

2022年 5月 3 日

Appendix I of RNTPC  
Paper No. A/YL-ST/619

此文件在 收到・城市規劃委員會  
與 2022年5月3日 正式接收

This document is received on 3 MAY 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](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/ML-ST/1619
	Date Received 收到日期	3 MAY 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

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

杜淳熙 (To Shun Hei)

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

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

## 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)	元朗新田丈量約份第99約地段第97號(部份)及丈量約份第96約地段第2208號B段餘段(部份)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,047 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	0 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	新田分區計劃大綱核准圖 NO. S/YL- ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	未決定用途
(f) Current use(s) 現時用途	臨時公眾停車場(不包括貨櫃車)  (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  
7/4/2022 (DD/MM/YYYY)<sup>\*</sup> (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<sup>\*</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 8/4/2022 (DD/MM/YYYY)<sup>\*</sup>  
於 8/4/2022 (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<sup>\*</sup> (請見夾附由郵局發出的收條)。

Others 其他

- ☐ others (please specify)  
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

## 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) .....



	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>(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/ <u>YL-ST</u> / <u>549</u>
(b) Date of approval 獲批給許可的日期	<u>5.7.2019</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	臨時公眾停車場(不包括貨櫃車)
(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。

請參考夾附的文件



**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 this application 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

杜

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

TO SHUN HEI

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

on behalf of  
代表

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

Date 日期

27/04/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application 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	元朗新田丈量約份第 99 約地段第 97 號(部份)及丈量約份第 96 約地段第 2208 號 B 段餘段(部份)
Site area 地盤面積	1,047 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	新田分區計劃大綱核准圖 NO. S/YL- ST/8
Zoning 地帶	未決定用途
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 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時公眾停車場(不包括貨櫃車)

(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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(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	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <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		18
	Private Car Parking Spaces 私家車車位		18
	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
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

請參考夾附的文件

**Section 16 Planning Application**

**A Temporary Public Vehicle Park (excluding Container Vehicle)  
for a Period of Three Years**

**At Lot 97(Part) in DD99 and Lot 2208BRP(Part) in DD 96  
San Tin, Yuen Long, New Territories**

**Planning Statement Report**

## EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lots 97(Part) in DD 99 and 2208BRP (Part) in DD 96, San Tin, Yuen Long, New Territories. It is located at Lok Ma Chau Road to west of Ha Wan Fisherman San Tsuen about 100m and to east of Lok Ma Chau Control Point about 300m. The Site is applied for renewal of Planning Application No. A/YL-ST/549 for the use of "Temporary Public Vehicle Park (Excluding Container Vehicles)" for a period of 3 years. The Site occupies a total site area of 1,047m<sup>2</sup> with no Government Land. Since the Site falls within an area zoned "Undetermined" ("U") under the Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8 dated 15.12.2006, a planning permission is required. The proposed temporary development would be compatible with the surrounding environment and would not generate adverse environmental impacts to the surrounding environment.

### 申請摘要

申請場地乃新界元朗新田丈量約份99約地段第97號(部份)及丈量約份96約地段第2208號B段餘段(部份)。申請場地位於落馬洲路，距離下灣漁民新村西面約100米及落馬洲管制站東面約300米。現申請臨時許可編號A/YL-ST/549續期，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1,047平方米，沒有涉及政府土地。由於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「未決定用途」地帶，是項擬議臨時發展需要獲得規劃許可。是項擬議臨時發展符合附近的土地用途及不會對附近環境產生影響。

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## APPENDICES

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Appendix 2	Lot Index Plan
Appendix 3	Extract of Approved San Tin Outline Zoning Plan No. S/YL-ST/8 dated 15.12.2006 and its Relevant Notes
Appendix 4	Proposed Layout Plan
Appendix 5	Photo Record of Boundary Fencing on the Site
Appendix 6	Approved Drainage Proposal
Appendix 7	Approved Fire Service Installations Proposal
Appendix 8	Site Photos

#### **A. APPLICATION SITE**

1. The Application Site ('the Site') comprises Lots 97(Part) in DD 99 and 2208BRP (Part) in DD 96, San Tin, Yuen Long, New Territories. It is located at Lok Ma Chau Road to west of Ha Wan Fisherman San Tsuen about 100m and to east of Lok Ma Chau Control Point about 300m. Please see Location Plan at **Appendix 1** and Lot Index Plan at **Appendix 2**.
2. The Site occupies a site area of about 1,047m<sup>2</sup> and no Government Land is involved.
3. The Site has been paved and is currently vacant.
4. It is applied for renewal of Planning Application No. A/YL-ST/549 for the use of "Temporary Public Vehicle Park (excluding Container Vehicle)" at the Site for a period of 3 years.
5. The vicinity is mostly occupied by public vehicle parks and other port back-up uses.
6. The Site is accessible at the northeastern part of the Site via Lok Ma Chau Road leading to Castle Peak Road – Chau Tau.
7. The Site is served by public transport, including minibuses and taxis along Lok Ma Chau Road.

#### **B. TOWN PLANNING**

1. The Site falls within an area zoned "Undetermined" ("U") on the Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8 dated 15.12.2006. Please see the OZP at **Appendix 3**.
2. The Explanatory Statement states that the "U" zone is reserved for the Sheung Shui to Lok Ma Chau Spur Line and the proposed Northern Link railway system. According to the notes attached to the plan, any use or development in the "U" zone requires permission of the Town Planning Board.
3. The Site is the subject of Planning Application No. A/YL-ST/549 for the same use of "Temporary Public Vehicle Park (excluding Container Vehicle)".



### **C. PROPOSED DEVELOPMENT**

1. It is proposed to apply for the use of "Temporary Public Vehicle Park (excluding Container Vehicle)" at the Site for serving the nearby local residents in Ha Wan Tsuen.
2. The site area is about 1,047m<sup>2</sup> and no Government Land is involved.
3. It is proposed to provide about 18 private car parking spaces at the Site.
4. The proposed "Temporary Public Vehicle Park (excluding Container Vehicle)" would be operated 24 hours a day from Monday to Sunday during the planning approval period to serve the local residents in the area.
5. Boundary fencing facilities have been provided at the Site to the satisfaction of the government authorities, as shown in the photo record at **Appendix 5**.
6. Drainage facilities have been provided at the Site to the satisfaction of the government authorities, as shown in the approved Drainage Proposal at **Appendix 6**.
7. Fire service installations have been provided at the Site to the satisfaction of the government authorities, as shown in the Approved Fire Service Installations Proposal at **Appendix 7**.
8. Due to hard paving of the existing land, it is unable to provide tree plantings at the site.

## **D. JUSTIFICATIONS**

### **1. *No Contravention to the Long Term Planning Intention***

The subject 'Undetermined' zone is reserved for the Spur Line and the proposed Northern Link railway system. Since relevant land had been resumed and cleared, the remaining land of the subject zone is under review, approval for the subject Site on a temporary basis will not prejudice the future long term planning of the area.

### **2. *Previous Planning Permissions for the Same Use***

The Site was granted planning permissions for the same use of "Temporary Public Vehicle Park (excluding Container Vehicle)" under previous planning applications No. A/YL-ST/594 approved on 5.7.2019. The parking facilities and the site condition would remain similar to the existing condition, which is approved under the previous planning application No. A/YL-ST/549. Without major change of planning circumstances, it is considered that the applied use of "Temporary Public Vehicle Park (excluding Container Vehicle)" should be allowed on the Site.

### **3. *Compliance with Planning Approval Conditions***

All the approval conditions relating fencing, drainage and fire service installations facilities imposed on the previous planning application No. A/YL-ST/594 have been satisfactorily complied with.

### **4. *Approved Planning Applications for Temporary Vehicle Parks in the Surrounding***

There were three planning applications for temporary vehicle parks approved in the surrounding "U" zoned sites in the past two years. These include Applications No. A/YL-ST/581 approved on 22.1.2021 for "Temporary Public Vehicle Park (excluding Container Vehicle)" and No. A/YL-ST/588 approved on 14.5.2021 for "Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk).

### **5. *Compatible with Surrounding Land Uses***

Most of the sites near the Lok Ma Chau Control Point are being used as public vehicle parks. The applied use of "Temporary Public Vehicle Park (excluding Container Vehicle)" is therefore compatible with the surrounding uses in the area.

### **6. *Serving Local Residents***

Even though there are many public vehicle parks in the surrounding, there is a lack of parking spaces serving the nearby local residents in Ha Wan Tsuen. Therefore, the proposed small-scale car park is necessary for serving the local residents including the residents living in the same lot.

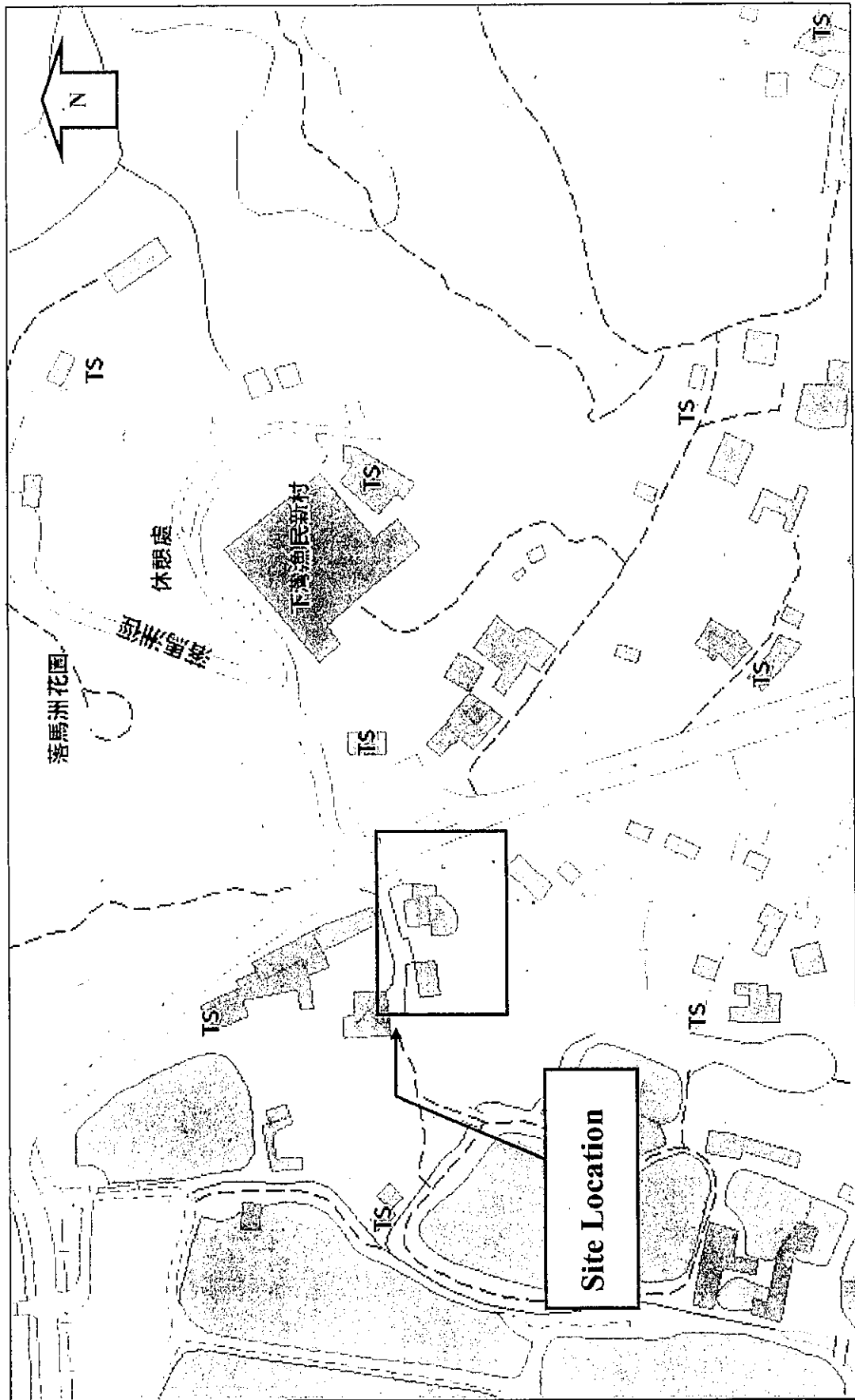
7. *No Traffic, Drainage and Environmental Impacts*

Since the proposed development is small in scale for serving local residents and drainage facilities would be provided on the Site. Therefore, no additional traffic, drainage and environmental impacts are anticipated.

**E. CONCLUSION**

With regard to the above justifications, we are now seeking an approval from the Board for the proposed use of "Temporary Public Vehicle Park (excluding Container Vehicle)" at the Site for 3 years.

## Appendix 1



Indication Purpose Only

Source: <https://www.map.gov.hk/gm/map/>

## 地段索引圖

## LOT INDEX PLAN

## 免責聲明

本圖則乃地段索引圖的副本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。隨時佔用土地的情況可隨時短期通知出境或終止，因此此圖向有關的分區地政處員核對。本圖則所示的資料必須透過實地測量予以核實。當有更佳的地界線時，地段索引圖可能會被修訂而無須事先通知。

## Disclaimer

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

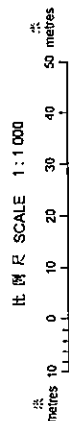


## 地政總署測繪處

Survey and Mapping Office  
Lands Department

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Locality: DD99

Lot Index Plan No.: MH0140102016

District Survey Office: MPC HK

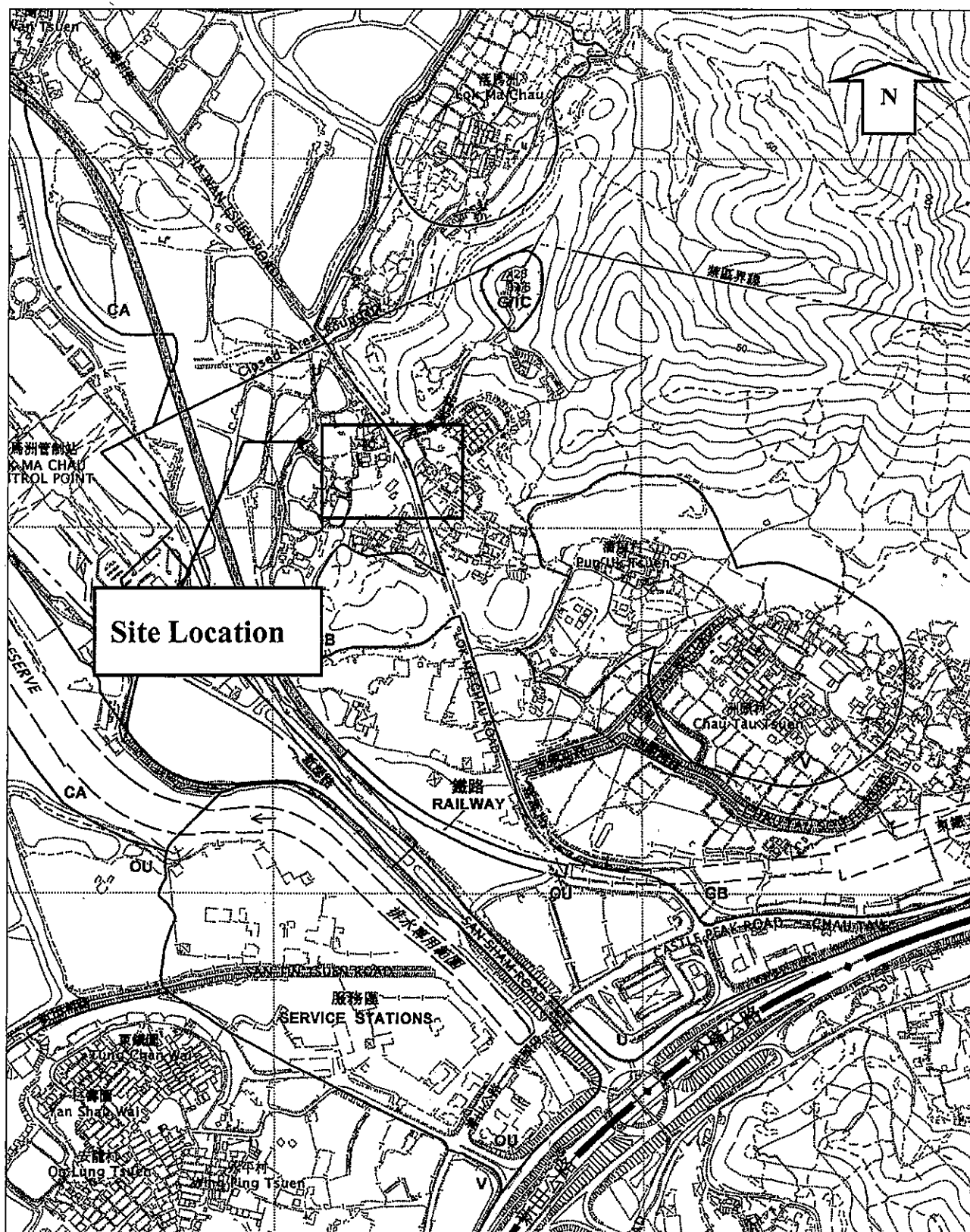
Date: 14-Oct-2016

Reference No.: 25E-3C



For Identification Purposes Only

## Appendix 3



Indication Purpose Only

“OU (Railway Terminus and Public Transport Terminus)”: Total Area : 6.37 ha

- 9.4.17 An area located in the northern part of the Area is zoned for “OU (Railway Terminus and Public Transport Terminus)” primarily for the development of the Lok Ma Chau Railway Terminal of the Spur Line and public transport interchange. Construction works has been commenced and is targeted for completion in 2007.

“OU (Railway)”: Total Area : 0.53 ha

- 9.4.18 A strip of land to the west of Lok Ma Chau Road is zoned “OU(Railway)” primarily for the railway track of the Spur Line at the ground level. The remaining railway alignment within the other zones is either elevated or underground.

9.5 Undetermined (“U”): Total Area: 25.56 ha

- 9.5.1 An area to the east of San Sham Road is zoned “U” for the Spur Line and the proposed Northern Link railway system. At present, apart from the land resumed and cleared to make way for the construction of the Spur Line, this area mainly consists of container trailer parks, warehouses, agricultural land and some village houses. A review on the future use of the area will be made taking into account the finalized Spur Line as well as the proposed Northern Link rail alignments.
- 9.5.2 Under the “U” zone, any developments or redevelopments, except those permitted under the covering Notes, require planning permission from the Board so as to ensure that the environment would not be adversely affected and that infrastructure, GIC facilities, open space would be adequately provided. The proposed development should also take into account the railway alignments. To realize a built-form which is compatible with the surroundings, the development intensity should take into account the rural characteristics of the surrounding areas.

9.6 Green Belt (“GB”): Total Area : 188.62 ha

- 9.6.1 The planning intention of this zone is primarily to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. The “GB” zone may include foothills, lower hill slopes, spurs, isolated knolls, woodland or vegetated land which occur on the urban fringe. There is a general presumption against development within the “GB” zone. However, limited developments may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.6.2 Areas located to the east of Mai Po Lo Wai, hilly areas at Tai Law Hau and its foothill areas surrounding Pun Uk Tsuen and Chau Tau are designated for this purpose.

## 地段索引圖

## LOT INDEX PLAN

## 免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可透過短期通知出現或終止，因此應向有關的分區地政專員核實。本圖則所示的資料必須透過地籍圖予以核實。當有更佳或新的地籍圖時，地段索引圖可能會被修訂而無須事先通知。

## Disclaimer

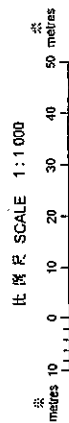
This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be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



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Locality : DD99

Lot Index Plan No. : MH0140102016

District Survey Office : MPC HK

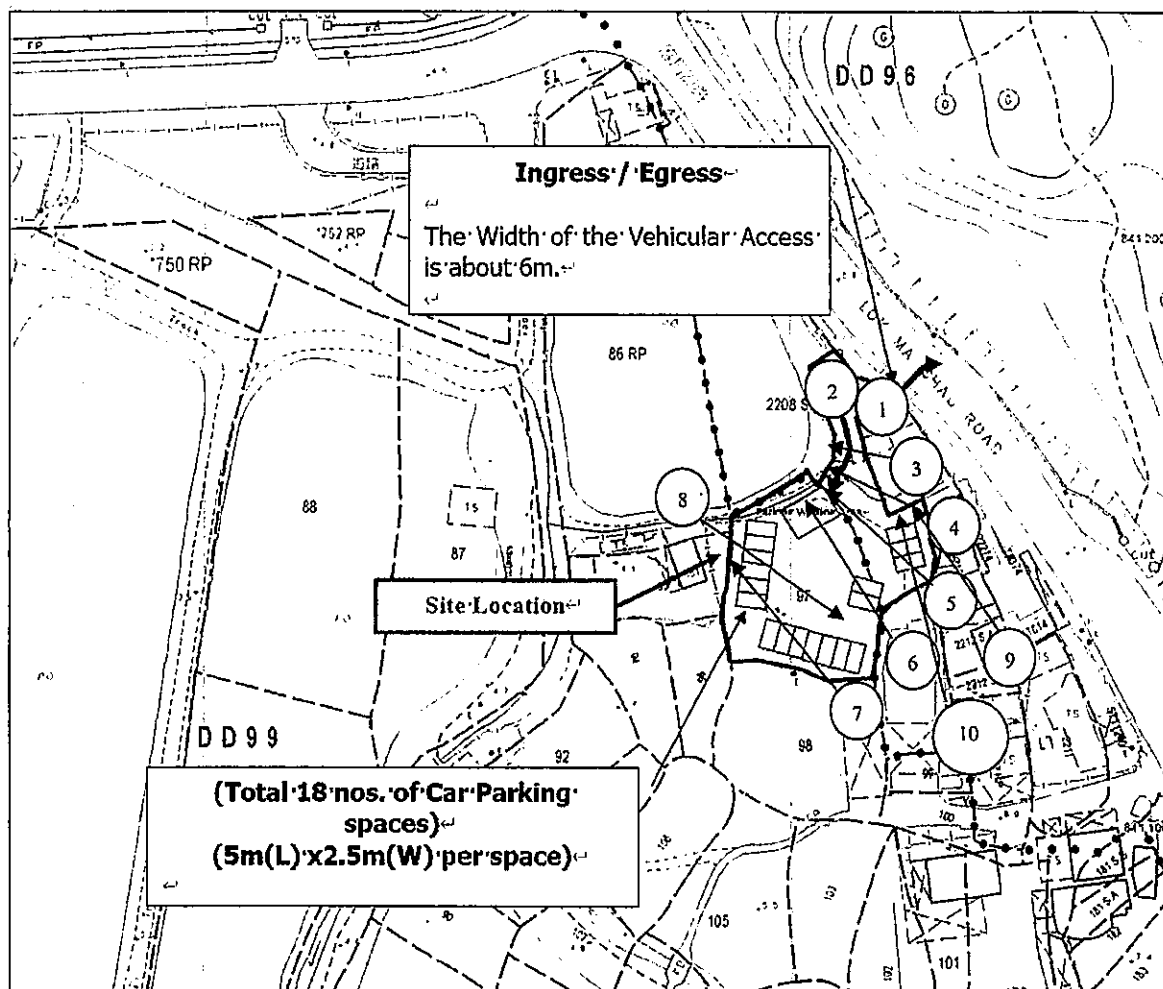
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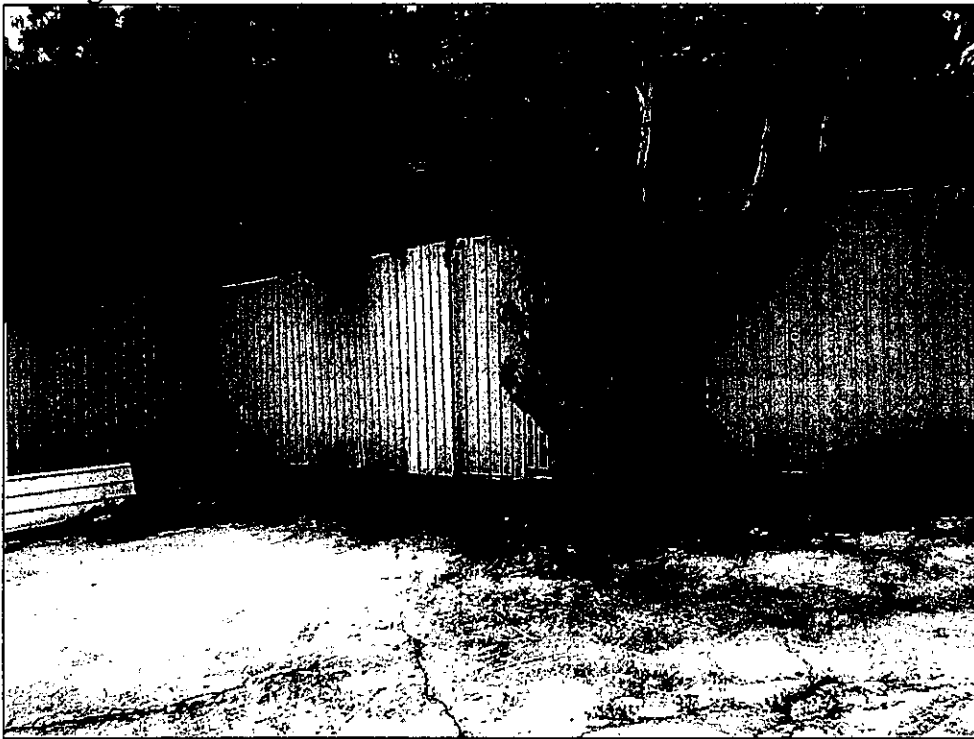




## Appendix 5



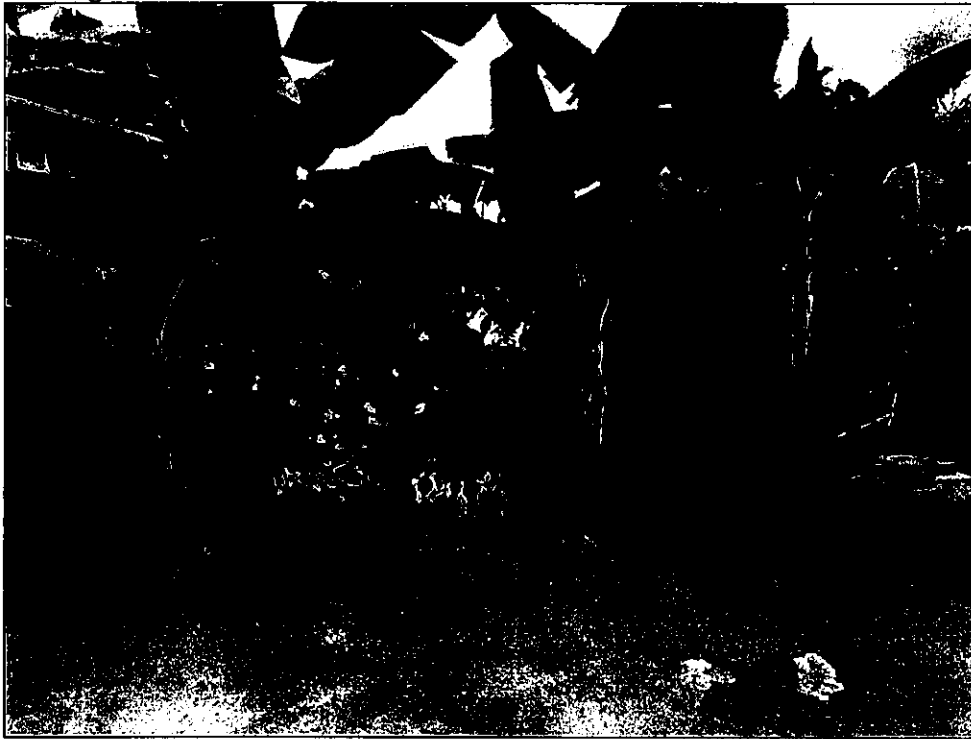
Fencing Photo No. 1



Fencing Photo No. 2



Fencing Photo No. 3



Fencing Photo No. 4



Fencing Photo No. 5



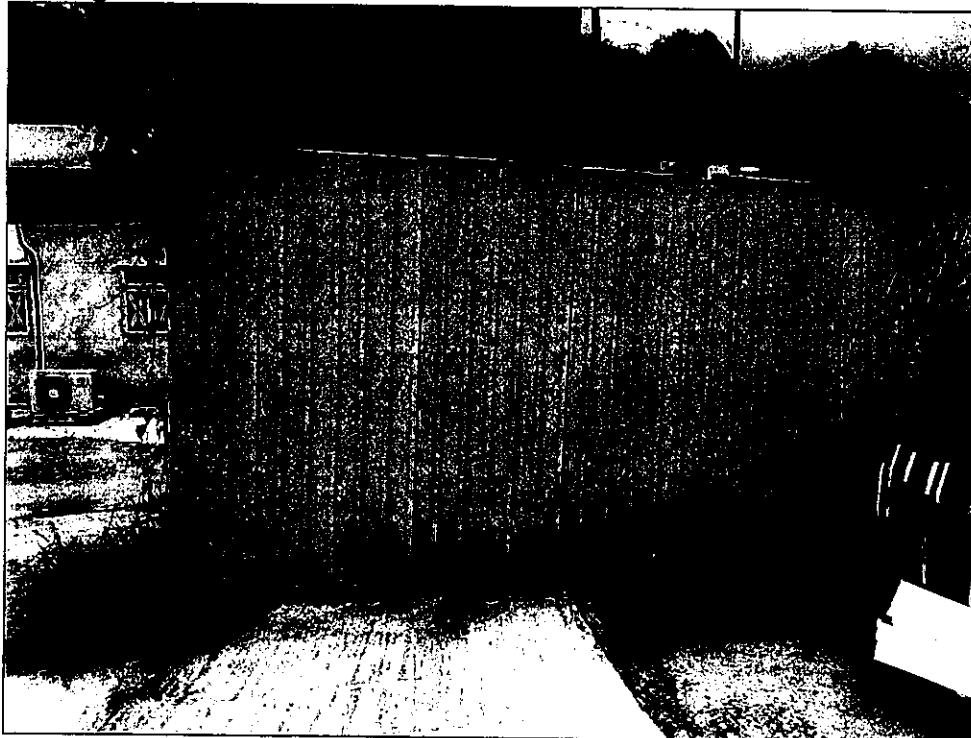
Fencing Photo No. 6



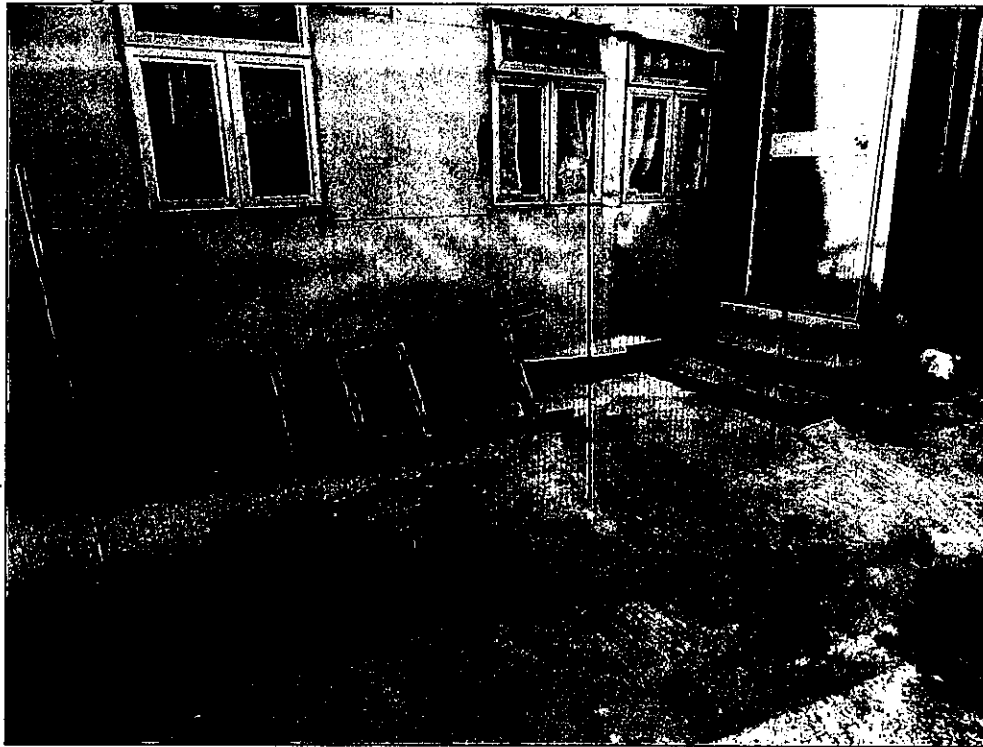
Fencing Photo No. 7



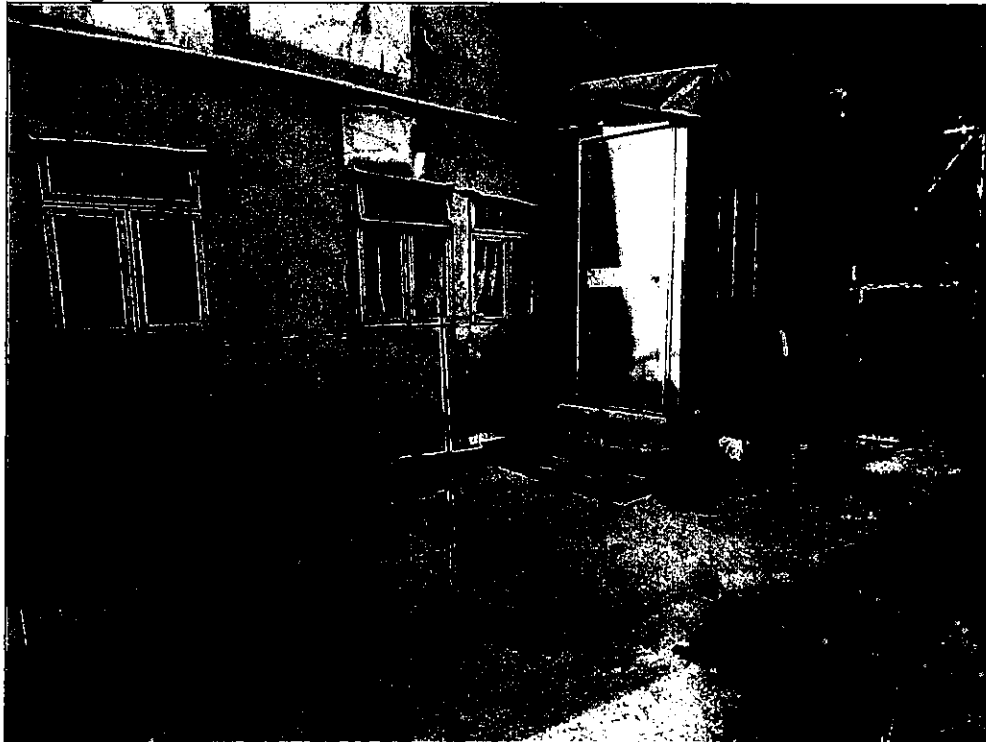
Fencing Photo No. 8



Fencing Photo No. 9

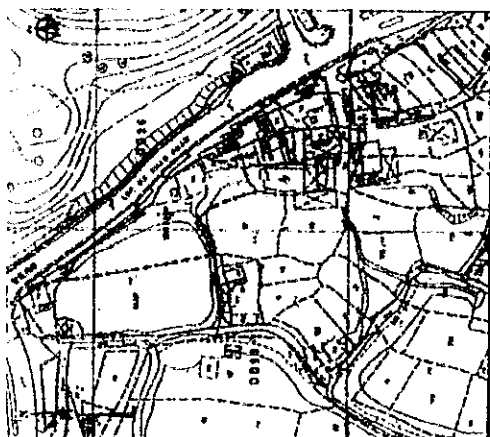


Fencing Photo No. 10



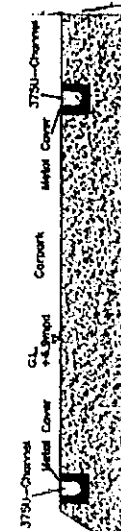
## Appendix 6

Ref: TPBJAVL-ST 548(19Mar2020) Revision 1

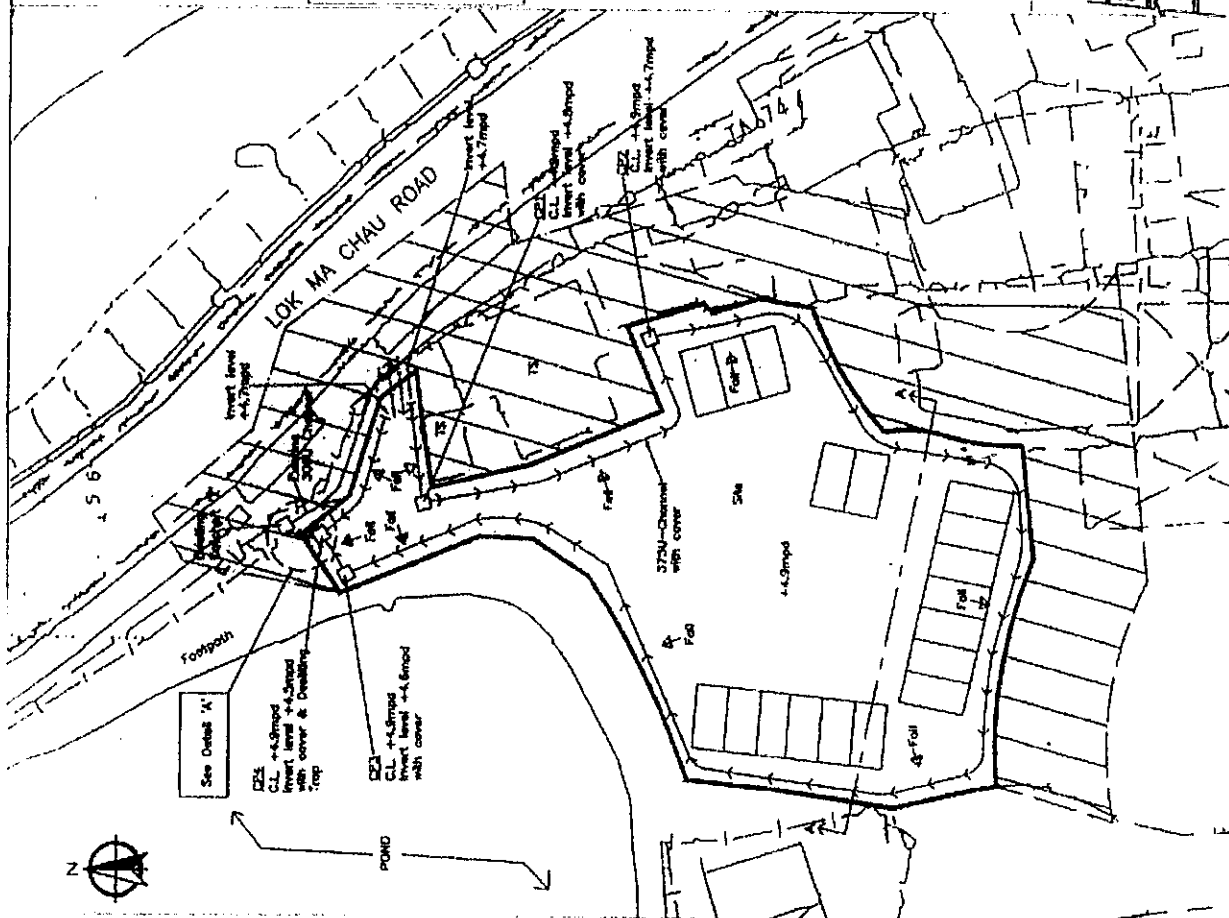


**Location Plan (Not To Scale)**

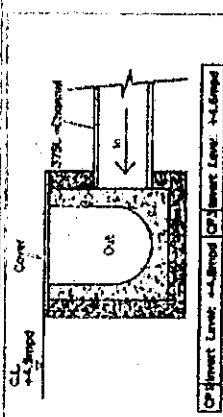
- Legend**
- ② Boundary of estimated catchment adjoining development site (1000m<sup>2</sup>)
  - Site Boundary
  - Ingress/Egress
  - Car Parking spaces (Total 16 numbers)
  - CP1, CP2, CP3 & CP4 - Proposed Catchpits
  - Proposed STSU-Channel with metal cover
  - ↑ Fall
  - Existing Catchpit 'X' & Existing 3000 Channel
- Notes:**
1. All the invert levels of U-channels and catchpits shall be confirmed on site.
  2. All the locations of U-channels and catchpits shall be confirmed on site.



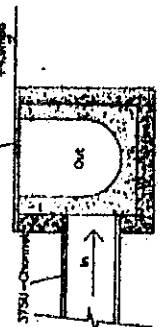
Section 'A-A' (Not to scale)



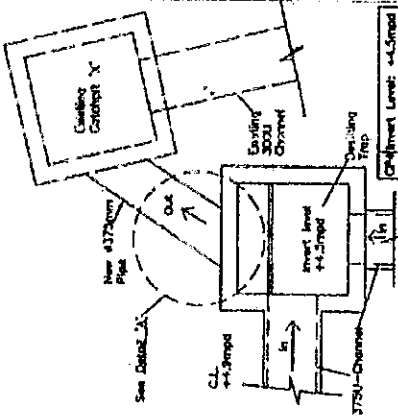
Proposed Drainage System for the  
Development Site (Not to scale)



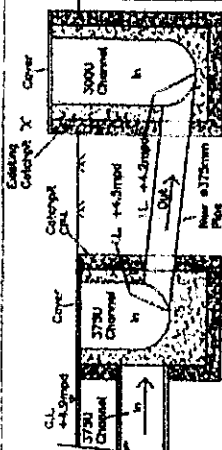
**Catchpñ CP1 & CR3 (Not to scale)**



**Catchpit CP2 (Not to scale)**



Catchpit CP4 Connection to  
Existing Catchpit 'X' (Not to scale)

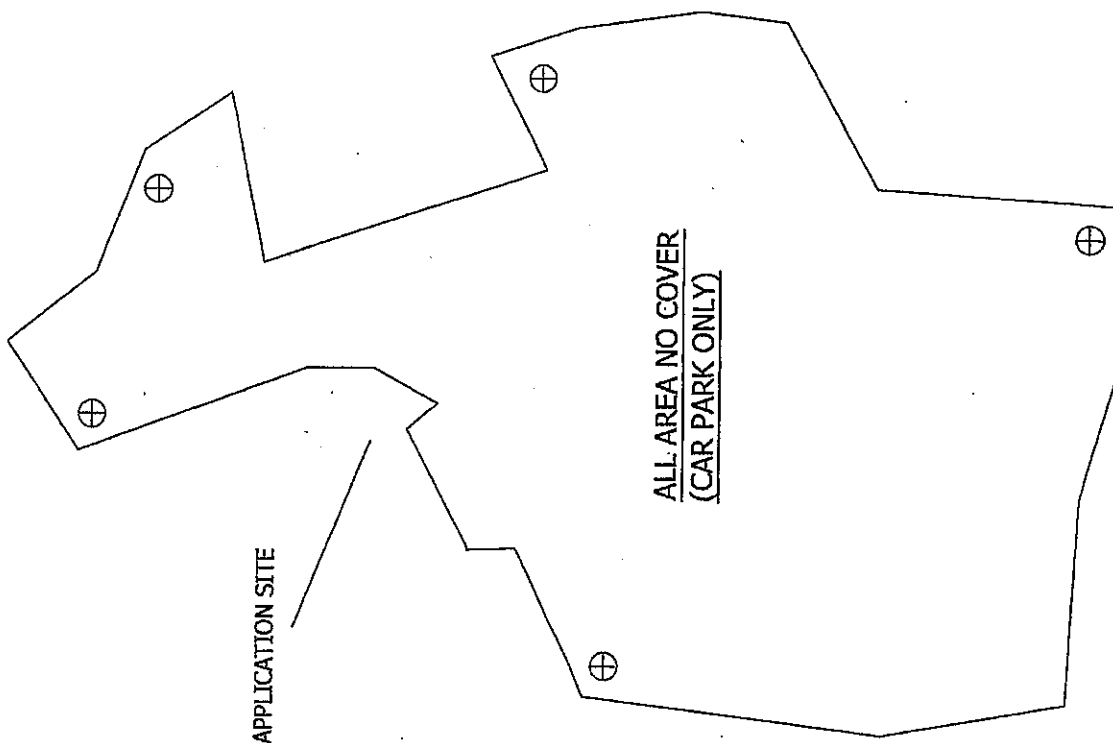


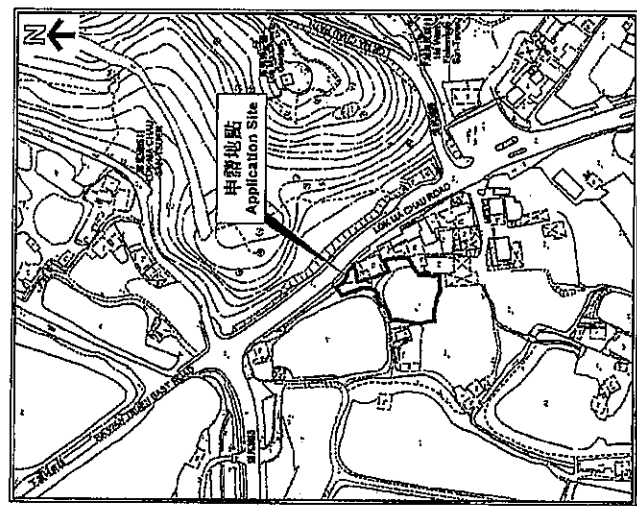
**Detail 'A' (Not to scale)**

<p>LEGEND</p> <p>⊕ 5KG CO2 F.E.</p>	<p><u>F.S. NOTES</u></p> <p>PORTABLE FIRE EXTINGUISHER</p> <p>1. 5KG CO2 TYPE PORTABLE F.E.</p>	<p>亞安消防工程公司 FAN AN FIRE ENGINEERING COMPANY</p> <p>Unit 4, 16/F, Yue Fung Industrial Building, No. 35-45 Chai Wan Lok Street, Tuen Wai, N.T. TEL: 2414 5811 FAX: 2414 5798 E-MAIL: fanafire@gmail.com</p>	<p>Proposed Temporary Public Vehicle Park (excluding Container Vehicle)</p>	<p>ADDRESS: Lot 97 (Part) in D.D. 99 and Lot 2208 S.B. RP (Part) in D.D. 96, San Tin, Tuen Long</p>	<p>APPLICATION NO.: TP8/AYL-ST/549</p>	<p>DRAWN NO: F2004-03</p>	<p>SCALE: 1 : 200 @ A3</p>	<p>DRAWN BY: KEITH NG</p>	<p>VER 1</p> <p>DATE: 28 APR 2020</p>
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APPLICATION SITE

ALL AREA NO COVER  
(CAR PARK ONLY)





(NOT IN SCALE)



Site Photo





Date: 10/05/2022

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

By Post and Email

Dear Sir/Madam,

**Section 16 Planning Application**  
**A Temporary Public Vehicle Park (excluding Container Vehicle)**  
**for a Period of Three Years at Lot 97(Part) in DD99 and Lot 2208BRP(Part) in DD 96**  
**San Tin, Yuen Long, New Territories**

I submit herewith revised page 3 of planning statement, Lot Index Plan at Appendix 2, Proposed Layout Plan at Appendix 4 and Fencing Plan at Appendix 5.

Should you have any queries, please feel free to call me direct at

Thank you.

Yours faithfully,



---

To Shun Hei

c.c.  
DPO/FSS&YLE

ST/619

RECEIVED

2022 MAY 13 P 12: 32

TOWN PLANNING BOARD

**D. JUSTIFICATIONS**

*1. No Contravention to the Long Term Planning Intention*

The subject 'Undetermined' zone is reserved for the Spur Line and the proposed Northern Link railway system. Since relevant land had been resumed and cleared, the remaining land of the subject zone is under review, approval for the subject Site on a temporary basis will not prejudice the future long term planning of the area.

*2. Previous Planning Permissions for the Same Use*

The Site was granted planning permissions for the same use of "Temporary Public Vehicle Park (excluding Container Vehicle)" under previous planning applications No. A/YL-ST/549 approved on 5.7.2019. The parking facilities and the site condition would remain similar to the existing condition, which is approved under the previous planning application No. A/YL-ST/549. Without major change of planning circumstances, it is considered that the applied use of "Temporary Public Vehicle Park (excluding Container Vehicle)" should be allowed on the Site.

*3. Compliance with Planning Approval Conditions*

All the approval conditions relating fencing, drainage and fire service installations facilities imposed on the previous planning application No. A/YL-ST/549 have been satisfactorily complied with.

*4. Approved Planning Applications for Temporary Vehicle Parks in the Surrounding*

There were three planning applications for temporary vehicle parks approved in the surrounding "U" zoned sites in the past two years. These include Applications No. A/YL-ST/581 approved on 22.1.2021 for "Temporary Public Vehicle Park (excluding Container Vehicle)" and No. A/YL-ST/588 approved on 14.5.2021 for "Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk).

*5. Compatible with Surrounding Land Uses*

Most of the sites near the Lok Ma Chau Control Point are being used as public vehicle parks. The applied use of "Temporary Public Vehicle Park (excluding Container Vehicle)" is therefore compatible with the surrounding uses in the area.

*6. Serving Local Residents*

Even though there are many public vehicle parks in the surrounding, there is a lack of parking spaces serving the nearby local residents in Ha Wan Tsuen. Therefore, the proposed small-scale car park is necessary for serving the local residents including the residents living in the same lot.

## 地段索引圖

## LOT INDEX PLAN

## 免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可通過短期通知出現或終止，因此應向有關的分區地政專員核實。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

## Disclaimer

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



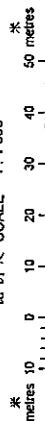
## 地政總署測繪處

## Survey and Mapping Office

## Lands Department

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比例尺 SCALE 1:1 000



Locality : DD99

Lot Index Plan No. : MH0140102016

District Survey Office : MPC HK

Date : 14-Oct-2016

Reference No. : 2SE-3C



For Identification Purposes Only

## 地段索引圖

## LOT INDEX PLAN

## 免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核實。本圖則所示的資料必須經過地籍測量予以核實。當有更佳或新的地籍證據時，地段索引圖可能會被修訂而無須事先通知。

## Disclaimer

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



地政總署測繪處

Survey and Mapping Office  
Lands Department

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© Copyright reserved — Hong Kong SAR Government

比例尺 SCALE 1:1000  
米 metres 10 0 10 20 30 40 50 metres

Locality : DD99

Lot Index Plan No. : MH0140102016

District Survey Office : MPC HK

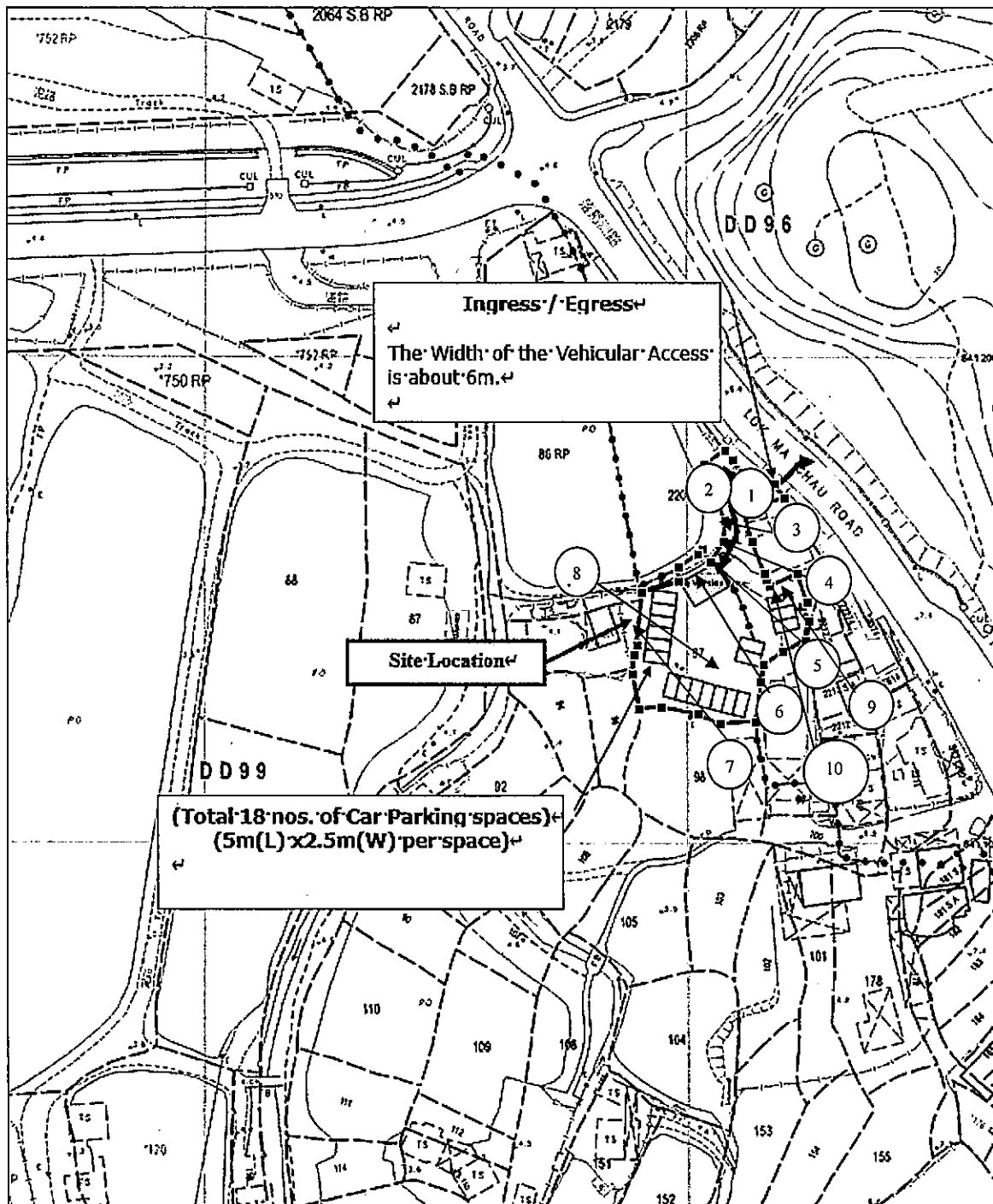
Date : 14-Oct-2016

Reference No. : 2SE3C



Indication Purpose Only

## Appendix 5









回覆: Departmental Comments (FSD) for s.16 Planning Application A/YL-ST/61917/06/2022

16:35

From: HEI HEI <

To: "btung@pland.gov.hk" <btung@pland.gov.hk>, "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Cc: "ayycheung@pland.gov.hk" <ayycheung@pland.gov.hk>, "pyleung@pland.gov.hk" <pyleung@pland.gov.hk>

File Ref:

History:

This message has been forwarded.

1 Attachment



A9040201-元朗 落馬州 新田 下灣村 停車場 ST619.pdf

城規會

你好：

A/YL-ST/619申請

已完成消防檢測，已簽發消防證書

謝謝

杜先生

---

寄件者: btung@pland.gov.hk <btung@pland.gov.hk>

寄件日期: 2022年6月15日 16:43

收件者:

副本: ayycheung@pland.gov.hk <ayycheung@pland.gov.hk>; pyleung@pland.gov.hk <pyleung@pland.gov.hk>

主旨: Departmental Comments (FSD) for s.16 Planning Application A/YL-ST/619

Dear Mr. TO,

I refer to the captioned s.16 planning application. Please see the attached comments received for your response/information:

*Comments from Director of Fire Service*

*(Contact Person: Mr. LI Leong Kiu; Tel: .*

*Noted that this is a renewal application, applicant shall be reminded that in order to pursue the streamline approach for renewal cases, if applicable, the following supplementary information shall be submitted for our further consideration:*

*- Full set of valid FS251 covering all the FSIs implemented on the application site*

For enquires on the departmental comment, please directly contact the relevant officer. For other enquiries, please contact the undersigned or Ms. Alice CHEUNG (Tel: 3168 4041) of this office.

Kind regards,

Benjamin TUNG

TPG/YLE1,

DPO/FS&YLE, PlanD

Tel: 3168 4049

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

FSD Ref.: TPB/A/YL-ST/619

消防處編號

(Regulation 9(1))

(第九條(1)款)

## 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

Lot 97 (Part) in D.D.99 and Lot 2208 S.B. RP (Part) in D.D.96, San Tin, Yuen Long, New Territories

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

San Tin, 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(DDMM/YY)
24	Portable F.E. 5 nos 5kg CO2 F.E.	As above	Conforms with FSD requirements	16-Jun-2022	15-Jun-2023

## 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(DDMM/YY)
			NIL		

## 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	

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

NG Siu Keung

Fan Ah Fire Eng. Co.

TEL

16-Jun-2022

For FSD  
use only:

Inspected

Key-in

Verified

**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 3. 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/549	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	5.7.2019 ( <i>RNTPC</i> )



**Similar s.16 Applications for Temporary Vehicle Park within the “Undetermined” Zone on the San Tin Outline Zoning Plan No. S/YL-ST/8 in the Past Five Years**

**Approved Applications**

No.	Application No.	Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/501	Renewal of Planning Approval for Temporary Public Vehicle Park (including Private Cars, Container Vehicles and Heavy Goods Vehicles) and Ancillary Facilities (including Vehicle Repair Area, Site Offices and Canteen), Storage of Metal Ware and Construction Material, and Cargo Handling and Forwarding Facilities for a Period of 3 Years	17.3.2017 (RNTPC)
2.	A/YL-ST/513	Renewal of Planning Approval for Temporary “Public Vehicle Park (excluding container vehicle)” for a Period of 3 Years	22.12.2017 (RNTPC)
3.	A/YL-ST/523	Renewal of Planning Approval for Temporary Public Vehicle Park (For Private Cars and Lok Ma Chau - Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (Including a Refreshment Kiosk) for a Period of 3 Years	18.5.2018 (RNTPC)
4.	A/YL-ST/530	Temporary Public Car Park with Ancillary Office for a Period of 3 Years	5.10.2018 (RNTPC)
5.	A/YL-ST/543	Temporary Open Storage of General Goods and Public Vehicle Park (Private Cars only) with Ancillary Site Office for a Period of 3 Years	31.5.2019 (RNTPC) (Revoked on 28.2.2021)
6.	A/YL-ST/563	Renewal of Planning Approval for Temporary Container Vehicle Park, Open Storage of Containers and Public Car Park for a Period of 3 Years	17.1.2020 (RNTPC)
7.	A/YL-ST/568	Renewal of Planning Approval for Temporary Public Vehicle Park (including Private Cars, Container Vehicles and Heavy Goods Vehicles) and Ancillary Facilities (including Vehicle Repair Area, Site Offices and Canteen), Storage of Metal Ware and Construction Material, and Cargo Handling and Forwarding Facilities for a Period of 3 Years	26.5.2020 (RNTPC)
8.	A/YL-ST/580	Temporary Open Storage of General Goods, Construction Materials and Machineries and Public Vehicle Park (Excluding Container Vehicles) with Ancillary Site Office and Guard Room for a Period of 3 Years	18.12.2020 (RNTPC)
9.	A/YL-ST/581	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	22.1.2021 (RNTPC)



10.	A/YL-ST/588	Renewal of Planning Approval for Temporary Public Vehicle Park (For Private Cars and Lok Ma Chau - Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (Including a Refreshment Kiosk) for a Period of 3 Years	14.5.2021 ( <i>RNTPC</i> )
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**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**.

Comments of the Chief Estate Surveyor/Railway Development, Lands Department (CES/RD, LandsD):

- no objection on the application.

**2. Traffic**

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

- (a) she supports the planning application from traffic engineering perspective to meet the public demand of car parking spaces;
- (b) no vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period; and
- (c) a notice should be posted at a prominent location of the Site to indicate that only private cars as defined in the Road Traffic Ordinance is allowed to be parked/stored.

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

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

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

- noting the nature of the planning application, he has no comments from railway development viewpoint.

**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/549). There is no significant change in the major development parameters and layout of this application when compared to that in the previous one;
- (c) further adverse landscape impact arising from the development within the Site is not anticipated; and
- (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 application be approved by the Board.

#### **5. Nature Conservation**

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

- (a) the Site is adjacent to two ponds to the northwest and southeast; and
- (b) 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):

- no objection in principle to the captioned renewal application subject to the existing FSIs implemented on the site being maintained in efficient working order at all times.

## 8. Buildings Matters

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

- (a) it is noted from the survey plan of the application that there are some existing structures within the Site. However, there is no proposed building/structure in the layout plan for the application. Though the current use(s) of the Site as revealed in the application is vacant, it is unknown whether demolition works of existing building/structure would be involved; and
- (b) advisory comments as detailed in **Appendix V**.

## 9. Other Departments

- (a) The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) have no objection to the application.
- (b) The following departments have no comment on the application:
  - 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 the Site comprises of Old Scheduled Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (b) 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 Lok Ma Chau Road 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 Lok Ma Chau Road.
  - (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 Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should adopt appropriate measures (e.g. erection of hoarding, provision of screen planting as far as practicable, proper discharge of surface run-off away from ponds) to avoid causing pollution or disturbance to the adjacent ponds during operation;
- (d) 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; and
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
  - (i) if the existing structures (not being New Territories Exempted Houses) are erected on leased land without the approval of the Buildings Department (BD), they are unauthorised building works (UBW) under the building ordinance (BO).

- (ii) 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.
- (iii) Before any demolition works are to be carried out on the Site, prior approval and consent of the BD should be obtained. An Authorized Person (AP) should be appointed as the co-ordinator for any demolition works in accordance with the BO. Should the AP/RSE confirm the works fall into the Minor Works Control System (MWCS), then the applicant may proceed with the works under MWCS. For details of the submission procedures under MWCS, the applicant may wish to visit our website at [www.bd.gov.hk](http://www.bd.gov.hk).



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

參考編號

220518-171951-20284

Reference Number:

提交限期

04/06/2022

Deadline for submission:

提交日期及時間

18/05/2022 17:19:51

Date and time of submission:

有關的規劃申請編號

A/YL-ST/619

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生.Mr. Lam Ka Hing

Name of person making this comment:

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&publi



**A/YL-ST/619 DD 96 San Tin**

03/06/2022 02:55

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

1 attachment



rotary-car-parking-system-1731040.jpg

Dear TPB Members,

Applicant applied for a number of extensions of time.

Members should ensure that conditions had in fact been complied with.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 4 June 2019 2:49 AM CST  
**Subject:** A/YL-ST/549 DD 96 San Tin

A/YL-ST/549

Lot 97 in D.D. 99 and Lot 2208 S.B RP (Part) in D.D. 96, San Tin

Site area : About 1,055m<sup>2</sup>

Zoning : "Undetermined"

Applied Use : 18 Vehicle Parking

Dear TPB Members,

Google Maps show that this is an existing unapproved operation.

While land use in 'Undetermined', surely 60sqmts per vehicle is a most inefficient land use?

Members should not approve such applications as the end result is lots of land concreted over to cater for vehicles when we are subject to daily laments that **THERE IS A SHORTAGE OF LAND.**

Parking should be underground or in stacked facilities, see attached.

Mary Mulvihill





