)、385、389A段(部份)、389B段(部份)、389餘段(部份)及390。申請場地距離新田交匯處北面約300米及位於州頭南路和落馬洲支線的北面。現申請續期用作三年「臨時公眾停車場(不包括貨櫃車)」用途。申請地段佔地共8,475平方米。是項申請地段位於新田分區計劃大綱核准圖編號S/YL-ST/8(發表於2006年12月15日)內之「綠化」地帶。根據城市規劃委員會規劃指引編號12C「擬在後海灣地區內進行發展」,申請場地被列作「濕地緩衝區」。根據城市規劃委員會規劃指引編號13F「擬作露天貯物及港口後勤用途」,申請場地被列作第4類別。

是項續期規劃申請主要申請較早前獲批的申請作相同用途。申請編號A/YL-ST/292、A/YL-ST/337、A/YL-ST/347、A/YL-ST/362、A/YL-ST/410、A/YL-ST/434、A/YL-ST/487及A/YL-ST/544,分別於2006年3月17日、2007年8月24日、2008年7月4日、2009年3月13日、2012年2月10日、2013年7月5日、2016年5月13日及2019年5月31日,獲城規會批准用作「臨時公眾停車場(不包括貨櫃車)」用途。

基於是項申請地段已營運多年,相信並不會引致新增的交通流量、不良的渠務及景觀影響。現有的已種樹木及渠務裝置會繼續保持維修。

是項申請的理由如下:1)跟以前獲批准的方案相同;2)提供良好場地管理以防違反規劃條款;3)履行規劃條款;4)近期在附近的類似用途申請已獲批准;5)與規劃意向相一致;6)符合附近的土地用途;及7)沒有新增的交通、渠務及環境影響。

Lot Index Plan



For Identification Only

Our Ref.: YL/TPN/1605F/L04

19 May 2022

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

By Post and Fax (2877-0245)

Dear Sir/Madam,


**Planning Application for
A Temporary Public Vehicle Park (Excluding Container Vehicle)
For a Period of Three Years
At Lots 372DRP(Part), 378, 379, 380, 382(Part), 383(Part), 385, 389A(Part),
389B(Part), 389RP(Part) and 390 in DD99
San Tin, Yuen Long, New Territories
(Planning Application No. A/YL-ST/617)**

We refer to the captioned planning application.

We would like to supersede our previous letter (Ref.: YL/TPN/1605F/L03) dated 18 May 2022 and submit herewith a set of "Response-to-Comments" together with the revised Location Plan and Proposed Layout Plan for the captioned planning application.

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

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


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

c.c.
DPO/FSS&YLE

(Attn.: Ms. Alice Cheung By Email)



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

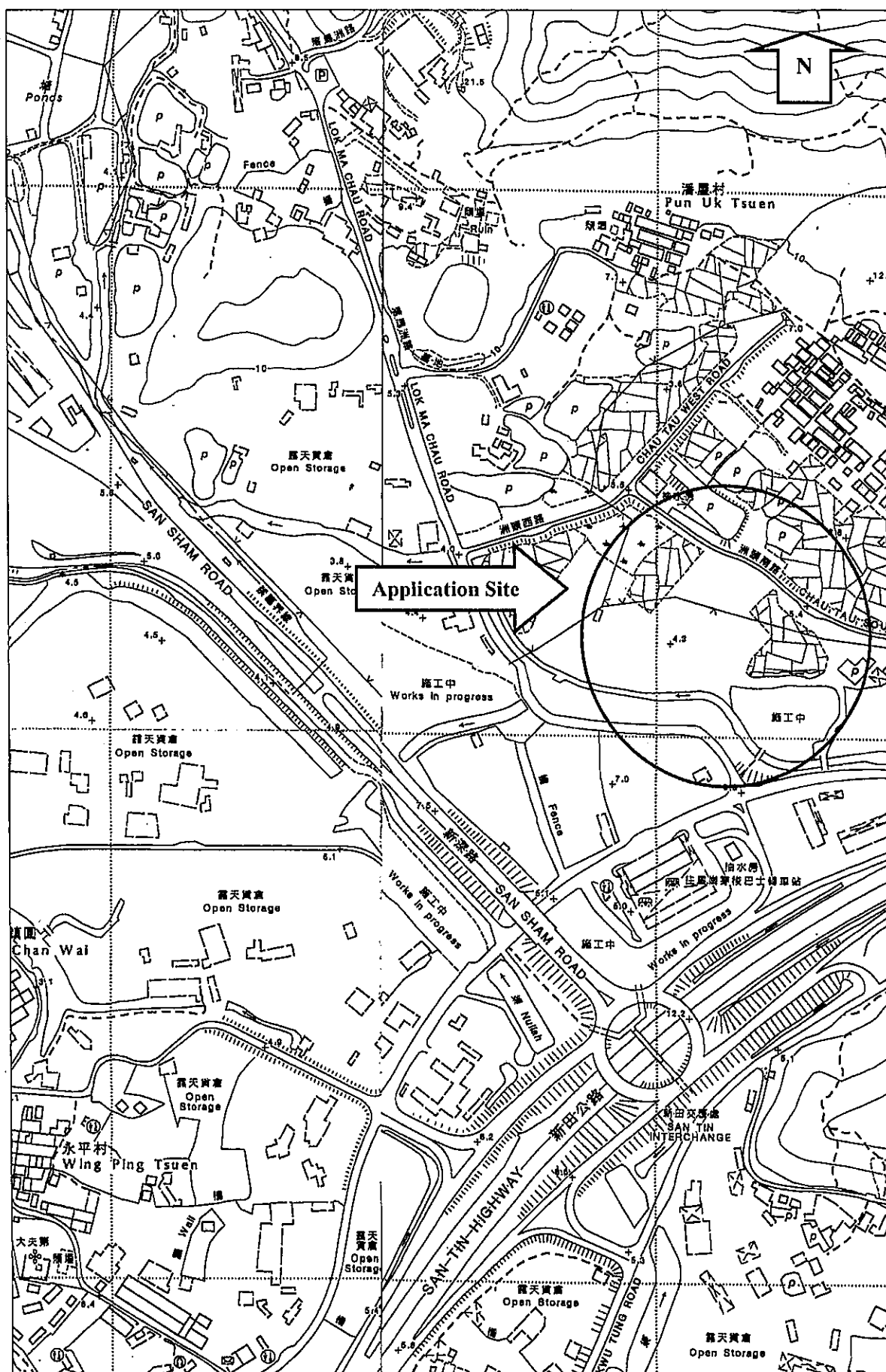


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(Valuation & Land Administration)

Response-to-Comments

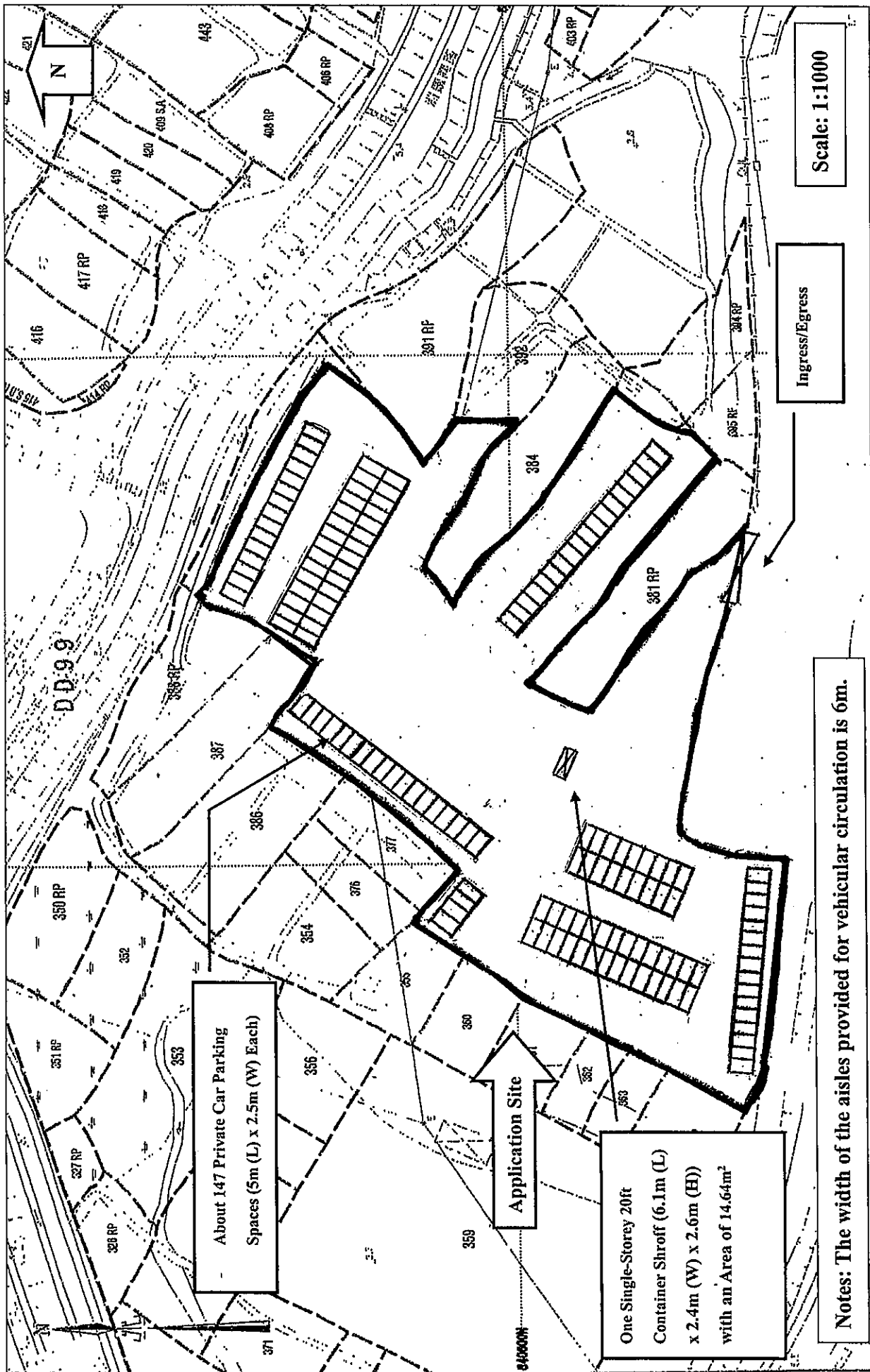
	Departmental Comments	Responses
	<u>Transport Department (TD)</u> (Contact: Mr. Wong Kin Chun, Kinox at 2399-2727)	
(a)	The subject site is connected to public road network via a section of a local access which is not managed by Transport Department. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.	Noted.
(b)	As there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access.	Noted. The applicant would seek the relevant land owner(s) on the right of using the vehicular access, if necessary.
(c)	The applicant should specify the clear width of the ingress/egress point.	Please note that the clear width of the ingress/egress point is about 6m, as shown in the attached revised Layout Plan.
(d)	No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.	Noted.

Revised Location Plan



For Identification Only

Revised Proposed Layout Plan



For Identification Only



宏 基 測 量 師 行

Our Ref.: YL/TPN/1605F/L05

23 May 2022

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

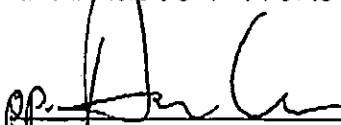
**Planning Application for
A Temporary Public Vehicle Park (Excluding Container Vehicle)
For a Period of Three Years
At Lots 372DRP(Part), 378, 379, 380, 382(Part), 383(Part), 385, 389A(Part),
389B(Part), 389RP(Part) and 390 in DD99
San Tin, Yuen Long, New Territories
(Planning Application No. A/YL-ST/617)**

We refer to the captioned planning application.

We would like to submit herewith a set of "Response-to-Comments" for the captioned planning application.

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

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


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

C.C.
DPO/FSS&YLE

(Attn.: Ms. Alice Cheung By Email)



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



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

C. K. Chan MHKIS RPS(GP) Rock K. M. Tsang MHKIS ARICS RPS(GP)

Response-to-Comments

	Departmental Comments	Responses
	<u>Fire Services Department (FSD)</u> (Contact: Mr. Li Leong Kiu at 2733-7781)	
	Should the applicant wish to pursue the streamline approach for renewal cases, the following supplementary information shall be submitted for our further consideration:	
(a)	Statement/ undertaking to confirm that there is no change in the layout and proposed uses as compared with the previous application; and	Please note that there is no change in the layout and proposed uses at the site as compared with previous Planning Application No. A/YL-ST/544.
(b)	Full set of valid FS251 covering all the FSIs implemented on the application site.	Please note that the Applicant will submit the FS251 upon obtaining the planning permission. Imposing approval condition for provision of FSI is acceptable.

**Relevant Extracts of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance (TPB PG-No. 10)**

According to TPB PG-No. 10, the relevant assessment criteria are summarized as follows:

- (a) there is a general presumption against development (other than redevelopment) in “GB” zone;
- (b) an application for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds;
- (c) the design and layout of any proposed development should be compatible with the surrounding areas. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (d) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided; and
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, road and water supply. It should not adversely affect drainage or aggravate flooding in the area.

**Relevant Extracts of Town Planning Board Guidelines for
Application for Development within Deep Bay Area
under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site partly falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

**Relevant Extracts of Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F)**

According to TPB PG-No. 13F which provides guidelines for open storage and port back-up uses, the Site falls within Category 4. While the applied use is not for open storage and port back-up uses, the Guidelines has made special reference to cross-boundary car parking facilities in the San Tin Area. Extracts of relevant criteria are summarised as follows:

Taking into account the increasing demand for cross-boundary car parking facilities, applications for cross-boundary parking facilities at suitable sites in San Tin area, particularly near the existing cross-boundary link in Lok Ma Chau may also be considered. Applications for such nature will be assessed on its own merits, including its nature and scale of the proposed use and the local circumstances, and subject to satisfactory demonstration that the proposed use would not have adverse environmental, traffic and infrastructural impacts on the surrounding areas, and each case will be considered on its individual merits.

**Relevant Extracts of Town Planning Board Guidelines for
Renewal of Planning Approval and
Extension of Time Limit for Compliance with Planning Conditions
under Section 16 of the Town Planning Ordinance (TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/234	Temporary Public Car Park for a Period of 3 Years	5.9.2003 (on reivew) (TPB) (2 years) (Revoked on 5.8.2005)
2.	A/YL-ST/292	Temporary Public Car Park for a Period of 3 Years	17.3.2006 (RNTPC)
3.	A/YL-ST/337	Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years	24.8.2007 (RNTPC) (Revoked on 24.3.2009)
4.	A/YL-ST/347	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	4.7.2008 (RNTPC) (Revoked on 4.1.2009)
5.	A/YL-ST/362	Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	13.3.2009 (RNTPC)
6.	A/YL-ST/410	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) under Application No. A/YL-ST/362 for a Period of 3 Years	10.2.2012 (RNTPC) (Revoked on 2.4.2013)
7.	A/YL-ST/434	Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	5.7.2013 (RNTPC)
8.	A/YL-ST/487	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	13.5.2016 (RNTPC)
9.	A/YL-ST/544	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	31.5.2019 (RNTPC)

Rejected Applications

No.	Application No.	Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/YL-ST/147	Proposed Temporary Vehicle Park for Private Cars, Lorries and Container Trailers for a Period of 3 Years	25.5.2001 (on review) (TPB)	(1), (2), (3), (4), (7)
2.	A/YL-ST/211	Proposed Temporary Public Car Park for a Period of Three Years	28.2.2003 (on review) (TPB)	(1), (3), (5), (6), (7)

Rejection Reason(s):

- (1) The development of a vehicle park for private cars (, lorries and container trailers) is not in line with the planning intention of the "Green Belt" ("GB") zone which is to define the limits of urban development areas by natural features and to contain urban sprawl (as well as to provide passive recreational outlets). There is no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- (2) The development, which involves movement of heavy vehicles, is not compatible with the nearby village settlements of Chau Tau Tsuen.
- (3) There is insufficient information in the submission to demonstrate that the development, which involves (pond filling and) site levelling, would not have adverse drainage impacts on the surrounding areas.
- (4) There is insufficient information in the submission to demonstrate that a proper vehicular access can be provided for the development.
- (5) There is insufficient information in the submission to demonstrate that the proposed use would not have adverse landscape and visual impacts on the surrounding area.
- (6) There is insufficient information in the submission to demonstrate that the western part of the application site would be kept as a landscaped area within the development.
- (7) The approval of the application would set an undesirable precedent for other similar applications within the "GB" zones. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

Government Departments' General Comments

1. Land Administration

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

- advisory comments as detailed in **Appendix V**.

2. Traffic

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

- advisory comments as detailed in **Appendix V**.

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

- advisory comments as detailed in **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) no environmental complaint relating to the Site was recorded in the past 3 years; and
- (b) in accordance with the revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites", she has no objection to the application.

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) no objection to the application from the landscape planning perspective;
- (b) with reference to the aerial photo and site photos, it is observed that there is no significant change in the landscape character of the adjacent area since the last application (No. A/YL-ST/544). There is no significant change in the previous approved one;
- (c) existing trees of common species within the Site are in fair conditions. Further adverse landscape impact arising from the development within the Site is not anticipated;

- (d) since the Site is not abutting prominent public frontage and further adverse landscape impact arising from the development is not anticipated, it is considered not necessary to impose any landscape-related condition should the Board approve the subject application; and
- (e) advisory comments as detailed in **Appendix V**.

5. Civil Engineering and Development

Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) :

- advisory comments as detailed in **Appendix V**.

6. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) no objection in principle to the application from drainage operation and maintenance point of view;
- (b) 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; and
- (c) all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- (d) advisory comments as detailed in **Appendix V**.

7. Fire Safety

Comments of the Director of Fire Services (D of FS):

- (a) no objection in principle to the application subject to fire service installations being provided to his satisfaction;
- (b) the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.
- (c) advisory comments as detailed in **Appendix V**.

8. **Buildings Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) there is no record of approval by the Building Authority (BA) for the existing structures at the Site; and
- (b) advisory comments as detailed in **Appendix V**.

9. **Other Departments**

- (a) The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has no objection to the application.
- (b) The following departments have no comment on the application:
 - Director of Agriculture, Fisheries and Conservation;
 - Project Manager (West), Civil Engineering and Development Department;
 - District Officer (Yuen Long), Homes Affairs Department; and
 - Commissioner of Police.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that
 - (i) Lot No.390 in D.D. 99 is held under New Grant No.55 and granted for agriculture purpose only. No building of any description shall be erected on the lot. The remaining part of the Site comprises of Old Scheduled Agricultural Lots (OSALs) 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) Lot No. 380 in D.D. 99 is covered by Short Term Waiver (STW) No. 3719 for the purpose of "Ancillary structures to temporary public vehicle park (excluding container vehicle)".
 - (iii) Should planning approval be given to the application, the STW holders will need to apply to his office for modification of the STW conditions where appropriate. Also, the lots owner(s) of the lots without STW will need to immediately apply to his office for permitting for the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization 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 as its sole discretion and there is no guarantee that such applications will be approved. If such application(s) 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 LandsD;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that
 - (i) the proposed access arrangement of the Site from Castle Peak Road – Chau Tau should be commented and approved by the Transport Department.
 - (ii) HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Chau Tau.
 - (iii) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Chief Engineer/Railway Development 2-2, Highways Department (CE/RD2-2, HyD) that
 - (i) the Site is in close proximity to Northern Link (NOL) Spur Line alignment and station under development by MTR Corporation Limited (MTRCL). The applicant is required to consult MTRCL whether it would affect the NOL Spur Line. It should also note that potential nuisance of NOL Spur Line during construction and operation would exist. Coordinating with MTRCL before the commencement of works and allowing MTRCL to assess the application site for Ground Investigation works and survey are required. Deep foundation such as piling is not permitted at the Site.

- (ii) The Site location falls within the railway protection zone of existing Lok Ma Chau Spur Line of East Rail Line. As the operation of existing railway network is not under the jurisdiction of this office, the railway protection team of MTRCL should be consulted with respect to operation, maintenance and safety of the existing railway network;
- (d) 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 relevant departments prior to commencement of the works;
- (e) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the Site is within the proposed boundary of San Tin / Lok Ma Chau Development Node (STLMC DN). According to the latest tentative development programme of STLMC DN, the construction work and land resumption will commence after the FC funding approval tentatively by 2024. Thus, the Site, within the boundary of STLMC DN, will probably be required for timely clearance and construction;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that
 - (i) the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas.
 - (ii) 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.
 - (iii) 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.
 - (iv) 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;
- (g) to note the comments of the Director of Fire Services that 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
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
 - (i) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised

building works (UBW). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO).

- (ii) if the existing structures (not being New Territories Exempted Houses) are erected on leased land without the approval of the Buildings Department (BD), they are UBW under the BO and should not be designated for any approved use under the captioned application.
- (iii) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under 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) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the [B(P)R] at the building plan submission stage.

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

220510-153936-81265

提交限期**Deadline for submission:**

13/05/2022

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

10/05/2022 15:39:36

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

A/YL-ST/617

「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/617 DD 99 San Tin Vehicle Park on GB

10/05/2022 02:56

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

Dear TPB Members.

Plan D in 2019 - The applied use was not incompatible with the surrounding areas and approval of the application on a temporary basis **would not frustrate the planning intention of the "GB" zone.**

So does reinstating the GB have an place in the San Tin / Lok Ma Chau Development Node plans?

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 29 April 2019 3:17 AM CST
Subject: A/YL-ST/544 San Tin Vehicle Park on GB

A/YL-ST/544

Lots 372 S.D RP (Part), 378, 379, 380, 382 (Part), 383 (Part), 385, 389 RP (Part) and 390 in D.D. 99, San Tin
Site area ; About 8,475m²
Zoning: "Green Belt"
Applied Use : 147 Vehicle Parking

Dear TPB Members,

Unfortunately there is no avenue to complain about decisions taken at TPB. 8,500sqmts of GB to park 150 vehicles, works out at around 50sqmts per vehicle.
How can this be tolerated?

Google Maps shows that the district is in fact quite green except for this site. There is obviously potential that it be reclaimed to fill its original planning intention or be used for agriculture.

Certainly the current use is totally out of order when we are bombarded with announcements about shortage of land. If there is need of parking then it could be accommodated on a fraction of the site in stacked facilities. See attached.

Members cannot justify a further roll over of this totally inefficient land use.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, April 21, 2016 1:26:16 AM
Subject: A/YL-ST/487 San Tin Vehicle Park on GB
A/YL-ST/487
Lots in D.D. 99, San Tin, Yuen Long
Site area : About 8,475 m²
Zoning : "Green Belt"
Applied Use : Temp Vehicle Park

Dear TPB Members,

This large GB site that is also a Wetlands Buffer has been used for 'temporary parking' since 2003. What is temporary about 13 years?

The proposed development is not in line with the planning intention of the "Green Belt" ("GB") zoning for the area which is to define the limits of urban development areas by natural physical features so as to contain urban sprawl and to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention.

The application does not comply with the Town Planning Board Guidelines for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' in that the proposed developments affects the natural landscape.

When is the government going to launch a programme of construction of multi storey towers to accommodate storage and parking in order to release brownfield sites for rehabilitation and their intended zoning function?

TPB

TPB by granting approval of an application that perpetuates the inefficient land use that these facilities represent, whereby a large surface area is used to accommodate a relatively small enterprise, is part of the problem.

TPB should reject this application as its approval would set an undesirable precedent and remove the incentive for government and commercial enterprises to get on with implementing solutions to free up Residential sites for their designated use.

Mary Mulvihill

