

2022年 9月 2 8日

Appendix I of RNTPC
Paper No. A/YL-ST/630

此文件在 收到 城市規劃委員會
及 土地註冊處 正式收妥後才正式生效。收到
申請

28 SEP 2022

This document is processed on
The 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/cn/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

2202391 6/9 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17L-ST/630
	Date Received 收到日期	28 SEP 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)

Lotti Construction Materials Limited (諾迪建材有限公司)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 5 & 6 (Part) in D.D. 105 & Adjoining Government Land, San Tin, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,220 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 764 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) 720 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	'Other Specified Uses (Comprehensive Development to Include Wetland Restoration Area)' ("OU(CDWRA)")
(f) Current use(s) 現時用途	Open storage and parking of container trailers (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"^{6&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{6&} (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"^{6&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{6&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"^{6&}.
並不是「現行土地擁有人」^{6&}。

- ☐ 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)"⁶.
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」⁶。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"⁶.
已取得 名「現行土地擁有人」⁶的同意。

Details of consent of "current land owner(s)" ⁶ obtained 取得「現行土地擁有人」 ⁶ 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. 如上述任何方格的空間不足，請另頁說明)

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[#]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[#]
- ☒ posted notice in a prominent position on or near application site/premises on
14/9/2022 (DD/MM/YYYY)[#]
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[#]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 15/9/2022 (DD/MM/YYYY)[#]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[#]

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services (Retail of Construction Materials) for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1,456sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	764sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 764sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 764sq.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) Structure 1, 2, 5 & 6: Shop & services (Not exceeding 5.5m, 1 storey), Structure 3: Toilet (Not exceeding 3m, 1 storey), Structure 4: Site office (Not exceeding 3m, 1 storey)	
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 Nil 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) NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 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 2 spaces of 7m x 3.5m 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) 1 space for cement trailer of 20m x 3.5m	

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading to Castle Peak Road - San Tin Section <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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" 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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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


1. The application site is subject to a previous planning permission No. A/YL-ST/569 approved for similar use.
2. The proposed development is a temporary use which would not jeopardize the planning intention of "OU(CDWRA)" zone.
3. Shop and services is a column two use in "OU(CDWRA)" zone.
4. The proposed development is compatible with the surrounding environment of which open storage yards, parking of vehicle and warehouse were found.
5. Minimal traffic impacts.
6. The applicant submits a drainage proposal to support his application and no adverse drainage impact is expected.
7. No adverse environmental impact because the applied use will be housed within proposed structures and no operation will be held during sensitive hours.
8. No workshop activities will be carried out at the application site.
9. The applicant is the latest tenant of the application site so that he will implement the applied use if it is approved by the Town Planning Board and he will implement the approval conditions.
10. The parking of cement trailer is proposed because the applicant will sell unpacked cement at the application site.

8. Declaration 聲明

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

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

Signature
簽署



Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

16/9/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- 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 deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 5 & 6 (Part) in D.D. 105 & Adjoining Government Land, San Tin, Yuen Long, N.T.
Site area 地盤面積	2,220 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 720 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
Zoning 地帶	'Other Specified Uses (Comprehensive Development to Include Wetland Restoration Area' ("OU(CDWRA)"))
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Retail of Construction Materials) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	764 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.344 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	5.5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	34.41 % <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		0
	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) NA		0 0 0 0 0
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) Cement trailer as shown in the attached photo		0 0 2 0 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed drainage plan, Site plan and Location plan		
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 checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
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。

**Proposed Temporary Shop and Services (Retail of Construction Materials) for a Period of 3 Years
at
Lots 5 & 6 (Part) in D.D. 105 & Adjoining Government Land, San Tin,
Yuen Long, N.T.**

Annex 1 Drainage Assessment

A. Site particulars

- 1.1.1 The application site is situated abutting Castle Peak Road – San Tin Section. (Figure 1) It possesses an area of approximately 2,220m².
- 1.1.2 The application site has been hard paved. It is intended for shop and service (retail of construction materials) use.
- 1.1.3 The application site is zoned for 'Other Specified Uses (Comprehensive Development to Include Wetland Restoration Area' ("OU(CDWRA)"). Open storage yards and container trailers park were found to the west, east and north of the application site. Castle Peak Road – San Tin Section is found to the south of the application site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.4 The application site will be hard paved and occupied an area of approximately 2,380m². It has a very gentle gradient sloping from northeast to southwest from about +5.2mPD to +4.8mPD.
- 1.1.5 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in Annex 1.3 hereunder, 450mm surface U-channel will be capable to drain the surface runoff accrued at the subject site.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.6 It is noted a nullah is found to the west of the application site. Although a knoll is found to the south of the application site, Castle Peak Road – San Tin Section with road side drain is found to the immediate south of the application site.
- 1.1.7 As such, no external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.8 According to recent site inspection, a nullah is found to the west of the application site. (Figure 4)

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 450mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water generated at the application site (Figure 4).
- 1.2.2 The intercepted stormwater will then be discharged to the existing nullah to the west of the application site.
- 1.2.3 The calculations in Annex 1.3 shows that the proposed 450mm surface channel has adequate capacity to cater for the surface runoff generated at the subject site and the external catchment.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel outside the application site, will be provided and maintained at the applicant's own expense. Also, surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 The applicant will seek the consent from private land owner and the District Lands Office/Yuen Long for the proposed surface U-channel outside the application site. The applicant will also provide iron grating for the proposed surface U-channel.
- 1.2.6 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface U-channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.

Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Subject Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment as shown in Figure 4 is approximately 2,220m²; &
- ii. The application site is totally hard paved and therefore the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 5.2\text{m} - 4.8\text{m} = 0.4\text{m}$$

$$L = 65\text{m}$$

$$\therefore \text{Average fall} = 1\text{m in } 162.5\text{m}$$

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [65 / (0.62^{0.2} \times 2,220^{0.1})]$$

$$t_c = 4.79 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 285 mm/hr

$$\text{By Rational Method, } Q = 1 \times 285 \times 2,220 / 3,600$$

$$\therefore Q = 175.75 \text{ l/s} = 10,545 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", 450mm surface U-channel in 1:210 & 1:250 gradient is considered adequate to dissipate all the stormwater accrued by the application site. The intercepted stormwater will then be discharged to the nullah to the west of the application site.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is served by a vehicular track leading from Castle Peak Road – San Tin Section. With reference to the proposed layout plan, two loading/unloading spaces of 7m x 3.5m are proposed for the light goods vehicle to serve the need of clients. Adequate manoeuvring space is proposed within the application site for the manoeuvring of vehicle. No vehicle queueing outside the application site will be the result.
- 2.2 The application site is intended for retail of construction materials. As shown in the table below, it is estimated that the traffic generation would be insignificant to the surrounding network. More, the proposed development opens at 9:00a.m. which has already passed the peak hours in the morning.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

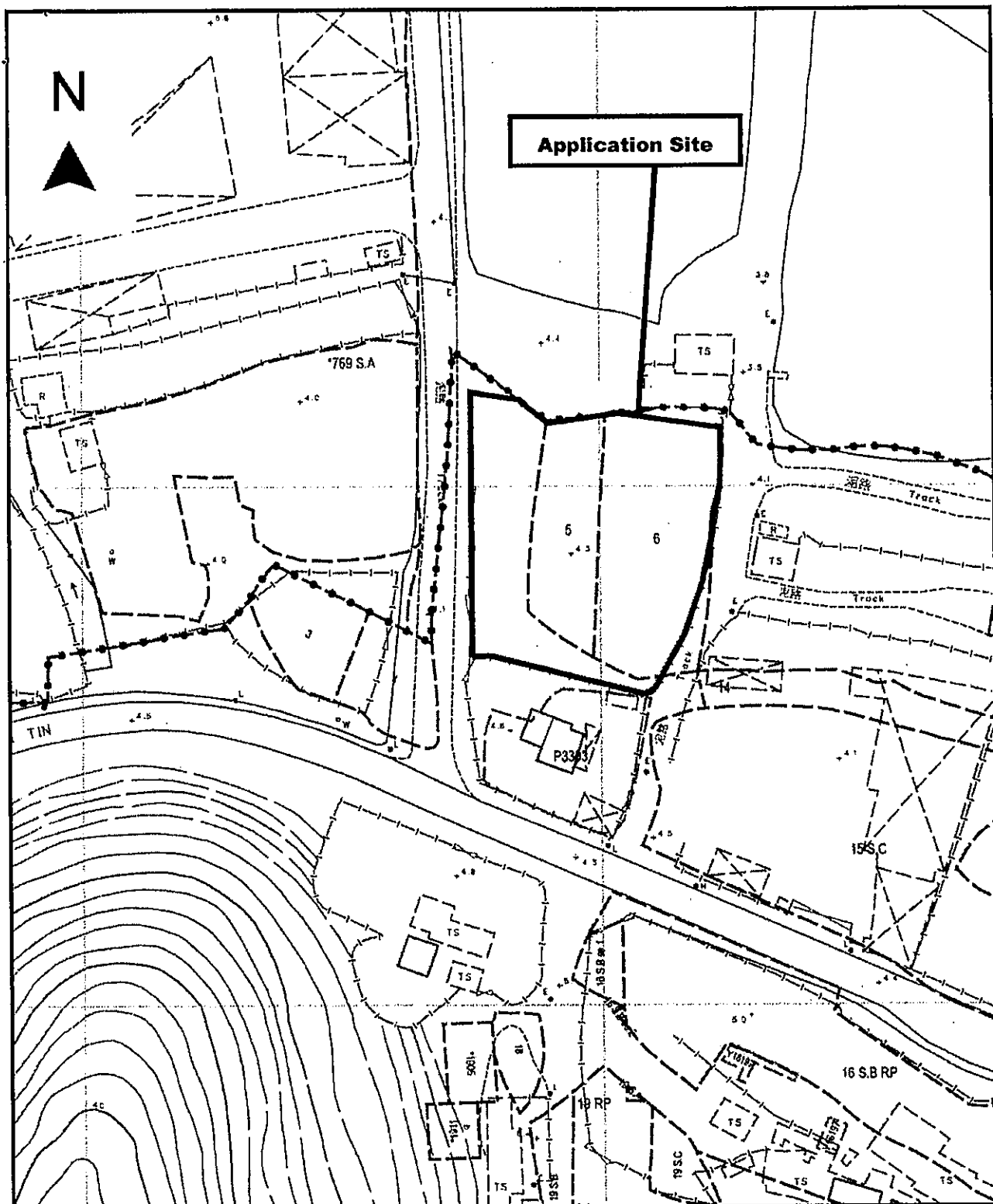
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Light goods vehicle not exceeding 5.5 tonnes	0.6	0.6	1.5	1.5
Cement trailer	0.3	0.3	0	0
Total	0.9	0.9	1.5	1.5

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. daily including Sundays and public holidays.

Note 2: The pcu of light goods vehicle and cement trailer is taken as 1.5 and 3 respectively.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.4 In view of that the nature of the proposed development would not generate significant traffic generation, it is concluded that the proposed development would not generate adverse traffic impact.



Project 項目名稱:

Proposed Temporary Shop and Services (Retail of Construction Materials) for a Period of 3 Years at Lots 5 & 6 (Part) in D.D. 105 & Adjoining Government Land, San Tin, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

Drawing No. 圖號:

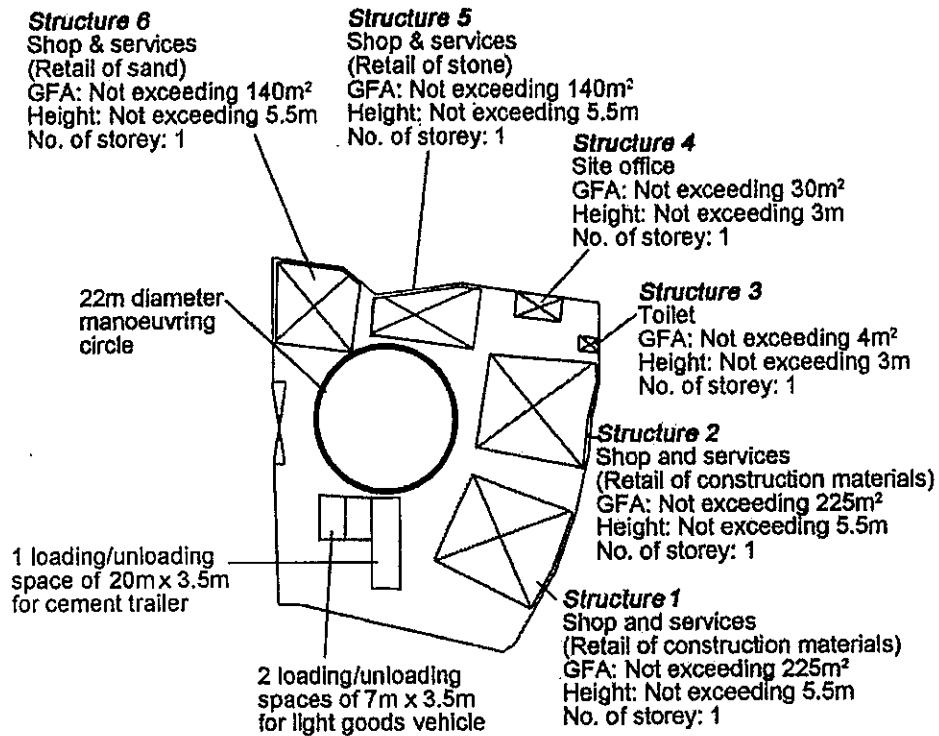
Figure 1

Remarks 備註

Scale 比例:

1:1000

N



Project 项目名称:

Proposed Temporary Shop and Services (Retail of Construction Materials) for a Period of 3 Years at Lots 5 & 6 (Part) in D.D. 105 & Adjoining Government Land, San Tin, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop and Services (Retail of Construction Materials) for a Period of 3 Years at Lots 5 & 6 (Part) in D.D. 105 & Adjoining Government Land, San Tin, Yuen Long, N.T.

Drawing Title 圖目:

Photo Showing Cement Trailer

Remarks 備註:

Drawing No. 圖號:

Figure 5

Scale 比例:

Total: 1 page
Date: 11 November 2022

TPB Ref.: A/YL-ST/630

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Temporary Shop and Services (Retail of Construction Materials) for a Period of 3 Years at Lots 5 and 6 (Part) in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
(b)As there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access.	(b)Noted. The applicant would seek the relevant land owner(s) on the right of using the vehicular access.
(c)The applicant should specify the clear width of the ingress/egress point.	(c)The clear width of the ingress/egress point is about 15m.
(d)Please ensure vehicles would not encroach the opposite lane when turning to Castle Peak Road – San Tin from the subject site via the vehicular access, and vice versa.	(d)Noted. The vehicles would not encroach the opposite lane when turning to Castle Peak Road – San Tin from the subject site via the vehicular access, and vice versa.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Wilson MAN) – By Email

**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 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.

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/DPA/YL-ST/26 [@]	Open Storage of Plywood	5.8.1994 (RNTPC) (3 years)
2.	A/YL-ST/5 [@]	Temporary Open Storage of Building Materials & Dry Leather Goods	11.4.1995 (RNTPC) (12 months)
3.	A/YL-ST/59 [@]	Temporary Public Car Park for Private Cars for a Period of 3 Years	28.8.1998 (RNTPC)
4.	A/YL-ST/80 [@]	Temporary Open Storage for Precast Facade Units for 12 Months	12.3.1999 (RNTPC)
5.	A/YL-ST/132 [@]	Temporary Open Storage for Precast Façade Units for 3 Years	16.6.2000 (RNTPC) (Up to 28.8.2021) (Revoked on 16.6.2001)
6.	A/YL-ST/569	Proposed Temporary Shop and Services (Retail of Construction Materials) for a Period of 3 Years	24.4.2020 (RNTPC) (Revoked on 24.9.2022)

[@] the site was then under "Residential (Group D)" on the draft San Tin Outline Zoning Plan No. S/YL-ST/1

Rejected Applications

No.	Application No.	Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/DPA/YL-ST/6 [#]	Open Storage & Workshop	20.11.1992 (RNTPC)	(1), (2), (3), (4), (5) & (6)
2.	A/DPA/YL-ST/12 [#]	Open Storage and Workshop for New Vehicles	3.8.1993 (RNTPC)	(1), (2), (3), (4) & (5)
3.	A/YL-ST/176	Temporary Open Storage for Precast Facade Units for a Period of 3 Years	2.11.2001 (RNTPC)	(2) & (7)
4.	A/YL-ST/254	Proposed Temporary Public Car Park for Private Cars with Ancillary Offices for a Period of 3 Years	19.12.2003 (RNTPC)	(1), (2) & (7)
5.	A/YL-ST/267	Temporary Tyre Repair Workshop with Ancillary Parking, Office and Storage Facilities for a Period of 3 Years	11.6.2004 (RNTPC)	(1), (2) & (7)
6.	A/YL-ST/299	Proposed Temporary Tyre Repair Workshop for a Period of 3 Years	17.2.2006 (RNTPC)	(1), (2) & (7)
7.	A/YL-ST/326	Temporary Open Storage of Recyclable Metal for a Period of 3 Years	30.3.2007 (on review) (RNTPC)	(1), (2) & (7)
8.	A/YL-ST/348	Proposed Temporary Cargo Handling and Freight Forwarding Facilities for a Period of 3 Years	7.3.2008 (RNTPC)	(1), (7) & (8)

[#] the site was then under "Unspecified Use" on San Tin Development Permission Area Plans

Rejection Reason(s):

- (1) The proposed development was not in line with the planning intention for the area.
- (2) The proposed development had not demonstrated that it would only cause insignificant/would not have adverse impacts on the environment/drainage/traffic of the area.
- (3) The submission had not included detailed information on the sewage and waste oil treatment and disposal facilities to demonstrate that the proposed development would not cause spillage of fuel and contamination of runoff.
- (4) No drainage impact assessment/stormwater drainage proposals/detailed information on the provision of drainage facilities and mitigation measures against flooding had been included in the submission.
- (5) The vehicular access to the application site was substandard and unsuitable for vehicular traffic, particularly heavy goods vehicles.
- (6) The submission had not included proposals on landscaping and mitigation measures against the visual impact cause by the proposed development on the surrounding areas.
- (7) The development did not comply with TPB Guidelines for "Application for Developments within Deep Bay Area".
- (8) The development was not in line with TPB PG-No.13D for "Application for Temporary Open Storage and Port Back-up Uses".

**Similar s.16 Applications in the vicinity of the Site within the same “OU(CDWRA)”
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/534	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	4.1.2019 (<i>RNTPC</i>)

Government Departments' General Comments

1. Land Administration

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

- the Site comprises an Old Schedule Agricultural Lot (OSALs) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- no permission is given for the occupation of the Government Land in the application site (about 720 m² subject to verification). The act of occupation of the above GL without Government's prior approval is not allowed; and
- advisory comments as detailed in **Appendix V**.

2. Traffic

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

- 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;
- 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**.

3. Nature Conservation

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

- she has no adverse comments on the subject planning application as the Site is subject to previously approved application for the same applied use on largely the same site.

4. Landscape

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

- she has no objection to the application from landscape planning perspective;
- with reference to the site photos, the site is fenced off, hard-paved and vacant.

Significant adverse landscape impact within the Site arising from the proposed use is not anticipated;

- with reference to the aerial photo, 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/569) was approved; and
- although the current application has larger site area and involves more structures, significant adverse impact on the existing landscape character and resources within the site due to the proposed development is not anticipated.

5. Drainage

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

- he has no objection in principle to the application from drainage operation and maintenance point of view;
- as the current application has a larger site area compared to the previous application (No. A/YL-ST/569), this application would be processed as a new case. In this aspect, the applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover & invert levels of pipes/catchpits/outfalls and ground levels justifying waterfowl etc.) with supporting design calculations & charts should be included. The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on the Site;
- after completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan for reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of the photographs;
- 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
- advisory comments as detailed in **Appendix V**.

6. 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;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval; and

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

7. **Buildings Matters**

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

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

8. **Other Departments**

- The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has no objection to the application.
- The following departments have no comment on the application:
 - Project Manager (West), West Development Office, Civil Engineering and Development Department;
 - District Officer (Yuen Long), Homes Affairs Department;
 - Chief Engineer/Railway Development 2-2, Highways 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:
- should planning approval be given to the subject planning application, the lot owners will need to immediately apply to this office to permit the structures to be erected or regularize any irregularity on site. Also, the applicant has to either exclude the GL from the Site or apply a formal approval prior to the actual occupation of the concerned GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application 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:
- please ensure vehicles would not encroach the opposite lane when turning to Castle Peak Road – San Tin from the subject site via the vehicular access, and vice versa;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – San Tin; and
 - adequate drainage measures should be provided to prevent surface water flowing from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant should be advised 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”;
- (e) 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 DEP 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;

- the existing drainage system outside the lot boundary might be maintained by DO/YL. The applicant shall seek DO/YL's comment if he/she proposes to connect the drainage system within the site with the existing drainage system outside the lot boundary;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicant should also be advised on the following points: i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - the applicant is reminded that if any proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Licensing requirements, if any, would be formulated upon the receipt of formal application via the Licensing Authority; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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;
 - 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;
 - 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 UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - for UBW erected on leased land, enforcement action may be taken by the Buildings Department (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 the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage.

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

參考編號

Reference Number:

221020-164926-71224

提交限期

Deadline for submission:

28/10/2022

提交日期及時間

Date and time of submission:

20/10/2022 16:49:26

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-ST/630

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

2

①

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/YL-ST/630

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

難得有原居民村代表及居民村代表通知(彼等有通知者
以而業主沒有通知書)有人未經業主(祠堂司理)同意
私自向貴署申請規劃地址為 DD105 Lot 5, 6 號此
類事人提出反對
反對理由為申請者未得業主(祠堂司理)同意及未有簽
訂合約(請參閱香港法例第161條申請人未得業主同意
可隨意申請)再者為何民政署文件只通知村代表
而不張貼在民政署設在村內告示牌亦不通知業主

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

(文有常)

日期 Date

21-10-2022

(司理)

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



AYL-ST/630 DD 105 San Tin Wetland Restoration
23/10/2022 02:55

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

A/YL-ST/630

Lots 5 and 6 (Part) in D.D. 105 and Adjoining Government Land, San Tin

Site area: About 2,220sq.m Includes Government Land of about 720sq.m

Zoning: "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied use: Retail of Construction Materials / 3 Vehicle Parking

Dear TPB Members,

625 was withdrawn. Slight reduction in size of site.

Previous objections relevant and upheld.

Mary Mulivhill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 3 August 2022 3:11 AM CST
Subject: A/YL-ST/625 DD 105 San Tin Wetland Restoration

A/YL-ST/625

Lot 768 RP (Part) in D.D. 99, Lots 5 and 6 (Part) in D.D. 105, and Adjoining Government Land, San Tin

Site area: 2,260sq.m Includes Government Land of about 720sq.m

Zoning : "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied use: Retail Construction Materials / 3 Vehicle Parking

Dear Members,

Despite a long history of abuse your approved 569 on 24 April 2020 and surprise, surprise, conditions have not been complied but but MO MAN TAI because the applicant knows that all that is required is to lodge another application with a variation in dimension and PlanD will recommend and member ask no questions.

But this involves 720sq.m of public land so members have a duty to make inquiries into the matter as to what are the issues and why government land should be approved for abuse.

Previous comments applicable and upheld.

Mary Mulvihill

From: [REDACTED]

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

Sent: Thursday, March 26, 2020 2:57:33 AM

Subject: A/YL-ST/569 DD 105 San Tin Wetland Restoration

A/YL-ST/569

Lot 768 RP (Part) in D.D. 99 and Lots 5 & 6 (Part) in D.D. 105, San Tin

Site area : About 1,624sq.m

Zoning : "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied use: Open Storage Construction Materials

Dear TPB Members,

It is quite clear that despite its long history of abuse, unapproved operations have been allowed to continue at this site.

A/YL-ST/348 rejected 7 March 2008:

during the statutory publication period, one public comment from members of the Ming Yuen Tong was received objecting to the application mainly on the grounds that despite their repeated requests for clearing up the application site, the occupier had illegally used the application site without - their consent.

PlanD did not support the application based on the assessment given in paragraph 12 of the Paper in that the development was not in line with the planning intention of the "Other Specified Use" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)"), did not comply with the Town Planning Board (TPB) Guidelines No. 12B for 'Application for Developments within Deep Bay Area', nor in line with the TPB Guidelines No. 13D for 'Application for Open Storage and Port Back-up Uses'.

A/YL-ST/453 for the lots just above it was rejected on 31 Oct 2014 with similar wording. Review of decision was subsequently withdrawn.

According to the Town Planning Board Guidelines for "Application for Developments within Deep Bay Area" (TPB PG-No. 12C), new development within the WCA would not be allowed **unless it was required to support the conservation of the ecological value of the area or was an essential infrastructural project with overriding public interest.**

The applied use for open storage is not a passive recreational use in exchange for committed long-term conservation and management of the remaining fish ponds.

The current brownfield and unapproved use does not comply with the criteria. Members must reject application and question why the unapproved use has been allowed for so many years and when the land will be restored.

The application has no merit.

Mary Mulvihill

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



Re: A/YL-NTM/451 Planning Application

21/11/2022 11:18

From: Jolitta LM CHAN/EPD/HKSARG@EPD
To: Wilson Ho Yin MAN/PLAND/HKSARG@PLAND, Gary Tat Leung
LAM/PLAND/HKSARG@PLAND

File Ref:

Dear Wilson/Gary,

I refer to your memo dated 16 November about the captioned planning application.

2. In accordance with the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (the COP), there is no need to circulate this planning case to EPD for comments. The COP has clearly set out our line on cases as such. We note that the application form indicates that only 2 loading/unloading spaces for MGW will be provided. The use of heavy vehicle is expected under the context of COP.

Regards

Jolitta
EPD
21/11

Wilson Ho Yin MAN	Proposed Temporary Reinforcing Steel Proce...	16/11/2022 17:12:46
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From: Wilson Ho Yin MAN/PLAND/HKSARG@PLAND FSYLE-TPG_FSYLE3
To: Sin Hang CHAN/TD/HKSARG@TD, ADO PG4/FSD/HKSARG@FSD, SSO
PG7/FSD/HKSARG@FSD, MK NG/BD/HKSARG@BD, slelyt2@landsd.gov.hk, Tanya WH
TSUI/HYD/HKSARG@HYD, Wang Fung SHEK/HYD/HKSARG@HYD, Kin Ming
TANG/MND/DSD/HKSARG@DSD, Xue FENG/MND/DSD/HKSARG@DSD, Cheung Ching
LEONG/MND/DSD/HKSARG@DSD, Paul CY LEE/WSD/HKSARG@WSD, KING HANG
KWOK/CEDD/HKSARG@CEDD, hwtsui@cedd.gov.hk,
ip-sip-ops-lmcdv/LMCDIV/STATION/POLICE/HKSARG@HPF, Jolitta LM
CHAN/EPD/HKSARG@EPD, yuman_tsang@afcd.gov.hk, mei_wing_mak@had.gov.hk,
Henry Tat Yuen NG/PLAND/HKSARG@PLAND, swskong@pland.gov.hk
Cc: Gary Tat Leung LAM/PLAND/HKSARG@PLAND, Yen PY LEUNG/PLAND/HKSARG@PLAND
Date: 16/11/2022 17:12
Subject: A/YL-NTM/451 Planning Application

**Proposed Temporary Reinforcing Steel Processing Workshop and
Precast Concrete Structures Workshop with Ancillary Office for a
Period of 1 Year
in "Residential (Group C)" Zone,
Lots 1455, 1464, 1465, 1466, 1470, 1471, 1522 (Part), 1523 and 1524
in D.D. 105
and Adjoining Government Land, Ngau Tam Mei, Yuen Long, Ngau
Tam Mei, Yuen Long
(Planning Application No. A/YL-NTM/451)**

I am writing to seek your comments on the captioned s.16 application No. A/YL-NTM/451. Kindly see the gist and application form attached for your

