

2023年 8月 28日

此文件在收到所有必要的資料及文件後才正式確認收到申請的日期。

This document is received on 28 AUG 2023  
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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



2302296 21/8 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	A19c-ST / 659
	Date Received 收到日期	28 AUG 2023

- 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)

何嘉朗 Ho Ka Long

### 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)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

### 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 3049 RP (Part) and 3050 RP (Part) in D.D.102 and Adjoining Government Land, San Tin, Yuen Long  元朗新田丈量約份第102約地段第3049號餘段(部分)及第3050號餘段(部分)和毗連政府土地	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積	1,517 sq.m 平方米 <input checked="" type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Gross floor area 總樓面面積	159 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)	1,056	sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved San Tin Outline Zoning Plan No. S/YL-ST/8 新田分區計劃大綱核准圖編號 S/YL-ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" 「鄉村式發展」
(f) Current use(s) 現時用途	臨時商店及服務行業  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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



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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 21/08/2023 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 21/08/2023 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

---



---



---



---

Note: May insert more than one 「✓」.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services (Retail Shops and Convenient Store) 擬議臨時商店及服務行業 (零售商店及便利店)  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	1372.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	144.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4 .....
Proposed domestic floor area 擬議住用樓面面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	159 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	159 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
構築物1：臨時商店及服務行業，面積約124平方米，1層高，高度不多於3米。 ..... 構築物2：電錶房，面積約4平方米，1層高，高度不多於2米。 ..... 構築物3：消防水缸，面積約2平方米，1層高，高度不多於2米。 ..... 構築物4：辦公室和CCTV室，2層高，高度不多於4.8米，總面積約29平方米。 .....	
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	9
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間																																	
星期一至日上午8時至下午8時，包括公眾假期。																																	
(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          No 否	<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)) 從青山公路-洲頭段轉入 <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) <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          No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... <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          No 否	<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 <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 style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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"/>																															
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"/>																															



	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	--

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

**7. Justifications 理由**

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

請參考附件的申請摘要



**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

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

Ms Hermose Chong

Manager

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

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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

Date 日期

21/08/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

<b>Gist of Application 申請摘要</b> (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	Lots 3049 RP (Part) and 3050 RP (Part) in D.D.102 and Adjoining Government Land, San Tin, Yuen Long 元朗新田丈量約份第102 約地段第3049 號餘段(部分)及第3050 號餘段(部分)和毗連政府土地
Site area 地盤面積	1,517 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,056 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved San Tin Outline Zoning Plan No. S/YL-ST/8 新田分區計劃大綱核准圖編號 S/YL-ST/8
Zoning 地帶	"Village Type Development" 「鄉村式發展」
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 <u>3</u> <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 Shops and Convenient Store) 擬議臨時商店及服務行業(零售商店及便利店)



(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	159 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.105 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	9.53 % <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		9
	Private Car Parking Spaces 私家車車位		9
	Motorcycle Parking Spaces 電單車車位		0
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0
	Others (Please Specify) 其他 (請列明)		0
	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		0
	Coach Spaces 旅遊巴車位		0
	Light Goods Vehicle Spaces 輕型貨車車位		2
	Medium Goods Vehicle Spaces 中型貨車車位		0
	Heavy Goods Vehicle Spaces 重型貨車車位		0
	Others (Please Specify) 其他 (請列明)		0

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



# 申請摘要

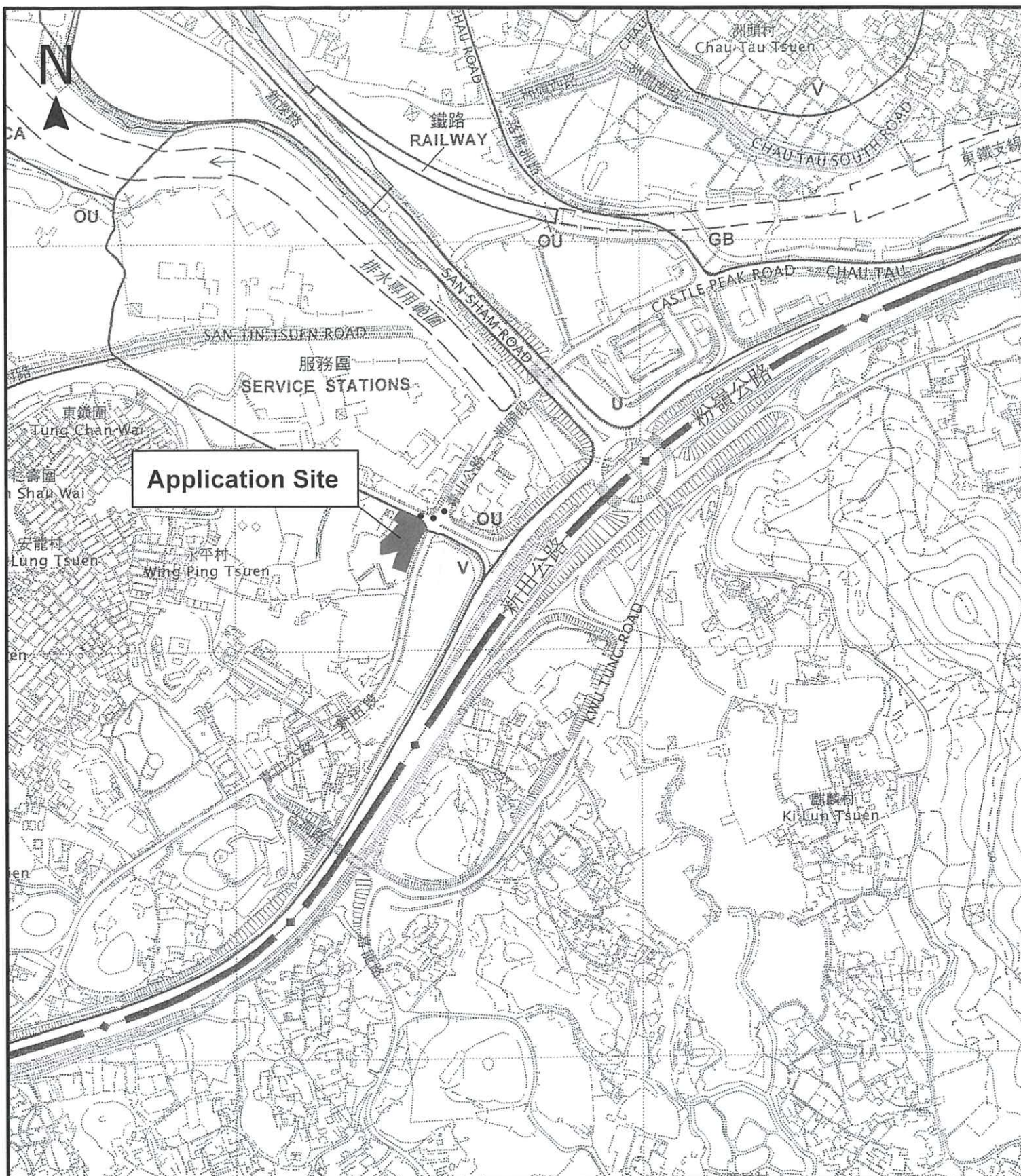
根據城市規劃條例第 16 條作出規劃許可申請  
擬在元朗新田丈量約份第 102 約地段第 3049 號餘段(部分)  
及第 3050 號餘段(部分)和毗連政府土地  
作為期不超過三年的臨時商店及服務行業 (零售商店及便利店)

1. 申請地點的面積約為 1,517 平方米 (包括政府土地)，根據新田分區計劃大綱核准圖編號 S/YL-ST/8，申請地點現時被規劃為「鄉村式發展」。
2. 申請地點範圍涉及之前的規劃申請：A/YL-ST/574，之前因申請人未能完成落實消防工程的附帶條件，所以現時重新入新申請，申請人承諾這次會做好消防工程，現正等待消防水錶批出。
3. 擬議申請用途為臨時商店及服務行業，屬於第二欄的准許用途，須先向城規會申請。
4. 擬議發展並非貨倉或露天存放用途，屬社區小規模運作，與規劃意向「鄉村式發展」並無衝突，與周遭的土地用途並非不協調。
5. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
6. 擬議用途的營業時間為星期一至星期日上午八時至下午八時，包括公眾假期。
7. 申請用途涉及 4 個構築物，主要用途為臨時商店及服務行業、電錶房、消防水缸、辦公室和 CCTV 室。
8. 申請地點涉及 9 個私家車停車位及 2 個輕型貨車上落貨車位。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准以上地段作為期不超過三年的臨時商店及服務行業 (零售商店及便利店)。







Project 項目名稱:

Proposed Temporary Shop and Services (Retail Shops and Convenient Store) for a Period of 3 Years at Lots 3049 RP (Part) and 3050 RP (Part) in D.D.102 and Adjoining Government Land, San Tin, Yuen Long

Drawing Title 圖紙標題:

Location Plan



Drawing No. 圖號:

20230822

Remarks 備註:

●●● Vehicular access leading from Castle Peak Road - Chau Tau

Scale 比例:















**Structure 3 (Existing)**

F.S. Water Tank (2000L)  
GFA: 2m<sup>2</sup> (ABOUT)  
No. of storey: 1  
Height: Not exceeding 2m

**Structure 2**

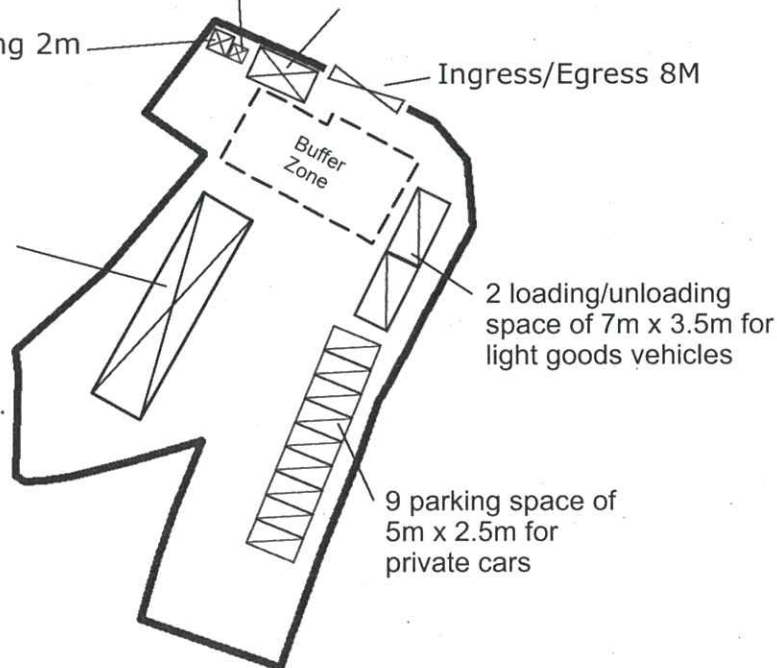
Meter Room  
GFA: 4m<sup>2</sup> (ABOUT)  
No. of storey: 1  
Height: Not exceeding 2m

**Structure 4 (Existing)**

CCTV Room and Staff Office  
GFA: 29m<sup>2</sup> (ABOUT)  
No. of storey: 2  
Height: Not exceeding 4.8m

**Structure 1 (Existing)**

Shop & Services  
GFA: 124m<sup>2</sup> (ABOUT)  
No. of storey: 1  
Height: Not exceeding 3m



Project 項目名稱:

Proposed Temporary Shop and Services  
(Retail Shops and Convenient Store) for a  
Period of 3 Years at Lots 3049 RP (Part)  
and 3050 RP (Part) in D.D.102 and  
Adjoining Government Land, San Tin,  
Yuen Long

Drawing Title 圖紙標題:

Layout Plan

Drawing No. 圖號:



Remarks 備註:

-  Structure
-  Private car parking Space
-  Light goods vehicles loading/unloading Space

Scale 比例:







全堅土地行政師行

Allgain Land Administrators Company

辦公室：香港鰂魚涌海澤街 28 號東港中心 9 字樓 905 室

門市：香港沙田排頭村 392-394 號

電話：2818 7131 / 2818 7092 傳真：2341 2254 電郵：[allgain.hk@hotmail.com](mailto:allgain.hk@hotmail.com)

敬啟者：

本公司全堅土地行政師行(香港)有限公司(公司註冊號碼：2529693)

代申請人何嘉朗向城規會遞交第 16 條的許可申請：位於鄉郊地區土地上  
進行為期不超過三年的臨時用途。

地址：新界元朗新田

丈量和地段編號：丈量約份第 102 約地段第 3049 號餘段(部分)及第 3050  
號餘段(部分)和毗連政府土地

有關法定圖則的名稱：新田分區計劃大綱核准圖編號 S/YL-ST/8

現時用途：鄉村式發展

擬申請用途：臨時商店及服務行業(零售商店及便利店)

2023年 8月 2 8日

此文件在\_\_\_\_\_收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 28 AUG 2023.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.



全堅土地行政師行(香港)有限公司

2023年 8月 21 日





A/YL-ST/659：補充資料04/09/2023 11:29

From: Chong Hermose

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

Cc: "dlylam@pland.gov.hk" <dlylam@pland.gov.hk>

File Ref:

1 Attachment



預計車輛進出流量報告.pdf

城規會/規劃處：

大家好。

有關規劃申請A/YL-ST/659，現附上補充資料，請查收。

謝謝。

Ms Chong







有關第 16 條規劃申請編號

擬議申請用途：臨時商店及服務行業（零售商店及便利店）

丈量和地段編號：元朗新田丈量約份第 102 約地段第 3049 號餘段(部分)及  
第 3050 號餘段(部分)和毗連政府土地

預計 私家車 進出流量報告  
( 星期一至星期日 )

時間	進入 ( 輛 )	離開 ( 輛 )
8 : 00 - 9 : 00	2	0
9 : 00 - 10 : 00	2	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	1	2
12 : 00 - 13 : 00	1	1
13 : 00 - 14 : 00	0	2
14 : 00 - 15 : 00	2	1
15 : 00 - 16 : 00	0	2
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	1	0
18 : 00 - 19 : 00	0	1
19 : 00 - 20 : 00	0	0



有關第 16 條規劃申請編號

擬議申請用途：臨時商店及服務行業（零售商店及便利店）

丈量和地段編號：元朗新田丈量約份第 102 約地段第 3049 號餘段(部分)及  
第 3050 號餘段(部分)和毗連政府土地

預計 輕型貨車 進出流量報告  
( 星期一至星期六 )

時間	進入 ( 輛 )	離開 ( 輛 )
8 : 00 - 9 : 00	0	0
9 : 00 - 10 : 00	0	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	1	0
12 : 00 - 13 : 00	1	1
13 : 00 - 14 : 00	0	1
14 : 00 - 15 : 00	0	0
15 : 00 - 16 : 00	0	0
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	0
18 : 00 - 19 : 00	0	0
19 : 00 - 20 : 00	0	0

From: Chong Hermose [REDACTED]  
Sent: Monday, September 11, 2023 8:34 AM  
To: tpbpd@pland.gov.hk  
Cc: dlylam@pland.gov.hk  
Subject: A/YL-ST/659：補充資料

城規會/規劃處：

大家好。

有關規劃申請A/YL-ST/659，現附上補充資料，請查收。  
（消防圖和渠務圖）

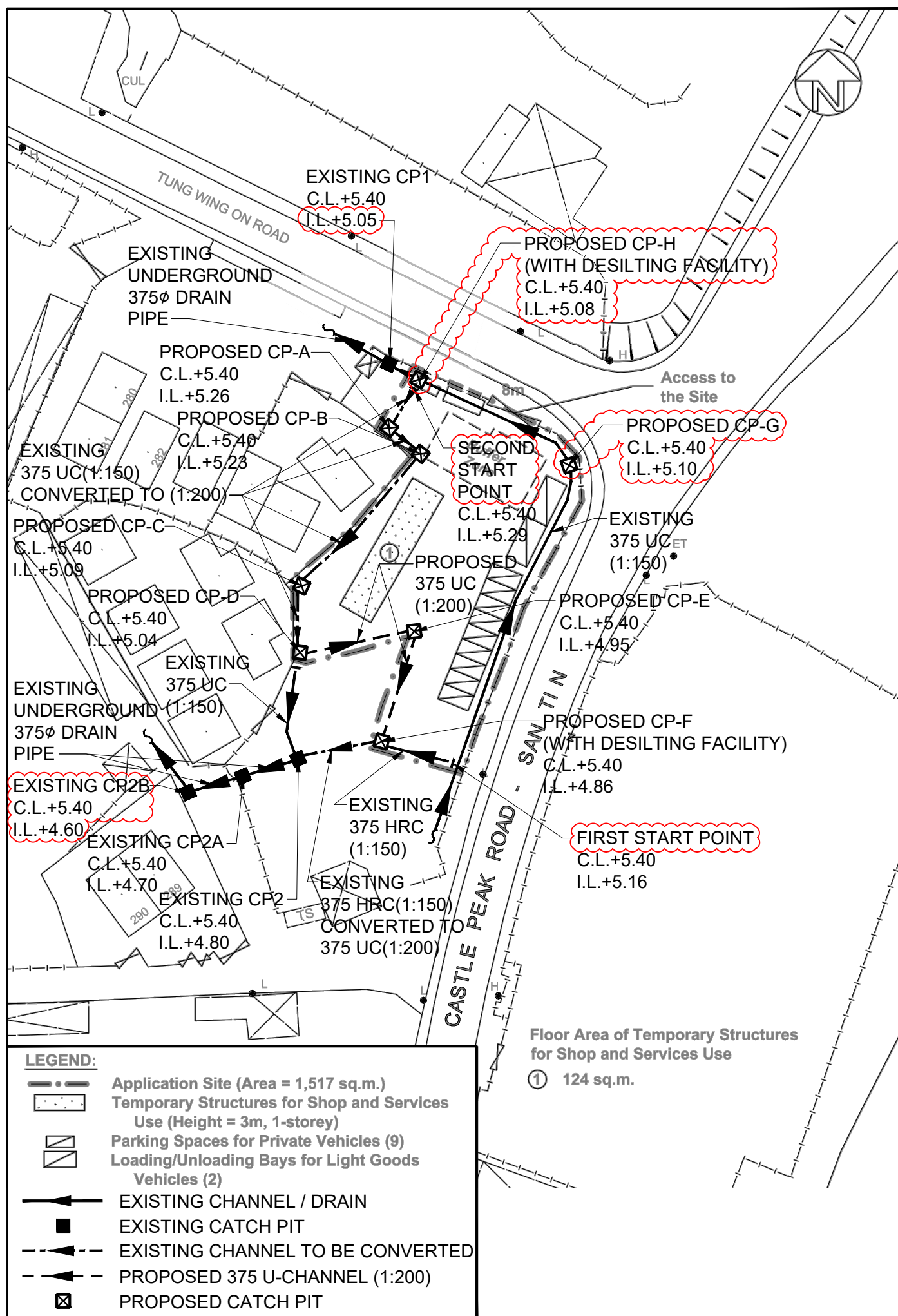
謝謝。

Ms Chong

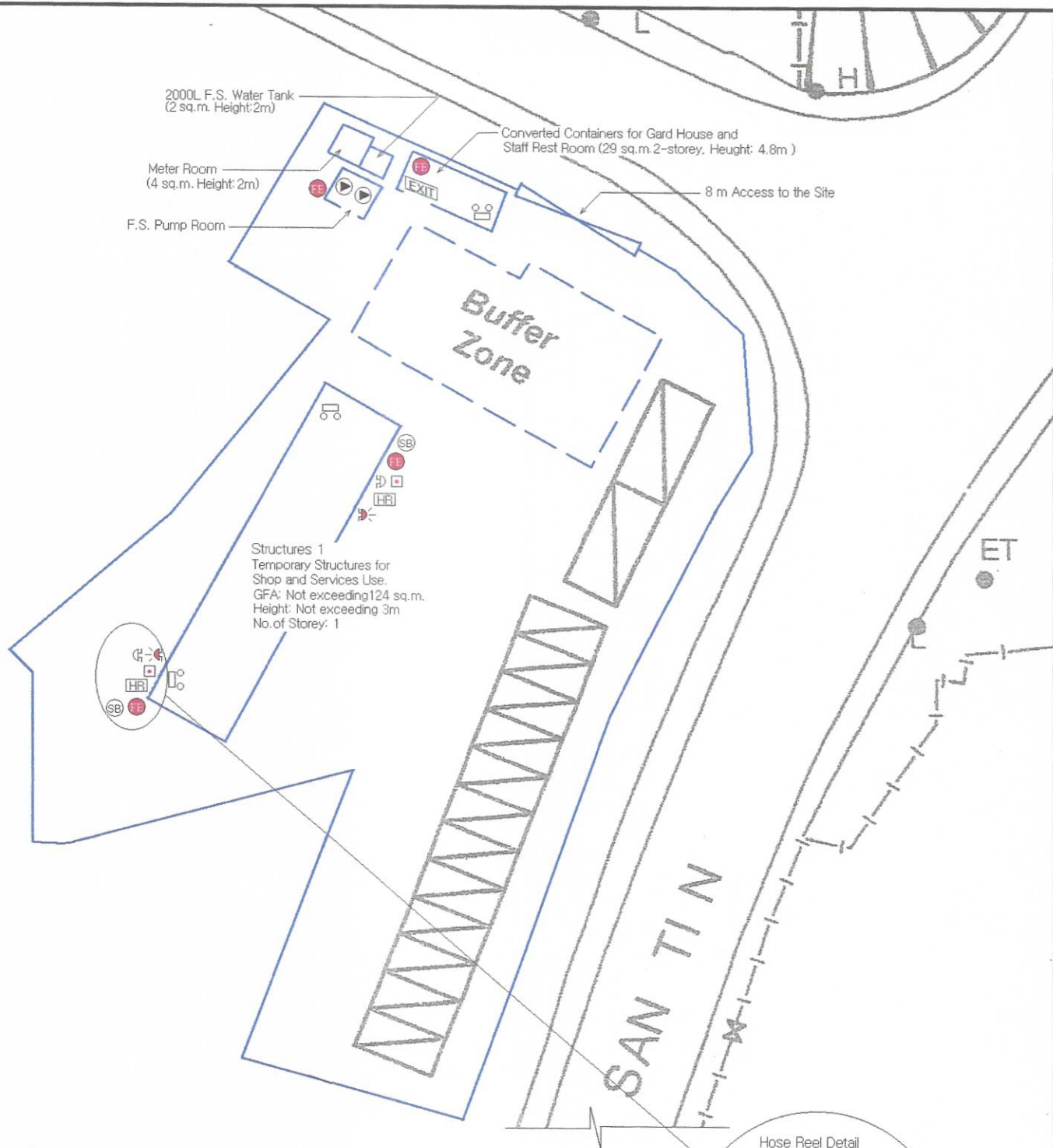


[REDACTED] ST-659\_FSI\_Proposal\_20230831.pdf ST-659- Drainage Proposal.pdf



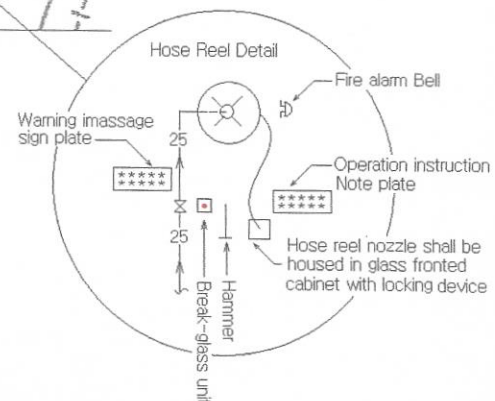


## PROPOSED DRAINAGE LAYOUT



#### F.S. Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266 part 1 and BS EN 1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266 part 1 and FSD Circular Letter 5/2008.
3. A modified hose reels system supplied by 2m<sup>3</sup> FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
4. Fire alarm system shall be provided to the entire building in accordance with BS 5839: Part 1:2002 + A2:2008 and FSD Circular Letter No. 1/2009. One actuating point and One audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
5. Portable hand-operated approved appliances shall be provided as required by occupancy.
6. When a ventilation/air conditioning control is provided, it shall stop mechanically induced air movement within a designated fire compartment; and
7. Secondary power supply shall be provided.



#### Legends :

- |                              |                   |                    |             |                                      |                                   |
|------------------------------|-------------------|--------------------|-------------|--------------------------------------|-----------------------------------|
| Hose Reel                    | Fire Alarm bell   | EXIT Exit Sign     | Sand Bucket | 5 Kg Co2 Gase type Fire Extinguisher | 2.2 Kw Jockey pump Hose reel pump |
| Manual Fire Alarm call point | Visual Fire Alarm | Emergency Lighting |             |                                      |                                   |

Planning No. SYL-ST/659 Lots 3048SB,3048RP,3049RP(Part),3050RP(Part) in DD102 San Tin, Yuen Long, N.T.

Drawing Title: Fire Service Installation Layout Plan

Drawing No. SYL-ST/659

Scale: As Show

Drawing by :K.W.Lee

Date: 31 Aug 2023

From: [REDACTED] >

Sent: Tuesday, December 5, 2023 5:28 PM

To: tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

Cc: [REDACTED]  
[REDACTED]

Subject: Planning Application No. A/YL-ST/659 [Further Information]

城規會秘書處 / 規劃處：

您好。

有關規劃申請：A/YL-ST/659

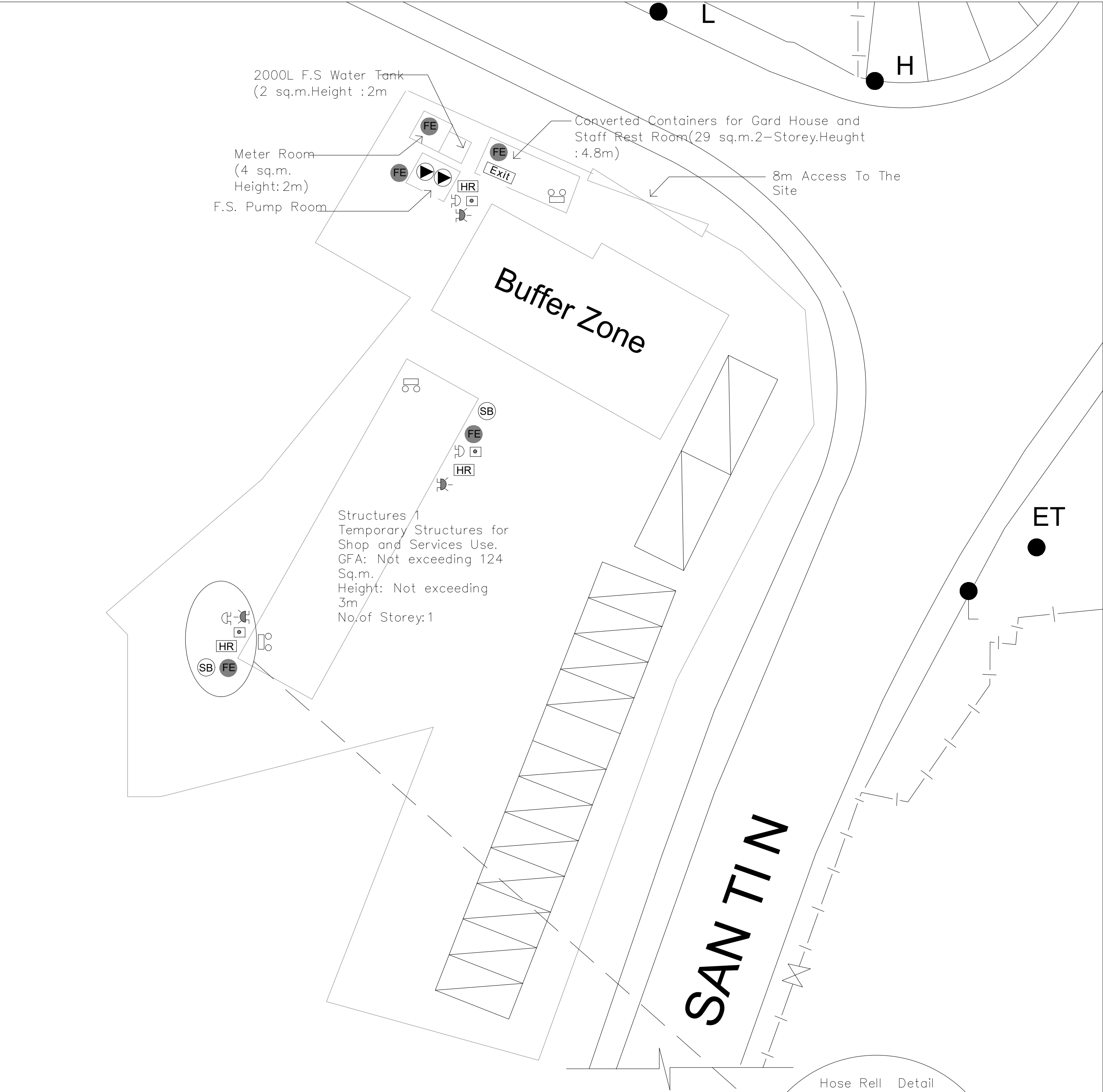
現附上 FS Plan，以回應消防處意見，請查收。

請重新排期開會，謝謝。

Ms Chong

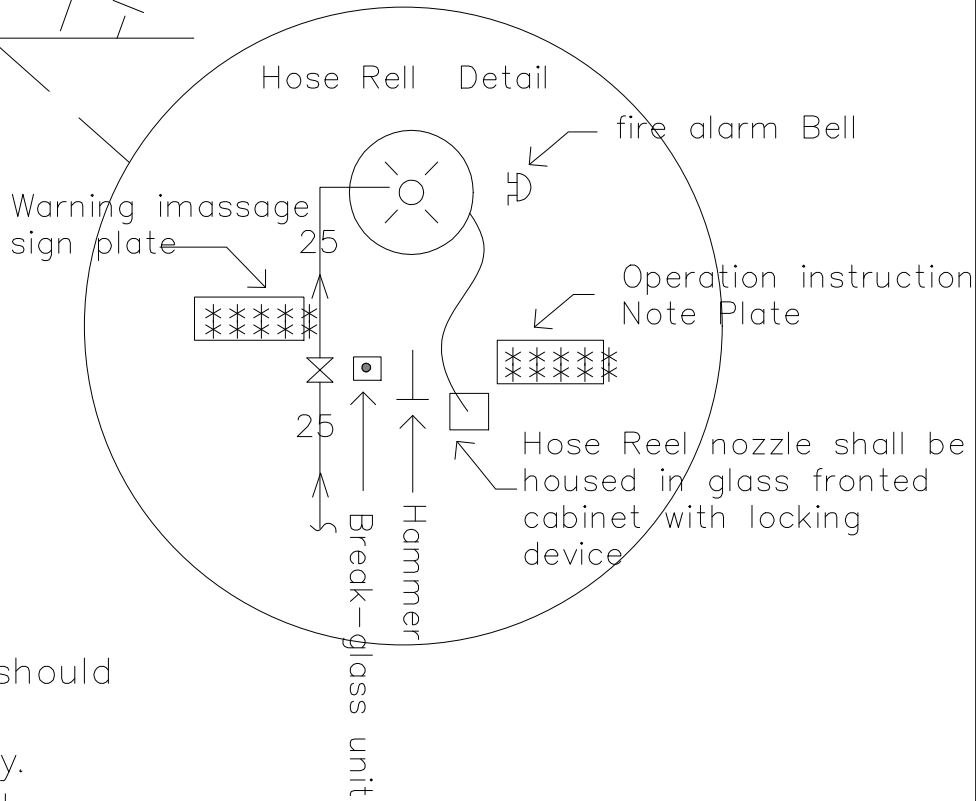
( [REDACTED] )





F.S NOTES:

1. Sufficient emergency lighting shall be provided through out The entire building in accordance with BS 5266-1:2016 And BS EN 1838:2013 and the FSD Circular Letter No. 4/2021.
2. Sufficient Directional And Exit Sign Shall BE Provided In Accordance With BS 5266-1:2016 And FSD Circular Letter 5/2008.
3. A modified Hose Reels system supplied by 2m<sup>3</sup> FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building Can be reached by a length of not more than 30m of hose reel tubing.
4. Fire alarm system shall be provided to the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter No.6/2021. One actuating point and One audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation
5. Portable Hand-operated approved appliances shall be provided as required by occupancy.
6. When a ventilation/air Conditioning Control is Provided, it shall stop mechanically induced air movement within a designated fire compartment; and
7. Secondary Power Supply Shall be Provided



Legends:

- |                              |                   |                    |             |                                     |                                   |
|------------------------------|-------------------|--------------------|-------------|-------------------------------------|-----------------------------------|
| Hose Reel                    | Fire Alarm Bell   | Exit Sign          | Sand Bucket | 5Kg Co2 Gase Type Fire Extinguisher | 2.2 KW Jockey Pump Hose Reel Pump |
| Manual Fire Alarm Call point | Visual Fire Alarm | Emergency Lighting |             |                                     |                                   |

Planning No. S/YL-ST/659   Lots 3048SB,3048BR,3049RP(Part),3050RP(Part) in DD102 San Tin. Yuen Long,N.T.					
Drawing Title: Fire Service Installation Layout Plan	Drawing No. S/YL-ST/659	Scale : As Show	Drawing By : K .W.LEE	Date: 2023-10-15	

---

From: Chong Hermose <[REDACTED]>  
Sent: Thursday, January 4, 2024 12:00 PM  
To: tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
Cc: Karen Kei Yee CHAN/PLAND <[kkychan2@pland.gov.hk](mailto:kkychan2@pland.gov.hk)>  
Subject: A/YL-ST/659：補充資料

城規會/規劃處：

現附上規劃申請 A\_YL-ST\_659 的補充資料，請查收。  
這電郵將取代 2024 年 1 月 3 日的電郵。

謝謝。

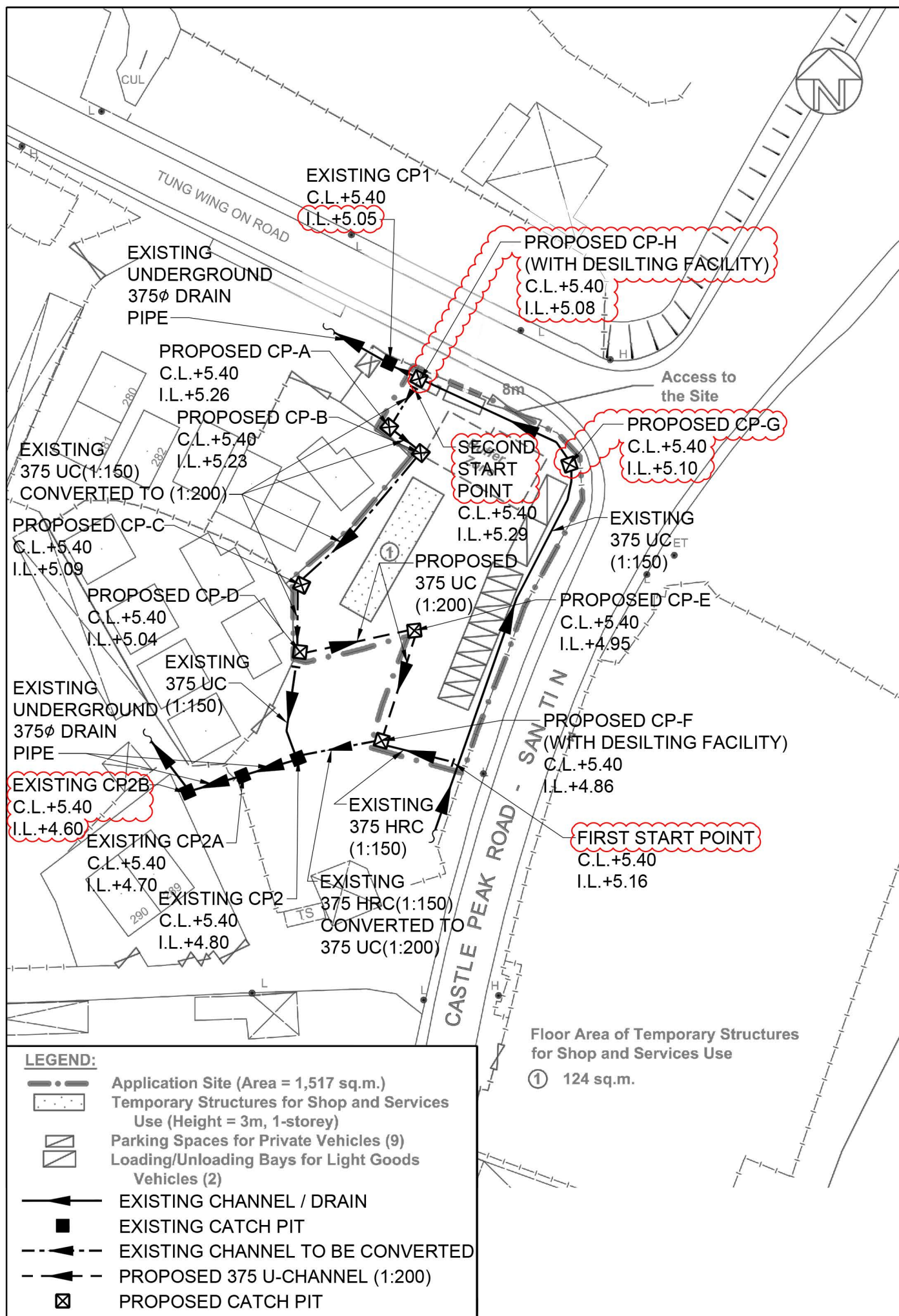
Ms Chong  
( [REDACTED] )

## Planning Application No. A/YL-ST/659

Table A: Responses to Departmental Comments (dated 29.9.2023)

	Departmental Comments	Responses
	Drainage Services Department	
(a)	The applicant shall confirm whether they would adopt the same proposed drainage facilities of the previous application A/YL-ST/574 which is implemented on site and provided DSD a set of latest record photographs showing the completed drainage works (including the internal condition of the drains) with the corresponding photograph location marked clearly on the approved drainage plan.	申請人確認現場的渠務工程是按照之前規劃申請 A/YL-ST/574 獲渠務處批准的圖則去落實的，現場已存在排水渠，請參閱附件一。





PROPOSED DRAINAGE LAYOUT

FIGURE 2

**Structure 3 (Existing)**

F.S. Water Tank (2000L)  
GFA: 2m<sup>2</sup> (ABOUT)  
No. of storey: 1  
Height: Not exceeding 2m

**Structure 2**

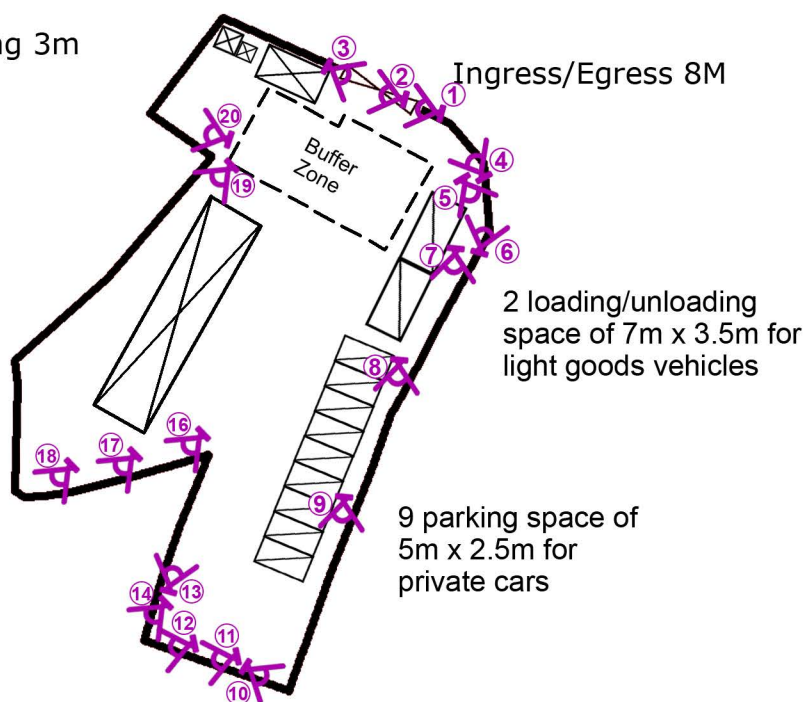
Meter Room  
GFA: 4m<sup>2</sup> (ABOUT)  
No. of storey: 1  
Height: Not exceeding 3m

**Structure 4 (Existing)**

CCTV Room and Staff Office  
GFA: 29m<sup>2</sup> (ABOUT)  
No. of storey: 2  
Height: Not exceeding 4.8m

**Structure 1 (Existing)**

Shop & Services  
GFA: 124m<sup>2</sup> (ABOUT)  
No. of storey: 1  
Height: Not exceeding 3m



Project 項目名稱:

Proposed Temporary Shop and Services  
(Retail Shops and Convenient Store) for a  
Period of 3 Years at Lots 3049 RP (Part)  
and 3050 RP (Part) in D.D.102 and  
Adjoining Government Land, San Tin,  
Yuen Long

Drawing Title 圖紙標題:


Layout Plan



Drawing No. 圖號:

20231017

Remarks 備註:

 Private car parking  
Space

 Structure

Scale 比例:



Photo 1



Photo 2





Photo 3



Photo 4





Photo 5



Photo 6





Photo 7



Photo 8





Photo 9



Photo 10





Photo 11



Photo 12





Photo 13



Photo 14





Photo 15



Photo 16





Photo 17



Photo 18





Photo 19



Photo 20





**Structure 3 (Existing)**

F.S. Water Tank (2000L)  
GFA: 2m<sup>2</sup> (ABOUT)  
No. of storey: 1  
Height: Not exceeding 2m

**Structure 2 (Existing)**

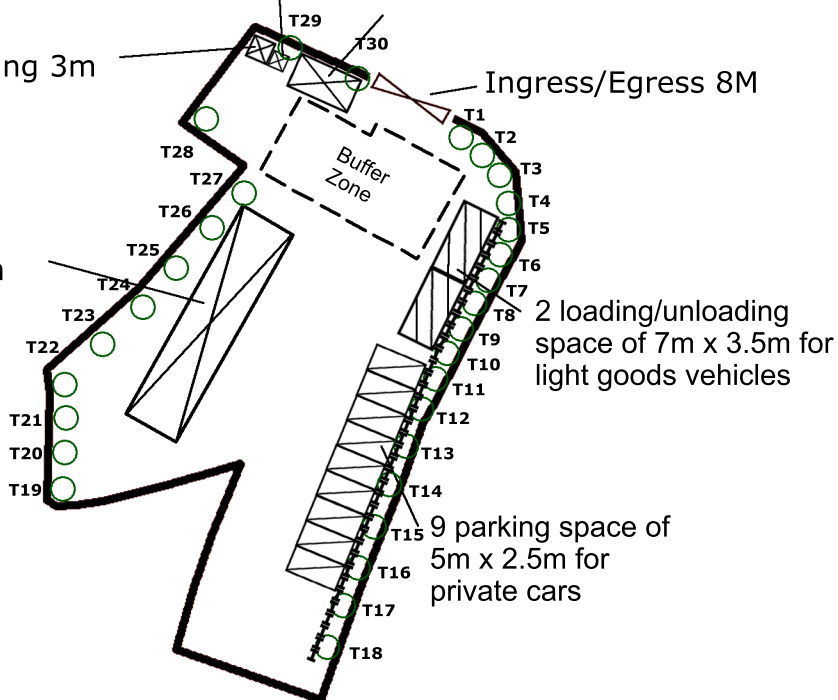
Meter Room  
GFA: 4m<sup>2</sup> (ABOUT)  
No. of storey: 1  
Height: Not exceeding 3m

**Structure 4 (Existing)**

CCTV Room and Staff Office  
GFA: 29m<sup>2</sup> (ABOUT)  
No. of storey: 2  
Height: Not exceeding 4.8m

**Structure 1 (Existing)**

Shop & Services  
GFA: 124m<sup>2</sup> (ABOUT)  
No. of storey: 1  
Height: Not exceeding 3m



Plant Schedule:	Spacing (centre to centre)	Size (height / span)	Quantity
Existing Trees to be Preserved: Ficus Microcarpa & various species	3000-4000mm	2750-3750mm	30

•■■■■■■■■• Proposed Wheel Stoppers

Project 項目名稱:

Proposed Temporary Shop and Services  
(Retail Shops and Convenient Store) for a  
Period of 3 Years at Lots 3049 RP (Part)  
and 3050 RP (Part) in D.D.102 and  
Adjoining Government Land, San Tin,  
Yuen Long

Drawing Title 圖紙標題:

Layout Plan



Drawing No. 圖號:

20240104

Remarks 備註:

- Private car parking Space
- Structure
- Light goods vehicle

Scale 比例:

# 規劃申請編號 A\_YL-ST\_659

## 補充說明

1. 擬議的商店主要出售一些與民生相關的生活日用品及乾貨等。
2. 擬議的商店主要服務對象是周邊居民。
3. 擬議發展的商店主要滿足周邊居民日常生活的需求。
4. 申請地點內現存的樹木，申請人會好好打理保養它們。



**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.

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

**Approved Applications**

<b>No.</b>	<b>Application No.</b>	<b>Use(s) / Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-ST/57	Temporary Container Trailer Park and Vehicle for Repairing/Washing Workshop with Restaurant for a Period of 12 Months	3.7.1998 Approved by RNTPC (12 Months)
2.	A/YL-ST/104	Temporary Container Tractor/Trailer Park with Vehicle Washing/Repairing Workshop and Canteen for a Period of 12 Months	8.10.1999 Approved by RNTPC (12 Months)
3.	A/YL-ST/288*	Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 3 Years	18.11.2005 Approved by TPB on review (12 Months) (Revoked on 18.2.2006)
4.	A/YL-ST/317*	Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	18.8.2006 Approved by RNTPC (12 Months) (Revoked on 18.7.2007)
5.	A/YL-ST/343	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	4.1.2008 Approved by RNTPC (3 Years)
6.	A/YL-ST/391	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	26.11.2010 Approved by RNTPC (3 Years)
7.	A/YL-ST/488*	Temporary Shop and Services (Retail Shops, Laundry, Pharmacy and Convenient Store) for a Period of 3 Years	26.8.2016 Approved by RNTPC (3 Years) (Revoked on 26.11.2017)
8.	A/YL-ST/521*	Temporary Shop and Services (Retail Shops, Laundry, Pharmacy and Convenient Store) for a Period of 3 Years	26.1.2018 Approved by RNTPC (3 Years) (Revoked on 26.6.2020)
9.	A/YL-ST/574*	Proposed Temporary Shop and Services (Retail Shops and Convenient Store) for a Period of 3 Years	4.12.2020 Approved by RNTPC (3 Years) (Revoked on 4.5.2023)

\* denotes permission revoked

### **Rejected Applications**

<b>No.</b>	<b>Application No.</b>	<b>Use(s) / Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>	<b>Rejection Reason(s)</b>
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 Rejected by RNTPC	(1), (2), (3) & (7)
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 Rejected by RNTPC	(1), (2), (3) & (7)
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 Rejected by RNTPC	(1), (2), (3) & (7)
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 Rejected by RNTPC	(1), (2), (5), (6) & (7)
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 Rejected by RNTPC	(1), (2), (4), (6) & (7)
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 Rejected by RNTPC	(1), (2), (4) & (6)
7.	A/YL-ST/222	Temporary Weighing Station, Tyre Repair Workshop and Canteen for a Period of 3 Years	23.5.2003 Rejected by TPB on review	(1), (2), (4) & (6)
8.	A/YL-ST/270	Temporary Public Car Park for a Period of 3 Years	30.7.2004 Rejected by RNTPC	(1), (4) & (6)
9.	A/YL-ST/307	Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	28.4.2006 Rejected by RNTPC	(1), (4) & (6)

### **Rejection Reason(s)**

- (1) Not in line with the planning intention of the “Village Type Development” zone.
- (2) Not compatible with the surrounding area which was predominantly rural in character/village type development and there were future Small Houses within the application site.
- (3) Insufficient information to demonstrate that the development would not have adverse environmental impacts on the surrounding area.
- (4) No information to demonstrate that the development would not have adverse environmental, drainage and sewerage impacts on the surrounding areas including the nearby villages and the Deep Bay.
- (5) Insufficient information to demonstrate that a proper vehicular access could be provided for the development traffic to the application site without having adverse impact on the surrounding areas.
- (6) There was Small House development in the application site.
- (7) Setting of undesirable precedent for similar applications and the cumulative effect would degrade the environment of the area.



**Similar s.16 Applications in the vicinity of the Application Site within the same “V” Zone  
on the Approved San Tin Outline Zoning Plan No. S/YL-ST/8 in the Past Five Years**

**Approved Applications**

<b>No.</b>	<b>Application No.</b>	<b>Use(s) / Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-ST/556	Proposed Temporary Shop and Services for a Period of 3 Years	20.9.2019 Approved by RNTPC (3 Years)
2.	A/YL-ST/585*	Proposed Temporary Shop and Services (Real Estate and Travel Service Agency) for a Period of 3 Years	16.4.2021 Approved by RNTPC (3 Years) (Revoked on 16.10.2021)
3.	A/YL-ST/605	Proposed Temporary Shop and Services for a Period of 3 Years	28.1.2022 Approved by RNTPC (3 Years)
4.	A/YL-ST/634	Proposed Temporary Shop and Services (Convenience Store) with Ancillary Office for a Period of 3 Years	23.12.2022 Approved by RNTPC (3 Years)

\* denotes permission revoked

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
- the GL within the Site is covered by a Short Term Tenancy No. 3136 for the purposes of “Temporary Shop and Services (Retail Shops, Laundry, Pharmacy and Convenient Store)”;
- Lot Nos. 3049 RP & 3050 RP in D.D.102 is covered by Short Term Waiver No. 4711 to permit structures for the purpose of “Temporary Shop and Services (Retail Shops, Laundry, Pharmacy and Convenient Store)”;
- advisory comments as detailed in **Appendix V**.

**2. Traffic**

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

- no comment on the application from traffic engineering point of view; and
- should the application be approved by the Town Planning Board (the Board), an approval condition should be imposed to the planning approval requiring that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no environmental complaint relating to the Site was recorded in the past three years; and
- in accordance with the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites”, he has no objection to the application.

**4. Landscape**

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



- with reference to the aerial photo of December 2022, the Site is located in an area of disturbed rural landscape character comprising of village houses, community isolation facility, open carparks, scattered tree groups and vacant lands. The applied use is not incompatible with the landscape setting in the proximity;
- with reference to site photos taken in September 2023, the Site is currently occupied with temporary structures and parking spaces. Having compared the Layout Plan submitted under the application with the previous application No. A/YL-ST/574, there is no change in the layout out of proposed structures and parking space. Further adverse impact on landscape character and resources arising from the continuation of the applied use is not anticipated. As such, she has no objection to the application from landscape planning perspective; and
- advisory comments as detailed in **Appendix V**.

## 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 implemented the drainage facilities on site under the previous approved Planning Application No. A/YL-ST/574;
- in the photo record submitted by the applicant, the drainage facilities are not well maintained and with debris and dead vegetation. The applicant shall resubmit to DSD a set of latest record photographs showing the completed drainage works (including the internal condition of the drains) with corresponding photograph location marked clearly on the approved drainage plan; and
- advisory comments as detailed in **Appendix V**.

## 6. **Fire Safety**

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

- no objection in principle to the application subject to fire service installations (FSIs) being provided to the satisfaction to the D of FS;
- the FSIs proposal is considered acceptable to the Fire Services Department; and
- advisory comments as detailed in **Appendix V**.

## **7. Other Departments**

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix V**:

- (a) Chief Highway Engineer/New Territories West, Highways Department;
- (b) Chief Engineer/Railway Development 2-1, Railway Development Office, Highways Department;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Chief Building Surveyor/New Territories West, Buildings Department;
- (g) Commissioner of Police; and
- (h) 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:
- should planning approval be given to the subject planning application, the Short Term Tenancy (STT)/ Short Term Waiver (STW) holder(s) will need to apply to LandsD for modification of the STT/STW conditions where appropriate. Besides, given the applied use is temporary in nature, only 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 is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- 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 to prevent surface water flowing from the Site to the nearby public roads and drains;
- (c) to note the comments of the Chief Engineer/Railway Development 2-2 (CE/RD 2-2), RDO, HyD that:
- the Site is in close proximity to the Northern Link (NOL) Spur Line;
  - 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 Site unless MTRCL's agreement is sought;
- (d) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised that the installation/ maintenance/ modification/ repair work of fire service installations 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 D of FS; and
  - if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(e) to note the comments from 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 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 Environment Protection shall be obtained;
- the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the site boundary in order to ensure the unobstructed discharge from the Site in future; and
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance during occupancy of the Site;

(f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:

- the applicant should properly maintain the existing trees within the Site. Useful information on tree maintenance is available at the greening website of Development Bureau(<https://www.greening.gov.hk/en/treecare/information-about-tree-maintenance-for-privatepro/index.html>); and
- the approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval;

(g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
- if the existing structures are erected on leased land without the approval of the BA, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for the use under the application;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW under BO.



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

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary building which are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
- 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 B(P)R respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage; and
- detailed checking under the BO will be carried out at building plan submission stage.

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



**A/YL-ST/659 San Tin Mini Mall**

25/09/2023 02:41

From:

To:

File Ref:

[REDACTED]  
tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members.

Again conditions were not fulfilled and approval revoked. But mo man tai, its just procedure. A fresh application and good to go for another three years.

It is no wonder that so man owners of houses at Redhill built unapproved extensions on government land because they know that the chances of any decisive being taken with regard to rules and regulations are negligible.

Fire prevention measures in a village environment should be a serious consideration.

Mary Mulvihill

**From:**

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

**Date:** Thursday, 2 July 2020 3:43 AM CST

**Subject:** A/YL-ST/574 San Tin Mini Mall

A/YL-ST/574

Lots 3049 RP (Part) and 3050 RP (Part) in D.D.102 and adjoining Government Land, San Tin

Site area : 1,517m<sup>2</sup> Includes Government Land of about 1,056 m<sup>2</sup>

Zoning : VTD

Applied Use : Shopping Mall / 11 Vehicle parking

Dear TPB Members.

Minutes 26 Aug 2016 – As the applicant had failed to comply with conditions (c), (d), (e), (f) & (i) satisfactorily by 26.11.2017, the planning permission for the subject application had already been revoked on the same date.

The proposed temporary use was not entirely in line with the planning intention of "Village Type Development" ("V") zone, however it could meet some of the local demand on shop and services use in the vicinity. Although a Small House application was received within the site, the Small House applicants submitted letters supporting the application and undertaking that the construction of Small House would not commence within the planning approval period. As such, approval of the application for a temporary period of three years would not



frustrate the long-term planning intention of the "V" zone. **The site fell within the Wetland Buffer Area** of the Town Planning Board Guidelines No. 12C on Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance.

While the last approval at the site was revoked due to non-compliance with approval conditions, it was considered that the subject application might be given sympathetic consideration by allowing a shorter compliance period so as to closely monitor the progress on compliance with the approval conditions.

A/YL-ST/521 Approved 26 Jan 2018

**Members had no question on BOTH applications and approved three years**

While members asked no questions, this time around they should question what is the progress re the reinstatement of the Wetland Buffer Area?

There is also the issue of the zoning of Government Land as VTD that needs to be clarified in light of the April 2019 judgement.

The court ruled this avenue constitutional on Monday. Villagers who do not own any land can ask the government to sell them public space at a discount under what is known as a private treaty grant. Those who own land which is not suitable for housing can apply to exchange it with the government, possibly also without paying a premium. **These last two avenues will cease to exist in six months.**

Mary Mulvihill

**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Friday, April 29, 2016 12:50:24 AM  
**Subject:** A/YL-ST/488 San Tin Mini Mall

A/YL-ST/488

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

Site area : 1,763m<sup>2</sup> Includes Government Land of about 1,056 m<sup>2</sup>

Zoning : VTD

Applied Use : Shopping Mall + parking

Dear TPB Members,

This site has been used for storage, etc for over 20 years. It would appear that the supply of land zoned VTD outstrips the demand.

At almost 2,000 sqmts this proposed development could be described a mini mall and far too large for the needs of the local population.

However if there is indeed a genuine need for shops and services in the district that is not being currently met, then a permanent mall should be built and the site rezoned to low rise commercial. 60% of the site is government land so the

administration can set the agenda.

Could members please question the applicant and government departments on these matters as the continuous temporary use is not compatible to good district planning and the provision of well planned amenities to each community should be addressed on a permanent basis.

The temporary nature of many sites in the NTs is hindering the development of well planned residential nodes.

Mary Mulvihill