

2022年 7月 4日

此文件在 收到。城市規劃委員會
只在此文件後才正式確認收到

Appendix I of RNTPC
Paper No. A/YL-ST/624

4 JUL 2022

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"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	A19L-5T/624
	Date Received 收到日期	4 JUL 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 type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Fortune Nine (HK) Company Ltd. 九記行(香港)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 type="checkbox"/> Company 公司 / <input type="checkbox"/> 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)	Lot 674SCR(Part) in DD99; Lots 3060RP, 3060S.A, 3060S.B, 3060S.C(Part), 3060S.E(Part), 3060S.F, 3060S.G, 3061(Part), 3062, 3064RP, 3064S.A, 3064S.B, 3064S.C, 3064S.D(Part), 3064S.E, 3065, 3067RP, 3067S.A, 3067S.B, 3067S.C in DD 102 And Adjoining Government Land, 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 type="checkbox"/> Site area 地盤面積 5475 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 1372 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)	713 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編號S/YL-ST/8 San Tin Outline Zoning Plan No. S/YL-ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展 Village Type Development
(f) Current use(s) 現時用途	臨時公眾停車場(只限私家車) Temporary Public Vehicle Park (Private Cars Only) (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"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (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"² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」² (請夾附業權證明文件)。
- ☐ is not a "current land owner"³.
並不是「現行土地擁有人」³。
- ☐ 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)"⁴.
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」⁴。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"⁵.
已取得 名「現行土地擁有人」⁵的同意。

Details of consent of "current land owner(s)" ⁵ obtained 取得「現行土地擁有人」 ⁵ 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)
	NA	

(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)
	NA	

(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
24.06.2022 (DD/MM/YYYY)*
於 24.06.2022 (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 24.06.2022 (DD/MM/YYYY)*
於 24.06.2022 (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*

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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> 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 <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> 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 <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
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))	
		<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)	
	No 否	<input type="checkbox"/>	
(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, 請另頁註明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	
	No 否	<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			
<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 type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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>555</u>
(b) Date of approval 獲批給許可的日期	<u>06.09.2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>06.09.2022</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(只限私家車)
(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。

A/YL-ST/555因06.09.2022規劃文件到期

現續期申請用作臨時公眾停車場(只限私家車)的規劃申請

場地沒有任何改變

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

文偉昌



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

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Fortune Nine (HK) Company Ltd. 九記行(香港)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

11-06-2022 (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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

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 available 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於規劃署規劃資料查詢處供一般參閱。)

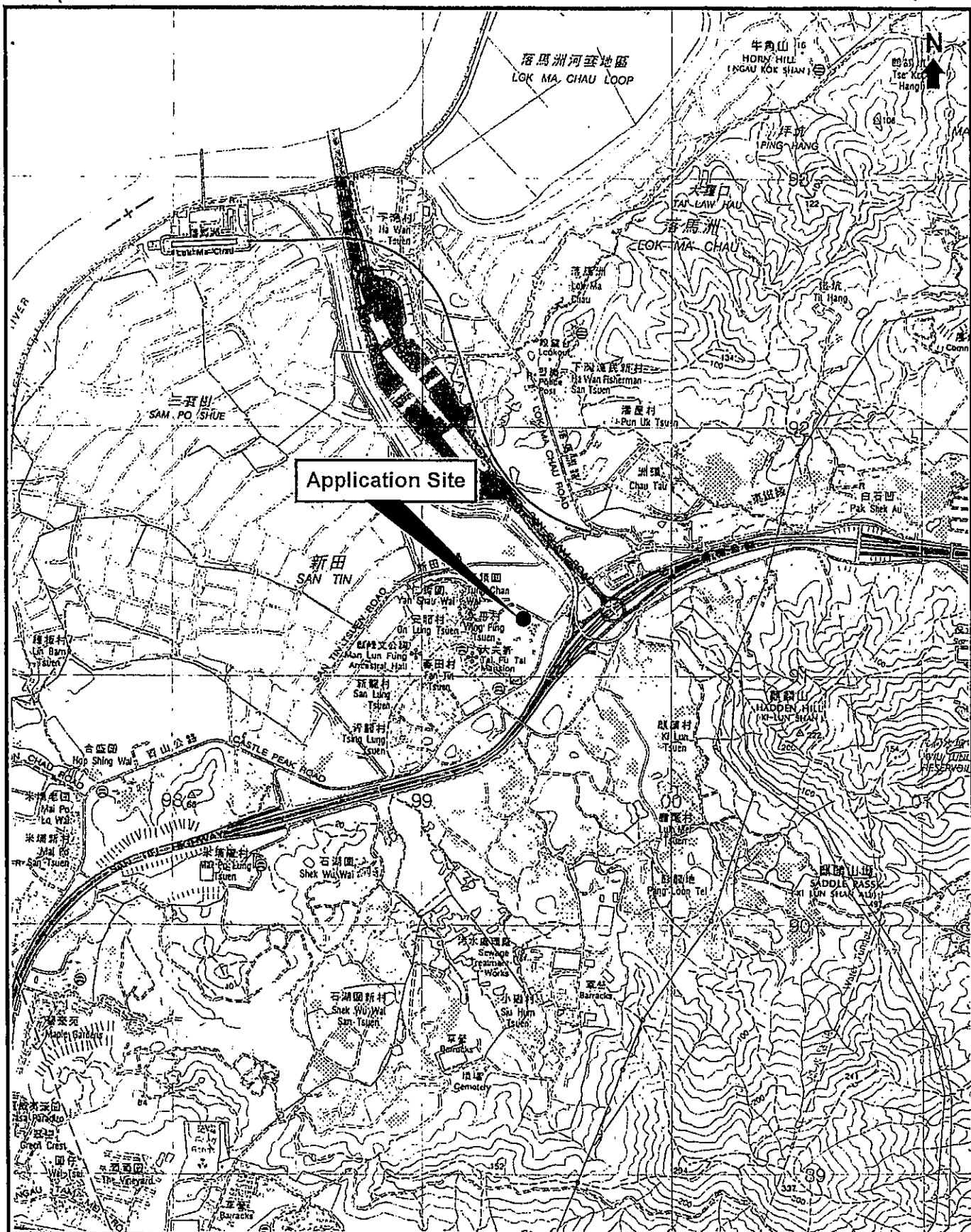
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 674SCR(Part) in DD99; Lots 3060RP, 3060S.A, 3060S.B, 3060S.C(Part), 3060S.E(Part), 3060S.F, 3060S.G, 3061(Part), 3062, 3064RP, 3064S.A, 3064S.B, 3064S.C, 3064S.D(Part), 3064S.E, 3065, 3067RP, 3067S.A, 3067S.B, 3067S.C in DD 102 And Adjoining Government Land, San Tin Yuen Long New Territories
Site area 地盤面積	5475 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 713 sq. m 平方米 □ About 約)
Plan 圖則	新田分區計劃大綱核准圖編號S/YL-ST/8 San Tin Outline Zoning Plan No. S/YL-ST/8
Zoning 地帶	鄉村式發展 Village Type Developmet
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 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(只限私家車) Temporary Public Vehicle Park (Private Cars Only)

(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	1372 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.25 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	13	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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 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) _____		142 Private Car
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Location Plan, Site Plan, Plan Showing the General Area, Extract from San Tin Outline Zoning Plan		
Layout Plan, Landscape and Tree Preservation Proposal		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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



Location Plan

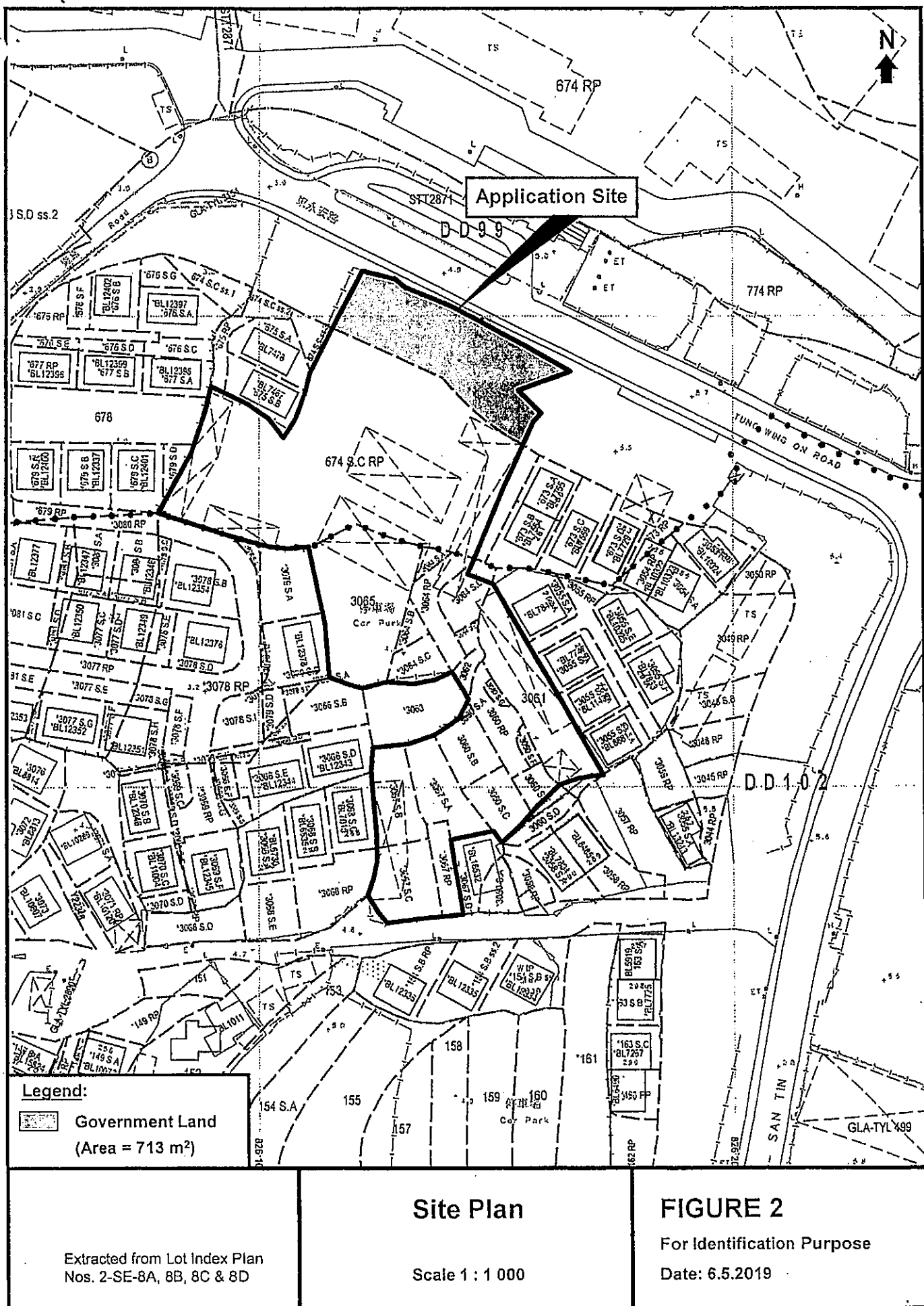
Scale 1 : 20 000

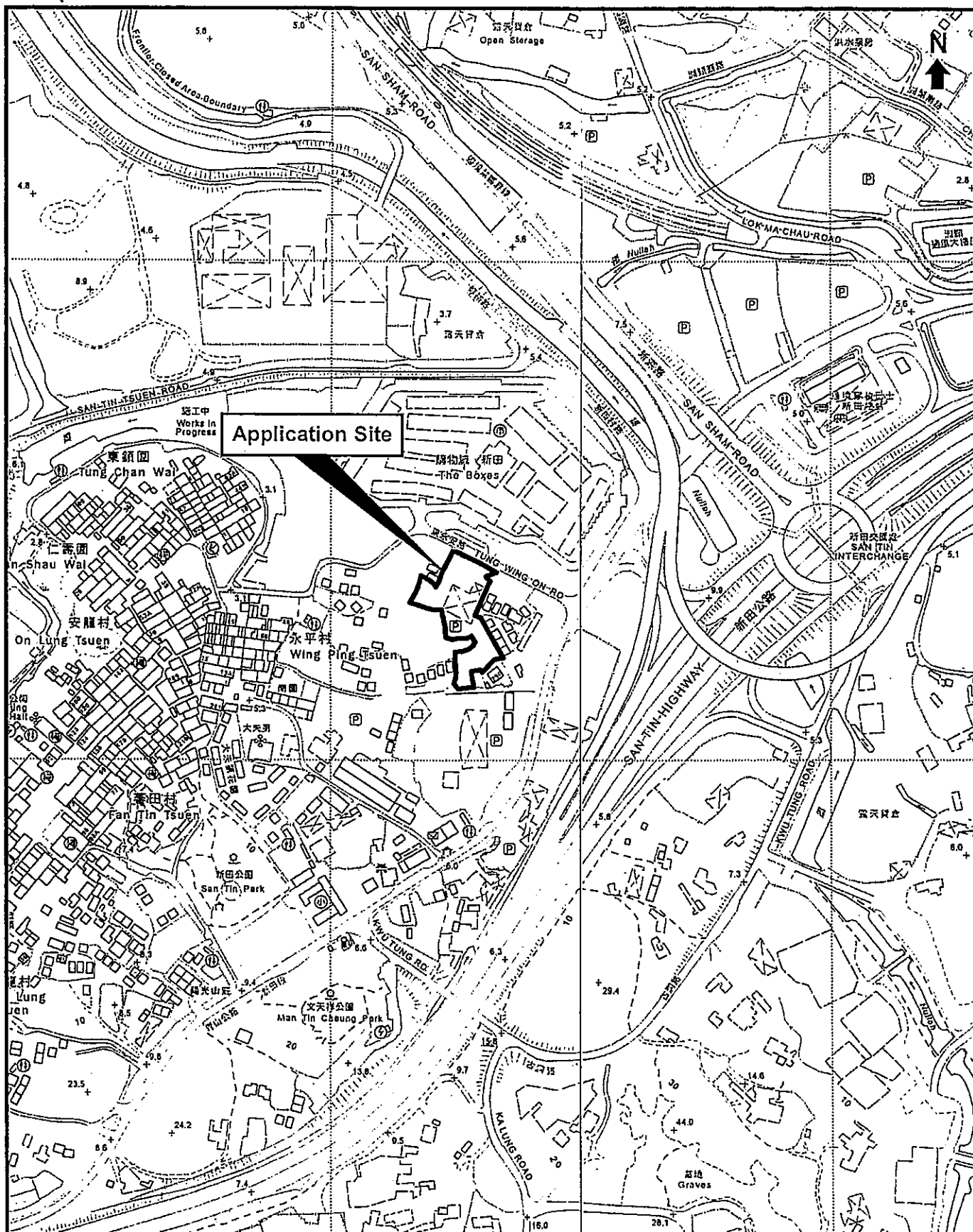
FIGURE 1

For Identification Purpose

Date: 6.5.2019

Extract Plan Based on Map
Series HM20C of Sheet 2





Extracted Plan Based on Map
Series HP5C of Sheet Nos.
2-SE-A & B

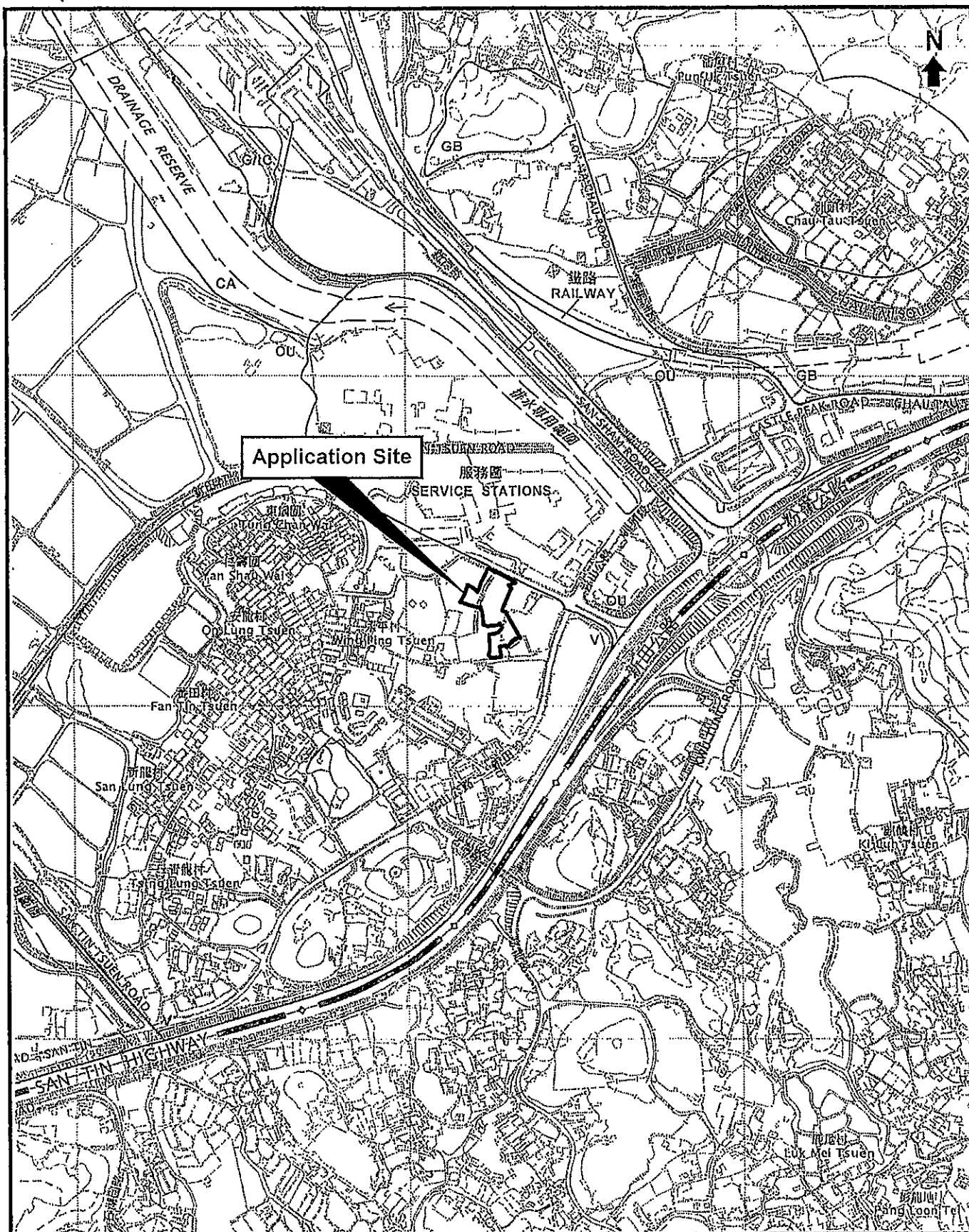
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 6.5.2019



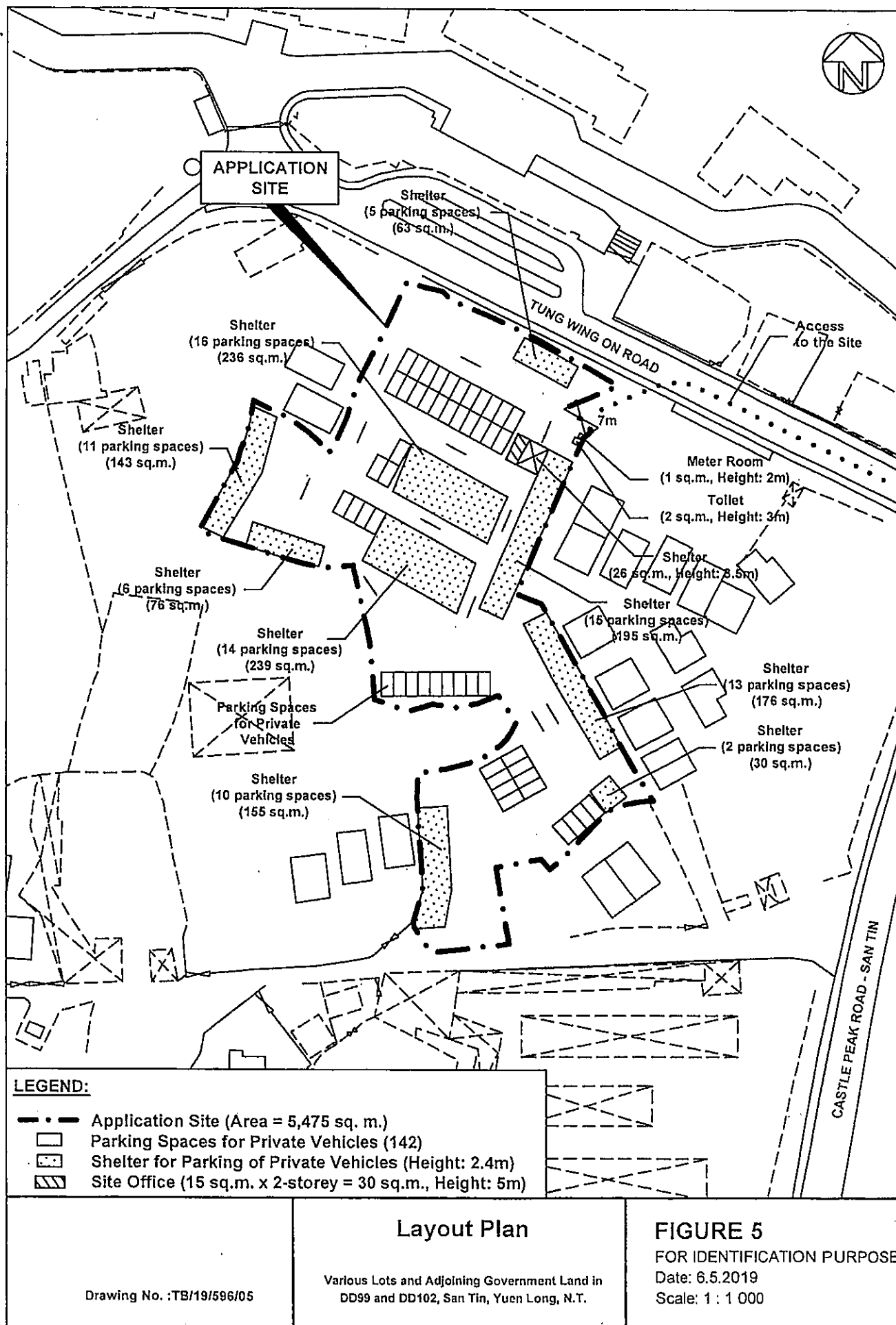
Extract from San Tin Outline Zoning Plan No.
S/YL-ST/8 gazatted on 15.12.2006

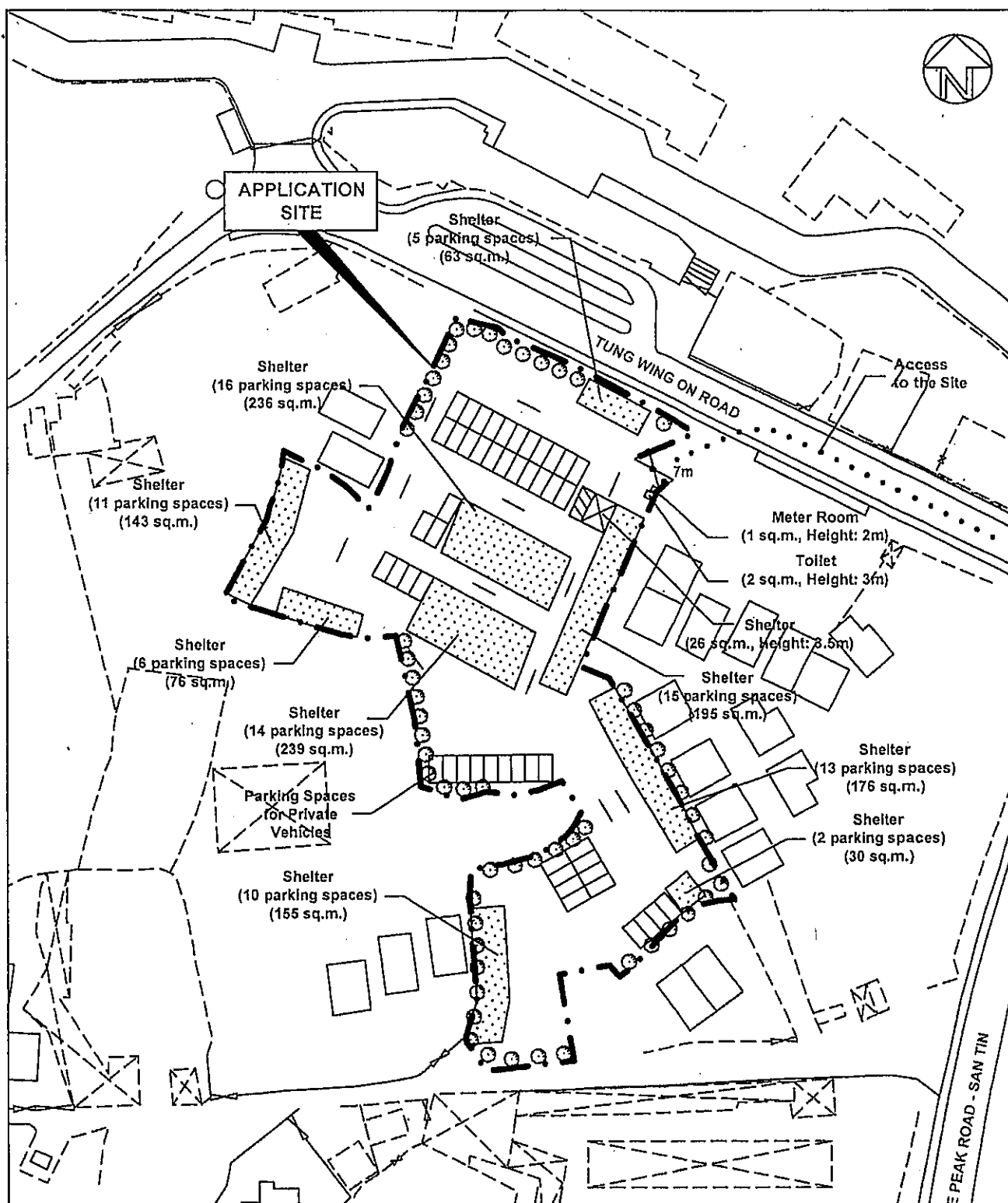
Scale 1 : 7 500

FIGURE 4


For Identification Purpose

Date: 6.5.2019





Plant Schedule:

Existing Trees to be Preserved	Spacing (centre to centre)	Size (height / span)	Quantity
Ficus Microcarpa 細葉榕 	3000-4000mm	—	58

Drawing No. :TB/19/596/06

**Landscape and Tree
Preservation Proposal**
Various Lots and Adjoining Government Land in
DD99 and DD102, San Tin, Yuen Long, N.T.

FIGURE 6
FOR IDENTIFICATION PURPOSE
Date: 6.5.2019
Scale: 1 : 1 000

行政摘要

這宗規劃續期申請現向城市規劃委員會(“城委會”)呈交，擬議在新界元朗新田丈量約份第 99 約地段第 674SCR(部分)；丈量約份第 102 約地段第 3060RP, 3060S.A, 3060S.B, 3060S.C(部份), 3060S.E(部份), 3060S.F, 3060S.G, 3061(部份), 3062, 3064RP, 3064S.A, 3064S.B, 3064S.C, 3064S.D(部份), 3064S.E, 3065, 3067RP, 3067S.A, 3067S.B, 3067S.C 及毗連政府土地(“申請地點”)，用作臨時公眾停車場(只限私家車)(“擬議發展”)，為期三年。

在過去 18 年，新田區成為市民前往內地的主要交通交匯點。申請地點因鄰近落馬洲/皇崗過境站及落馬洲支線/福田過境站，為本地村民及本港市民提供 24 小時泊車轉乘服務設施。

申請地點的面積約為 5,475 平方米，座落新田分區計劃大綱圖編號 S/YL-ST/8 的“鄉村式發展”地帶，預算供原居民興建小型屋宇之用。擬議公眾停車場屬“鄉村式發展”地帶的第二欄用途，與鄰近鄉村、停車場、露天貯物及港口後勤用途及臨時方艙醫院(邊境購物城)的土地用途協調。申請點自 2003 年已開始用作公眾停車場，其中部份地點涉及九宗獲批准用作公眾停車場的規劃申請(編號: A/YL-ST/225, 276, 349, 356, 397, 398, 436, 491, 555)。上次同樣用途的申請(編號: A/YL-ST/555)獲城規會於 2019 年 9 月 6 日批准，為期三年，申請人亦已履行該申請的所有規劃許可附帶條件。

申請地點的佈局大致與上次申請(編號: A/YL-ST/555)相同，共提供 142 個停車位作為泊車轉乘設施，地盤內有兩層高的改裝貨櫃用作地盤辦公室，亦提出一個 7 米闊的出入口連接東永安路。

這宗規劃申請的理由為：對跨境泊車設施有真正的需求；符合規劃意向；申請地點之前獲規劃許可；申請人已履行所有規劃許可附帶條件；與附近土地用途協調；不會對附近地點構成不良的交通、排水及環境影響；以及城規會在同一“鄉村式發展”地帶批准同類申請。因此，申請人希望城規會批准為期三年的續期申請。



Fw: A/YL-ST/55511/07/2022 10:42

From: FortuneNine <

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

File Ref:

1 Attachment



Form No. S.16-III 全.pdf

A/YL-ST/624

每天營業時間為24小時

----- 轉寄的郵件 -----

寄件人：FortuneNine

收件人：tpbpd@pland.gov.hk <tpbpd@pland.gov.hk>

傳送日期：2022年7月9日星期六 上午11:10:33 [GMT+8]

主旨：A/YL-ST/624

你好

昨日收到致電部分需要更改

現以更改完成

請查收 謝謝

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

Fortune Nine (HK) Company Ltd. 九記行(香港)有限公司

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)	Lot 674SCR(Part) in DD99; Lots 3060RP, 3060S.A, 3060S.B, 3060S.C(Part), 3060S.E(Part), 3060S.F, 3060S.G, 3061(Part), 3062, 3064RP, 3064S.A, 3064S.B, 3064S.C, 3064S.D(Part), 3064S.E, 3065, 3067RP, 3067S.A, 3067S.B, 3067S.C in DD 102 And Adjoining Government Land, 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 type="checkbox"/> Site area 地盤面積 5475 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 1372 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)	..... 713 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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 available 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於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 674SCR(Part) in DD99; Lots 3060RP, 3060S.A, 3060S.B, 3060S.C(Part), 3060S.E(Part), 3060S.F, 3060S.G, 3061(Part), 3062, 3064RP, 3064S.A 3064S.B, 3064S.C, 3064S.D(Part), 3064S.E, 3065, 3067RP, 3067S.A, 3067S.B 3067S.C in DD 102 And Adjoining Government Land, San Tin Yuen Long New Territories
Site area 地盤面積	5475 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 713 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	新田分區計劃大綱核准圖編號S/YL-ST/8 San Tin Outline Zoning Plan No. S/YL-ST/8
Zoning 地帶	鄉村式發展 Village Type Developmet
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 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	臨時公眾停車場(只限私家車) Temporary Public Vehicle Park (Private Cars Only)

(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	1372 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.25 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	13	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.4 - 5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	% <input 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 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) _____ _____		142 Private Car
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		



有關規劃申請A/YL-ST/624資料補充16/08/2022,12:12

From: FortuneNine <

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

File Ref:

2 Attachments



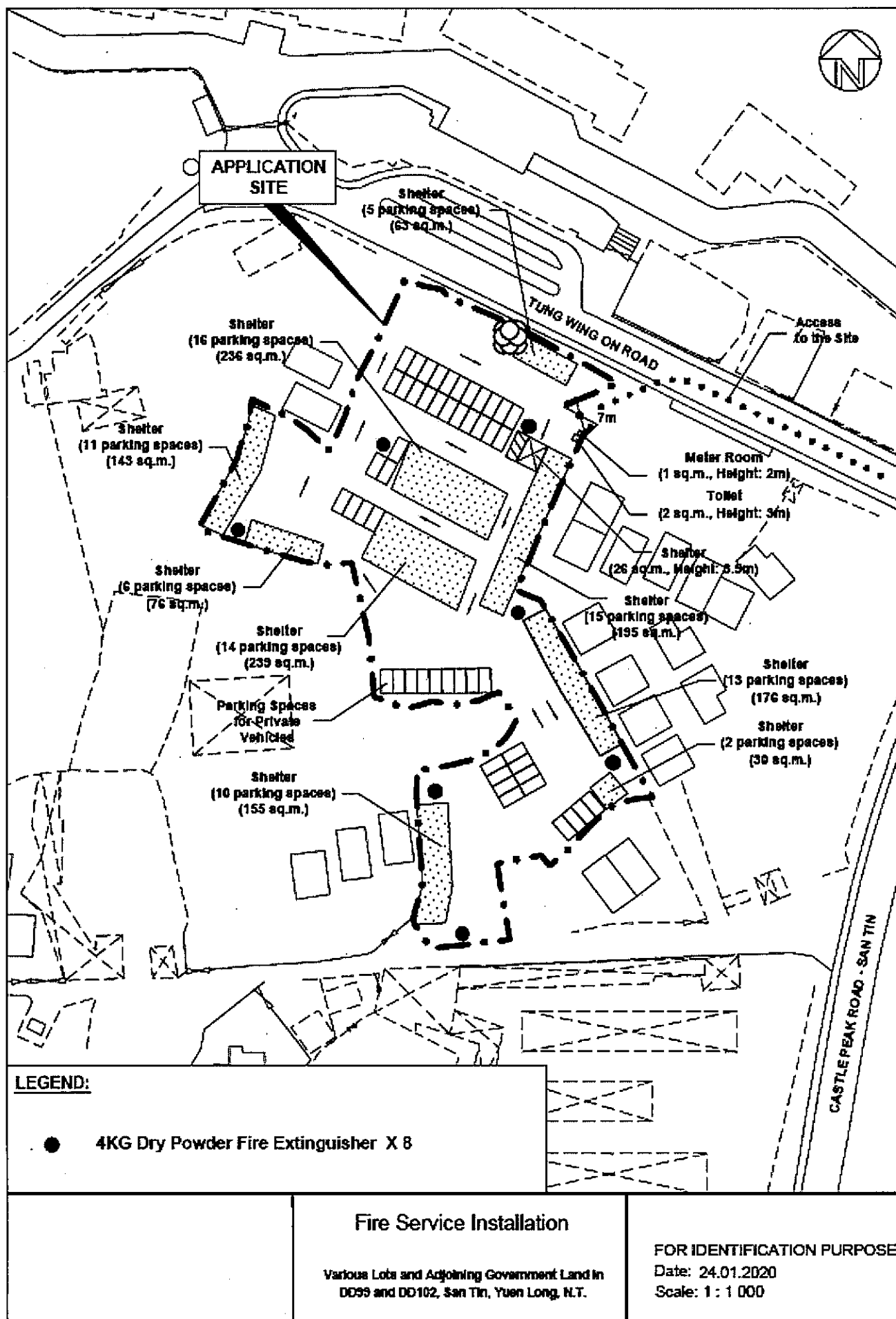
消防圖.pdf 業主同意書.pdf

你好

現附上消防圖及業主同意書

請查收, 謝謝

該消防佈局跟用途與規劃申請編號檔案 A/YL-ST/555 一樣
消防裝置待批出後於限期前內完成



致：香港城市規劃委員會

擬議在新界元朗新田丈量約份第 99 約地段第 674SCRP；丈量約份
第 102 約地段第 3060RP, 3060SA, 3060SB, 3060SC, 3060SE(部份),
3060SF, 3060SG, 3061(部份), 3062, 3064RP, 3064SA, 3064SB, 3064SC,
3064SD(部份), 3064SE, 3065, 3067RP, 3067SA, 3067SB, 3067SC
用作臨時公眾停車場的規劃申請

同意書

本人是丈量約份第 102 約地段第 3060SB 的土地註冊業主，該地段座落標題申請地點南面。近日知悉標題地段及毗連政府土地，正向城市規劃委員會申請用作臨時公眾停車場(只限私家車)，以方便村民及訪客停泊車輛。本人現正在上述地段申請小型屋宇，有關程序目前仍在進行中，相信在短時間內也不會建屋，直至該規劃許可完結，對此申請並無意見，並予以支持。

簽署: _____

註冊業主: _____

日期: 10-03-2022

致：香港城市規劃委員會

擬議在新界元朗新田丈量約份第 99 約地段第 674SCRП；丈量約份
第 102 約地段第 3060RP, 3060SA, 3060SB, 3060SC, 3060SE(部份),
3060SF, 3060SG, 3061(部份), 3062, 3064RP, 3064SA, 3064SB, 3064SC,
3064SD(部份), 3064SE, 3065, 3067RP, 3067SA, 3067SB, 3067SC
用作臨時公眾停車場的規劃申請

同意書

本人是丈量約份第 102 約地段第 3067SA 的土地註冊業主，該地段座落標題申請地點南面。近日知悉標題地段及毗連政府土地，正向城市規劃委員會申請用作臨時公眾停車場(只限私家車)，以方便村民及訪客停泊車輛。本人現正在上述地段申請小型屋宇，有關程序目前仍在進行中，相信在短時間內也不會建屋，直至該規劃許可完結，對此申請並無意見，並予以支持。

簽署: _____

註冊業主: _____

日期: _____

14-08-2022

致：香港城市規劃委員會

擬議在新界元朗新田丈量約份第 99 約地段第 674SCRП；丈量約份
第 102 約地段第 3060RP, 3060SA, 3060SB, 3060SC, 3060SE(部份),
3060SF, 3060SG, 3061(部份), 3062, 3064RP, 3064SA, 3064SB, 3064SC,
3064SD(部份), 3064SE, 3065, 3067RP, 3067SA, 3067SB, 3067SC
用作臨時公眾停車場的規劃申請

同意書

本人是丈量約份第 102 約地段第 3067SC 的土地註冊業主，該地段座落標題申請地點南面。近日知悉標題地段及毗連政府土地，正向城市規劃委員會申請用作臨時公眾停車場(只限私家車)，以方便村民及訪客停泊車輛。本人現正在上述地段申請小型屋宇，有關程序目前仍在進行中，相信在短時間內也不會建屋，直至該規劃許可完結，對此申請並無意見，並予以支持。

簽署: _____

註冊業主: _____

日期: 14-08-2022

致：香港城市規劃委員會

擬議在新界元朗新田丈量約份第 99 約地段第 674SCRp；丈量約份
第 102 約地段第 3060RP, 3060SA, 3060SB, 3060SC, 3060SE(部份),
3060SF, 3060SG, 3061(部份), 3062, 3064RP, 3064SA, 3064SB, 3064SC,
3064SD(部份), 3064SE, 3065, 3067RP, 3067SA, 3067SB, 3067SC
用作臨時公眾停車場的規劃申請

同意書

本人是丈量約份第 102 約地段第 3067SB 的土地註冊業主，該地段座落標題申請地點南面。近日知悉標題地段及毗連政府土地，正向城市規劃委員會申請用作臨時公眾停車場(只限私家車)，以方便村民及訪客停泊車輛。本人現正在上述地段申請小型屋宇，有關程序目前仍在進行中，相信在短時間內也不會建屋，直至該規劃許可完結，對此申請並無意見，並予以支持。

簽署: _____

註冊業主: _____

日期: 14-08-2022

授權書

有關新田丈量約份第 102 約地段第 3064SD，

本人 I. D. NO.)現授權，

新昌浩景物業發展有限公司 () 處理

上述地段之規劃事宜。

特此聲明

姓名：

簽署：

身份證號碼：

日期：

15-08-2022

授權書

有關新田丈量約份第 102 約地段第 3064SB 及
3064SC 號，本人 _____ (I. D. NO. _____) 現
授權，新昌浩景物業發展有限公司 (B. R: _____)
處理上述地段之規劃事宜。

特此聲明

姓名：_____

簽署：_____

身份證號碼：_____

日期：_____ 15-09-2022 _____

補充授權書

DD 102 LOT 3064 SD、

DD 102 LOT 3064 SB 及 DD 102 LOT 3064SC 地段名義

由於新冠肺炎環境下，該兩位註冊業權人____
_____在事前簽下授權書後回英國生活未能回港。鑑於
授權書的公司名稱不是今次申請人「九記行(香港)有限
公司」，但該授權公司「新昌浩景物業發展有限公司」也
是「九記行(香港)有限公司」的相同股東文偉昌先生，
特此告知。

文偉昌 

新昌浩景物業發展有限公司

2022年8月15日



有關規劃申請A/YL-ST/624資料更改22/08/2022 16:37

From: FortuneNine <

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

File Ref:

1 Attachment



消防圖.pdf

你好

現附上最新消防圖

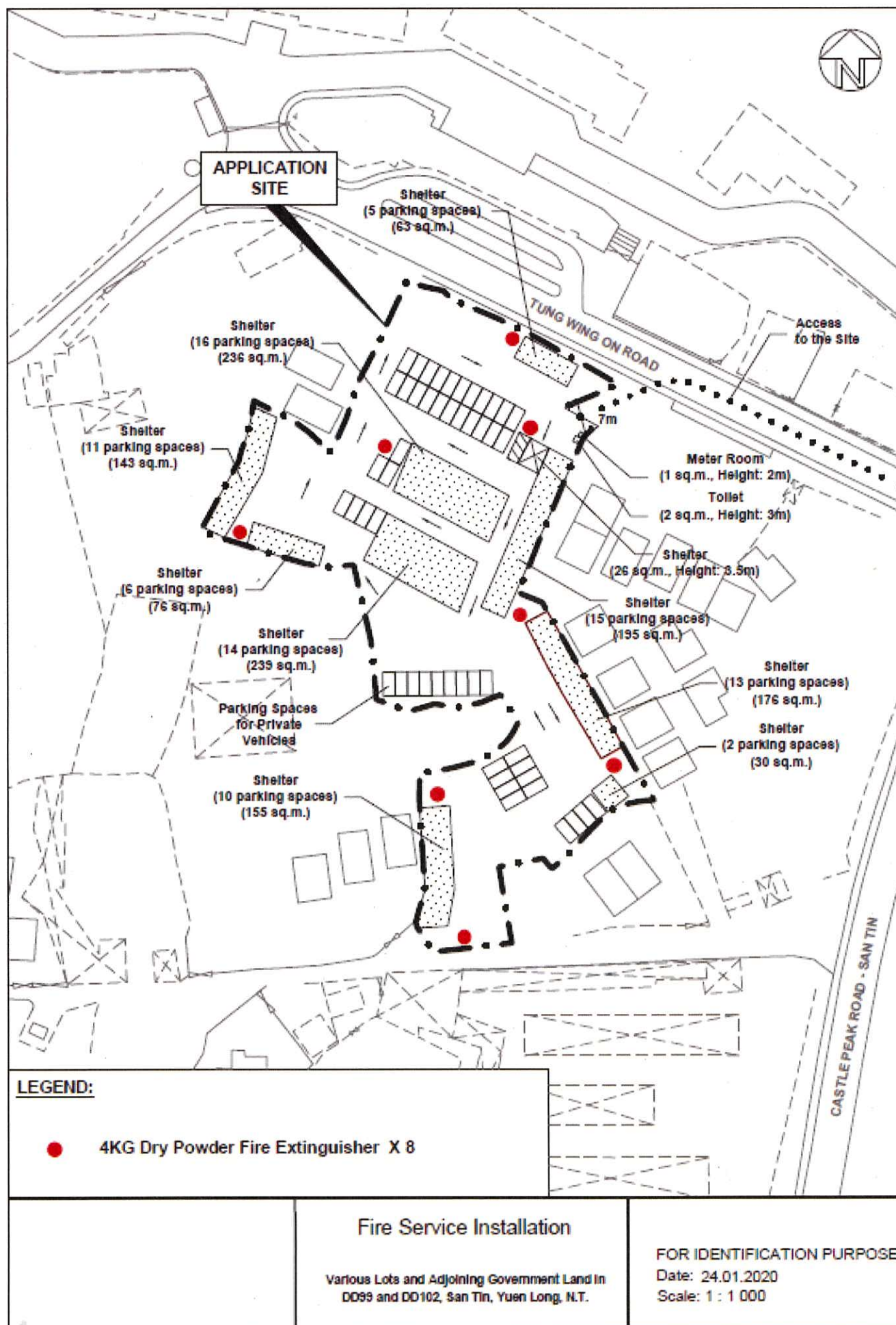
請查收, 謝謝

如有需要補充其他相關資料

請致電

文小姐

該消防佈局跟用途與規劃申請編號檔案 A/YL-ST/555 一樣
消防裝置待批出後於限期前內完成



**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/57	Temporary Container Trailer Park and Vehicle Repairing/ Washing Workshop with Restaurant for a Period of 12 Months	3.7.1998 (RNTPC)
2.	A/YL-ST/104	Temporary Container Tractor/Trailer Park and Vehicle Washing/Repairing Workshop and Canteen for a Period of 12 Months	8.10.1999 (RNTPC)
3.	A/YL-ST/225	Temporary Public Car Park with Ancillary Facilities for a Period of 3 Years	23.5.2003 (on review) (TPB)
4.	A/YL-ST/276	Temporary Public Car Park for Private Vehicles for a Period of 3 Years	18.3.2005 (RNTPC)
5.	A/YL-ST/288	Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 3 Years	18.11.2005 (on review) (TPB) (Revoked on 18.2.2006)
6.	A/YL-ST/349	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	28.3.2008 (RNTPC)
7.	A/YL-ST/356	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	17.4.2009 (RNTPC)
8.	A/YL-ST/397	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	18.3.2011 (RNTPC)
9.	A/YL-ST/398	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 3 Years	18.3.2011 (RNTPC) (Revoked on 8.2.2013)
10.	A/YL-ST/436	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	16.8.2013 (RNTPC)
11.	A/YL-ST/491	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	12.8.2016 (RNTPC)
12.	A/YL-ST/555	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	6.9.2019 (RNTPC)

Rejected Applications

No.	Application No.	Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/YL-ST/16	Temporary Container Vehicle/ Trailer and Lorry Repair Workshop, Container Vehicle Park, Weigh Bridge, Tyre Repair Workshop and Canteen for a Period of 12 Months	6.12.1996 (RNTPC)	(1), (2), (3) & (4)
2.	A/YL-ST/34	Temporary Container Vehicle/ Trailer and Lorry Repair Workshop, Container Vehicle Park, Weigh Bridge, Tyre Repair Workshop and Canteen for a Period of 12 Months	22.8.1997 (RNTPC)	(1), (2), (3) & (4)
3.	A/YL-ST/41	Temporary Container Vehicle/ Trailer and Lorry Repair Workshop, Container Vehicle Park, Weigh Bridge, Tyre Repair Workshop and Canteen for a Period of 12 Months	21.11.1997 (RNTPC)	(1), (2), (3) & (4)
4.	A/YL-ST/126	Temporary Container Trailer Park with Vehicle Washing/ Repairing Workshop and Canteen for a Period of 3 Years	19.5.2000 (RNTPC)	(1), (2), (4), (5) & (6)
5.	A/YL-ST/153	Temporary Container Trailer Park with Vehicle Washing/ Repairing Workshop and Canteen for a Period of 3 Years	22.12.2000 (RNTPC)	(1), (2), (3), (4) & (6)
6.	A/YL-ST/203	Temporary Container Trailer Park with Vehicle Washing/ Repairing Workshop and Canteen for a Period of 3 Years	9.8.2002 (RNTPC)	(1), (2), (3), (5) & (6)
7.	A/YL-ST/222	Temporary Weighing Station, Tyre Repair Workshop and Canteen for a Period of 3 Years	23.5.2003 (on review) (TPB)	(1), (2), (3), (5) & (6)
8.	A/YL-ST/270	Temporary Public Car Park for a Period of 3 Years	30.7.2004 (RNTPC)	(1), (3) & (6)

Rejection Reason(s):

- (1) Not in line with the planning intention of "V" zone.
- (2) Incompatible with the surrounding land uses/residential/village type development.
- (3) Insufficient information to demonstrate that the development would not have adverse environmental/ traffic/ drainage/ landscaping/ sewage/ visual impacts on the surrounding, the nearby village settlements or the Deep Bay.
- (4) Setting undesirable precedent for similar applications.
- (5) There was insufficient information in the submission to demonstrate that a proper vehicular access could be provided for the development traffic to the southern portion of the application site without having adverse impact on the surrounding areas.
- (6) As there was a programme for Small House development within the site, there was insufficient justification in the submission for a departure from such planning intention.

Similar s.16 Applications in the vicinity of the Site within the same “V” 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/514	Temporary Public Vehicle Park (excluding container vehicle) for a Period of 2 Years	22.12.2017 (RNTPC)
2.	A/YL-ST/531	Temporary Parking of Private Vehicles for a Period of 3 Years	5.10.2018 (RNTPC)
3.	A/YL-ST/536	Temporary Parking of Private Vehicle Park (Private Cars only) for a Period of 3 Years	1.2.2019 (RNTPC) (Revoked on 1.5.2021)
4.	A/YL-ST/537	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	22.2.2019 (RNTPC)
5.	A/YL-ST/540	Temporary Public Car Park (Privates Cars and Light Goods Vehicles under 5.5 tonnes) for a Period of 3 Years	12.4.2019 (RNTPC) (Revoked on 12.7.2021)
6.	A/YL-ST/541	Temporary Public Car Park (Privates Cars and Light Goods Vehicles under 5.5 tonnes) with Ancillary Office for a Period of 3 Years	12.4.2019 (RNTPC) (Revoked on 12.3.2021)
7.	A/YL-ST/557	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years	20.9.2019 (RNTPC) (Revoked on 20.9.2020)
8.	A/YL-ST/579	Proposed Temporary Public Vehicle Park (Excluding Container vehicle) for a Period of 5 Years	12.3.2021 (RNTPC)
9.	A/YL-ST/583	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	12.3.2021 (RNTPC) (Revoked on 12.9.2021)
10.	A/YL-ST/584	Proposed Temporary Private Car Park (Private Cars Only) for a Period of 3 Years	12.3.2021 (RNTPC) (Revoked on 12.9.2021)
11.	A/YL-ST/587	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	14.5.2021 (RNTPC)
12.	A/YL-ST/591	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	13.8.2021 (RNTPC)
13.	A/YL-ST/606	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	28.1.2022 (RNTPC)
14.	A/YL-ST/608	Proposed Temporary Public vehicle Park for Private Car and Ancillary Shop and Services for a Period of 3 Years and associated Excavation of Land	18.2.2022 (RNTPC)

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 Commissioner for Transport (C for T):

- she supports the planning application from traffic engineering perspective to meet the public demand of car parking spaces;
- no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
- advisory comments as detailed in **Appendix V**.

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

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

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

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

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no environmental complaint relating to the Site was recorded in the past 3 years; and
- 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):

- as the Site falls within “V” zone, which is a non-landscape sensitive zoning, no significant landscape impact arising from the applied use is anticipated; and
- since the Site is not located within landscape sensitive zoning and no adverse landscape

impact arising from the development is anticipated, it is considered not necessary to impose a landscape condition should the Town Planning Board approve the application.

5. Drainage

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

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- 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 the comprehensive set of photographs;
- all the 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
- advisory comments as detailed in **Appendix V**.

6. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application;
- advisory comments as detailed in **Appendix V**.

7. Fire Safety

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

- he has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- the FSIs proposal is considered acceptable; and
- advisory comments as detailed in **Appendix V**.

8. Buildings Matters

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

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

9. Other Departments

The following departments have no comment on the application:

- Commissioner of Police.
- Director of Agriculture, Fisheries and Conservation;
- Project Manager (North), Civil Engineering and Development Department;
- Project Manager (West), Civil Engineering and Development Department; and
- District Officer (Yuen Long).

Recommended Advisory Clauses

- (a) To note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises Old Scheduled Agricultural Lots (OSALs) and Government Land (GL). The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - the GL within the Site are covered by Short Term Tenancy (STT) No. 2861 for the purposes of “Temporary Public Vehicle Park (Private Cars only)”;
 - Lot No.674 RP (now being carved out as 674 S.C RP) in D.D. 99 are covered by Short Term Waiver (STW) No. 3909, Lot No. 3061, 3064 (now being carved out as 3064 S.A, 3064 S.B, 3064 S.C, 3064 S.D, 3064 S.E, 3064 RP), 3065, and 3067 S.B and 3067 S.C in D.D. 102 are covered by STW No. 3910, 3911, 3912 and 3913 respectively. The above STWs are all for the purposes of “Temporary Public Vehicle Park (Private Cars only)”;
 - should planning approval be given to the subject planning application, the STT/STW holder(s) will need to apply to this office for modification of the STT/STW conditions where appropriate. The owner(s) of lots without STW will need to immediately apply to this office to permit the structures to be erected or regularise any irregularity on the Site, if any. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to public road network via a section of a local access which is not managed by Transport Department (TD). The land status of the local access road should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly; and
 - as there is no information about the vehicular access at the private lot(s) to the Site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the access arrangement should be agreed by TD;
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Tung Wing On Road; and

- adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads or exclusive road drains;
- (d) to note the comments of the Chief Engineer/Railway Development 2-2, Highways Department (CE/RD2-2, HyD) that:
- the Site is in close proximity to the Northern Link (NOL) Spur Line alignment which is under development by Mass Transit Railway Corporation Limited (MTRCL);
 - the applicant is required to consult MTRCL with respect to the design and construction of the proposed works, whether it would affect the NOL Spur Line; and
 - deep foundation such as piling is not permitted at the application site unless MTRCL's agreement is sought;
- (e) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise potential environmental impacts on the surrounding areas;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that
- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
 - 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;
 - no public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from the Director of Environmental Protection shall be obtained;
 - 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
 - all the 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.
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that
- existing water mains will be affected in the vicinity of the Site as per Figure A-2 of the RNTPC Paper. The cost of any necessary diversion shall be borne by the applicant of the development;
 - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;

- no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and
 - the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- the installation/maintenance/modification/repair work of FSI shall be undertaken by a 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; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- there is no record of approval by the Building Authority for the existing structures at the Site;
 - before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of BD 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 Building Ordinance (BO);
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BD, they are UBW under BO and should not be designated for any applied use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - 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; and
 - if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage.

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



A/YL-ST/624 DD 102 San Tin Vehicle Park
02/08/2022 03:52

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

Dear TPB Members,

Conditions for 555 were not fulfilled. Neither were they for previous applications.

Members have a duty to inquire into such matters, particularly when the site comprises public land and the number of vehicles quoted indicate that this is a storage facility not parking lot.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, August 9, 2019 10:52:18 PM
Subject: A/YL-ST/555 DD 102 San Tin Vehicle Park

A/YL-ST/555

Lot 674 S.C RP (Part) in D.D. 99, Lots 3060 RP, 3060 S.A, 3060 S.B, 3060 S.C (Part), 3060 S.E (Part), 3060 S.F, 3060 S.G, 3061 (Part), 3062, 3064 RP, 3064 S.A, 3064 S.B, 3064 S.C, 3064 S.D (Part), 3064 S.E, 3065, 3067 RP, 3067 S.A, 3067 S.B and 3067 S.C in D.D.102, and adjoining Government Land, San Tin
Site area : 5,475m² Includes Government Land of about 713m²

Zoning : "VTD"

Applied Use : 142 Vehicle Parking

Dear TPB Members,

I would remind you once again that it is your duty to question these roll over applications. 35sqmts per vehicle, is that how precious land should be used?

Surely a cross border parking facilities where vehicles are left for some time is the ideal location for stacked facilities that would free up space for other uses?

Rubber stamping applications in line with PlanD recommendations is no longer appropriate.

The community wants a more responsible system and better use made of government land.

Mary Mulvihill

From: [REDACTED]

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

Sent: Tuesday, July 26, 2016 1:26:02 AM

Subject: A/YL-ST/491 San Tin Vehicle Park

A/YL-ST/491

Lots in D.D.102, and adjoining Government Land, San Tin, Yuen Long

Site area 5,669 m² Includes Government Land of about 743 m²

Zoning : "VTD"

Applied Use : Public Vehicle Park 143 vehicles

Dear TPB Members,

This large site has been used as a temporary vehicle park for **20 years**.

Surely it is time that some permanent arrangement be made if parking facilities are required in the district?

The site could accommodate almost 50 NET houses but there appears to be no demand for such. TPB should now urge PD to review the zoning for the district.

Parking facilities should be built underground or in custom built multi storey facilities equipped with the latest technology and Japanese style lifts.

TPB by rolling over these applications is part of the problem that is the mess that is the NTs.

Permanent and efficient solutions should be found with regard to the provision of amenities.

TPB through the veto option has the power to encourage government departments and land owners to come up with viable solutions that eradicate such inefficient uses of valuable land resources.

Mary Mulvihill