

This document is received on 29 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

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

2302375 28/8 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	A/TL-ST/660
	Date Received 收到日期	20 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)

TOP SOURCE INDUSTRIES LIMITED (冠源實業有限公司)

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)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOTS NO. 244sBRP(PART), 252RP(PART), 253(PART), 254(PART), 258(PART), 266(PART) AND 270 IN D.D.99 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG, NEW TERRITORIES.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,216 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 96.52 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)	24 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED SAN TIN OUTLINE ZONING PLAN (OZP) NO. S/YL-ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	"UNDETERMINED"
(f) Current use(s) 現時用途	OPEN STORAGE (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
22/8/2023 (DD/MM/YYYY)[&] (請見夾附的通知副本)
於 22/8/2023 (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[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 22/8/2023 (DD/MM/YYYY)[&]
於 22/8/2023 (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[&] (請見夾附由郵局發出的收條)。

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

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

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

TEMPORARY OPEN STORAGE OF CONSTRUCTION
 MATERIALS

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

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

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 2,119.48sq.m ☐ About 約
 Proposed covered land area 擬議有上蓋土地面積 96.52sq.m ☐ 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 NILsq.m ☐ About 約
 Proposed non-domestic floor area 擬議非住用樓面面積 96.52sq.m ☒ About 約
 Proposed gross floor area 擬議總樓面面積 96.52sq.m ☒ About 約

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

STRUCTURE 1: SITE OFFICE (2.6M IN HEIGHT) (1-STOREY)

STRUCTURE 2: SITE OFFICE (2.6M IN HEIGHT) (1-STOREY)

STRUCTURE 3: SITE OFFICE (2.6M IN HEIGHT) (1-STOREY)

STRUCTURE 4: STORAGE (3.7M IN HEIGHT) (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 3
 Motorcycle Parking Spaces 電單車車位
 Light Goods Vehicle Parking Spaces 輕型貨車泊車位
 Medium Goods Vehicle Parking Spaces 中型貨車泊車位
 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位
 Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位
 Coach Spaces 旅遊巴車位
 Light Goods Vehicle Spaces 輕型貨車車位
 Medium Goods Vehicle Spaces 中型貨車車位
 Heavy Goods Vehicle Spaces 重型貨車車位 3
 Others (Please Specify) 其他 (請列明)

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

7. Justifications 理由

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

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會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


ROCK K.M. TSANG 曾國鳴

Name in Block Letters
姓名（請以正楷填寫）

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

DIRECTOR 董事

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

23 AUG 2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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 NO. 244sBRP(PART), 252RP(PART), 253(PART), 254(PART), 258(PART), 266(PART) AND 270 IN D.D.99 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG, NEW TERRITORIES.
Site area 地盤面積	2,216 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 24 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
Zoning 地帶	"UNDETERMINED"
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	TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	96.52sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.044 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.6 TO 3.7 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	4.36 % <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		3
	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) _____ _____		3 NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	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) _____ _____		NIL NIL NIL NIL 3

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Location Plan, Site Plan (Lot Index Plan) and Extract of Approved San Tin		

OZP

Reports 報告書

Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

Our Ref.: YL/TPN/2530A/L01

23 AUG 2023

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

Dear Sir/Madam,

**Planning Application for
A Temporary Open Storage of Construction Materials
for a Period of Three Years**

**At Lots 244sBRP(Part), 252RP(Part), 253(Part), 254(Part), 258(Part), 266(Part) and
270 in D.D. 99 and adjoining Government Land,
San Tin, Yuen Long, New Territories**

We act on behalf of Top Source Industries Limited, to submit a planning application under Section 16 of the Town Planning Ordinance for the captioned proposed use.

A signed original copy of the application form S16-III, together with 70 copies of the Planning Statement Reports and an authorization letter, are enclosed herewith for your consideration.

Should you have any queries, please feel free to call our [REDACTED]

Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

Anson Lee
Encl.
RK/AL

2023年 8月 29日

此文件在 [REDACTED] 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。

29 AUG 2023

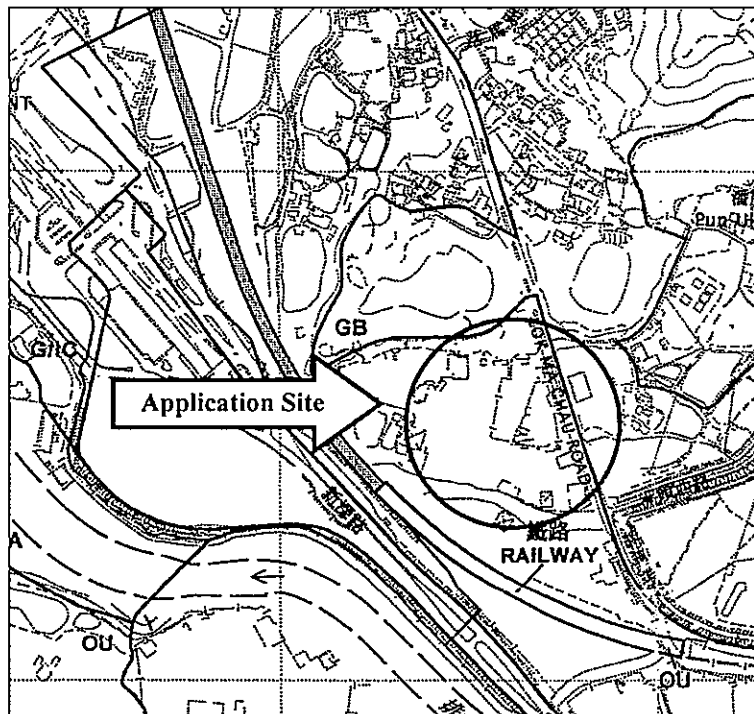
This document is received on [REDACTED]
The Town Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all required information and documents.



Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

ST/660

**Planning Application for
A Temporary Open Storage of Construction Materials
for a Period of Three Years
At Lots 244sBRP(Part), 252RP(Part), 253(Part), 254(Part), 258(Part),
266(Part) and 270 in D.D. 99 and adjoining Government Land,
San Tin, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

August 2023

L | A | N | B | A | S | E
Surveyors Limited

Appendix Ib of RNTPC
Paper No. A/YL-ST/660A

宏 基 測 量 師 行

9/F, Heany Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk

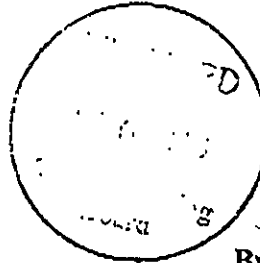
香港九龍尖沙咀漆咸道南9號均輝大廈9樓

Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: YL/TPN/2530A/L02

13 October 2023

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



By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
A Temporary Open Storage of Construction Materials
for a Period of Three Years**

**At Lots 244sBRP(Part), 252RP(Part), 253(Part), 254(Part), 258(Part), 266(Part) and
270 in D.D. 99 and adjoining Government Land,**

**San Tin, Yuen Long, New Territories
(Planning Application No. A/YL-ST/660)**

We refer to the captioned planning application.

We refer to the captioned planning application and would like to provide herewith a set of
"Response-to-Comments" ("R-to-C") for submission.

Should you have any queries, please feel free to call our [REDACTED]

Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

Anson Lee
Encl.
RK/AL

c.c.
DPO/FSS & YLE
The Client

(Attn.: Ms Alice Cheung

By Email)



ISO 9001:2015
Certificate No.: CC 1887
(Valuation & Land Administration)

ISO 9001:2015
Certificate No.: CC 1887
(Valuation & Land Administration)

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

Response-to-Comments

	Departmental Comments	Responses
	<u>Drainage Services Department (DSD)</u> (Contact: Mr. LEONG Cheung Ching at 2300-1432)	
	The applicant shall confirm whether they would adopt the same proposed drainage facilities of the previous application A/YL-ST/530 which is implemented on site and provide DSD for reference the approved drainage proposal. If yes, the applicant should provide 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.	Please note that the applicant would adopt the same proposed drainage facilities of the previous application A/YL-ST/530 which is implemented on site. Nevertheless, the approved drainage proposal is missing and the Applicant is now fixing up the existing drainage facilities on site. The photographic records would be submitted for compliance with the relevant approval condition upon obtaining the planning permission.

Our Ref.: YL/TPN/2530A/L03

17 October 2023

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
A Temporary Open Storage of Construction Materials
for a Period of Three Years**

**At Lots 244sBRP(Part), 252RP(Part), 253(Part), 254(Part), 258(Part), 266(Part) and 270
in D.D. 99 and adjoining Government Land,
San Tin, Yuen Long, New Territories
(Planning Application No. A/YL-ST/660)**

We refer to the captioned planning application.

We wish to advise that the area of the "Open Storage Area (No Structure)" as indicated in the Proposed Layout Plan (i.e. Appendix 4) of the Planning Statement Report is approx. 630 sq.m.

Should you have any queries, please feel free to call our [REDACTED] Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



p.p. Anson Lee

Encl.
RK/AL

c.c.

DPO/FSS & YLE
The Client

(Attn.: Ms Alice Cheung

By Email)



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



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

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南9號均輝大廈9樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: YL/TPN/2530A/L06

8 November 2023

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

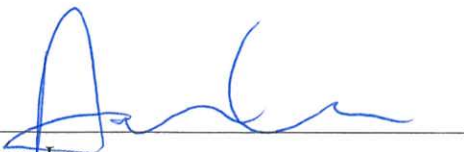
**Planning Application for
A Temporary Open Storage of Construction Materials
for a Period of Three Years
At Lots 244sBRP(Part), 252RP(Part), 253(Part), 254(Part), 258(Part), 266(Part) and
270 in D.D. 99 and adjoining Government Land,
San Tin, Yuen Long, New Territories
(Planning Application No. A/YL-ST/660)**

We refer to the captioned planning application.

We would like to supersede our previous letter (Ref.: YL/TPN/2530A/L05) submit herewith a set of "Response-to-Comments" ("R-to-C") for re-activating the captioned planning application.

Should you have any queries, please feel free to call our [REDACTED].
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
RK/AL
Encl.

c.c.
DPO/FSS & YLE
The Client

(Attn.: Ms Alice Cheung

By Email)



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



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

Response-to-Comments

	Departmental Comments	Responses
	<u>Transport Department (TD)</u> (Contact: Mr. LEUNG Chi Kong at 2399-2778)	
(a)	Please provide details of the trip generation and attraction rates for the proposed use in the application and advise if there is any adverse impact to nearby traffic.	<p>Please also note that there would be about 6 times of good delivery by heavy goods vehicles (HGV) per day and about 6 times of trip rates of private vehicle per day.</p> <p>The provision of the private car parking spaces is for staff's parking use. Therefore, there would be maximum 6 trips per day.</p>
(b)	Please provide swept paths to demonstrate the smooth manoeuvring of all kinds of vehicles that would access the site, to / from Lok Ma Chau Road, along the local access and within the site.	Please see the attached swept path analysis.
	<u>Urban Design and Landscape Unit, Planning Department (PlanD)</u> (Contact: Mr. NG Tat Yuen, Henry at 3565-3950)	
(a)	The applicant should indicate the existing trees within the site on the proposed layout plan under this application. All the proposed location of containers, car parking spaces and open storage area should be adjusted to avoid the impact to the trees.	Please note that the existing trees under the approved Landscape and Tree Preservation Proposal of previous Planning Application No. A/YL-ST/530 are well maintained. Also, the Applicant would provide about 1.5m buffer distance from the existing trees to the proposed temporary structures, car parking spaces and open storage area for avoiding potential impact to the trees.



SWEPT PATH ANALYSIS - 11m HGV

(SCALE 1:500 @ A4)

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南9號均輝大廈9樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: YL/TPN/2530A/L07

14 November 2023

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
A Temporary Open Storage of Construction Materials
for a Period of Three Years
At Lots 244sBRP(Part), 252RP(Part), 253(Part), 254(Part), 258(Part), 266(Part) and
270 in D.D. 99 and adjoining Government Land,
San Tin, Yuen Long, New Territories
(Planning Application No. A/YL-ST/660)**

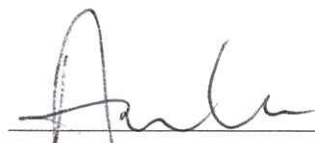
We refer to the captioned planning application.

Further to our previous letter (Ref.: YL/TPN/2530A/L06) dated 8 November 2023, we would like to provide herewith an indication plan showing the existing trees on site for submission.

Should you have any queries, please feel free to call our [REDACTED]

Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
RK/AL
Encl.

C.C.

DPO/FSS & YLE
The Client

(Attn.: Ms Alice Cheung

By Email)



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



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

地段索引圖 LOT INDEX PLAN

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括政府撥地、臨時政府撥地、短期租約及政府土地租用牌照時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知或終止，因此應向有關的分區地政專員核證。本圖則所示或新的地界證據。

the approximate location of lot boundaries, including the temporary occupation of Government Land and Government Land and may be created or confirmed with the District Survey Officer. The information shown on this plan **MUST** be verified with the District Survey Officer. The lot index plan may be revised without prior notice as better or new boundary evidence becomes available.



地政總署測繪處
Survey and Mapping Office
Lands Department

香港特別行政區政府 — 版權所有
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比例尺 SCALE 1:1 000
米 metres 10 0 10 20 30 40 50 metres

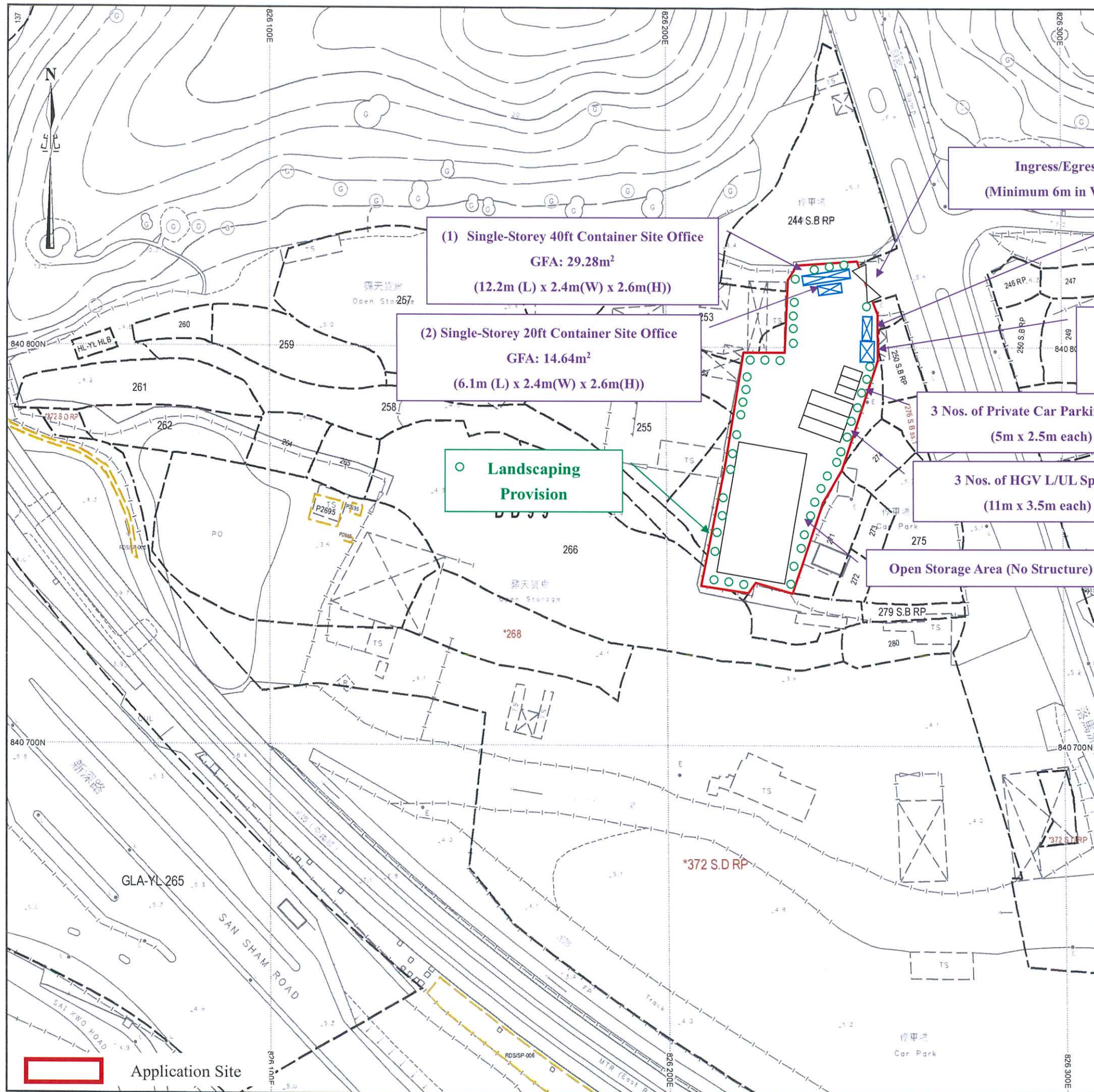
Locality : DD99

Lot Index Plan No. : MH0033092013

District Survey Office : MPC, HK

Date : 03-Sep-2013

Reference No. : 2-SE-3C,2-SE-3D,2-SE-8A,2-SE-8B



宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南9號均輝大廈9樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: YL/TPN/2530A/L08

6 December 2023

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
A Temporary Open Storage of Construction Materials
for a Period of Three Years
At Lots 244sBRP(Part), 252RP(Part), 253(Part), 254(Part), 258(Part), 266(Part) and
270 in D.D. 99 and adjoining Government Land,
San Tin, Yuen Long, New Territories
(Planning Application No. A/YL-ST/660)**

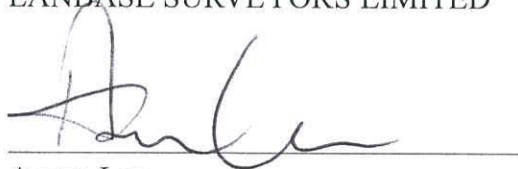
We refer to the captioned planning application.

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

Should you have any queries, please feel free to call our Mr. [REDACTED]

Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
RK/AL
Encl.

c.c.
DPO/FSS & YLE
The Client

(Attn.: Ms Karen Chan

By Email)

Response-to-Comments

	Departmental Comments	Responses
	<u>Transport Department (TD)</u> (Contact: Mr. LEUNG Chi Kong, Donald at 2399-2778)	
	I have no further comment on the captioned planning submission from traffic engineering point of view.	Noted.
	<u>Urban Design and Landscape Unit, Planning Department (PlanD)</u> (Contact: Mr. NG Tat Yuen, Henry at 3565-3950)	
(i)	T(i) A call-out "○ Landscaping Provision" and a number of symbols "○" along the boundary within the application site are shown on the plan. No information / details about the landscaping provision has been provided. My detailed/advisory comments to the applicant vide memo dated 19.9.2023 have not been addressed and shall remain valid (repeated below for ease of reference).	<p>Please note that the landscape and tree plantings have been provided at the site under previous planning application No. A/YL-ST/530. Please refer to the approved landscape and tree preservation proposal under previous planning application No. A/YL-ST/530 at Appendix 5 of the submitted planning statement.</p> <p>The landscaping provision under the current application would remain almost unchanged from the approved landscape and tree preservation proposal under previous planning application No. A/YL-ST/530 except rectifying the existing tree locations at the northern boundary of the application site.</p> <p>Please see the attached revised indication plan showing the existing trees on site for submission</p>
(ii)	The applicant should indicate the existing trees within the site on the proposed layout plan under this application. All the proposed location of containers, car parking spaces	Please see the attached revised indication plan showing the existing trees on site for submission

	and open storage area should be adjusted to avoid the impact to the trees.	
(iii)	<p>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:</p> <p>(https://www.greening.gov.hk/en/tree-care/information-about-tree-maintenance-for-private-pro/index.html).</p>	Noted.
(iv)	<p>The applicant is advised that 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. "</p>	Noted.
	<u>Further Advisory Comment to the Applicant</u>	
3.	<p>The applicant may make reference to "Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance"</p> <p>(https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG_13G_e.pdf)</p> <p>and "Practice Notes for Professional Persons No. 1/2019 – Processing and Compliance Checking of Landscape Submissions related to Planning Applications"</p> <p>(https://www.pland.gov.hk/pland_en/tech_doc/pna_note/pn_1_19.html)</p> <p>for information to be provided in a landscape proposal.</p>	Noted.

地段索引圖 LOT INDEX PLAN

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括政府撥地、臨時政府撥地、短期租約及政府土地租用牌照時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知或終止，因此應向有關的分區地政專員核證。本圖則所示或新的地界證據。

the approximate location of lot boundaries including the temporary occupation of Temporary Government Land and Government Land and may be created or confirmed with the District Survey Officer. The information shown on this plan MUST be verified field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



地政總署測繪處
Survey and Mapping Office
Lands Department

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比例尺 SCALE 1:1 000
米 10 0 10 20 30 40 50 米
metres

Locality : DD99
Lot Index Plan No. : MH0033092013
District Survey Office : MPC, HK
Date : 03-Sep-2013
Reference No. : 2-SE-3C, 2-SE-3D, 2-SE-8A, 2-SE-8B

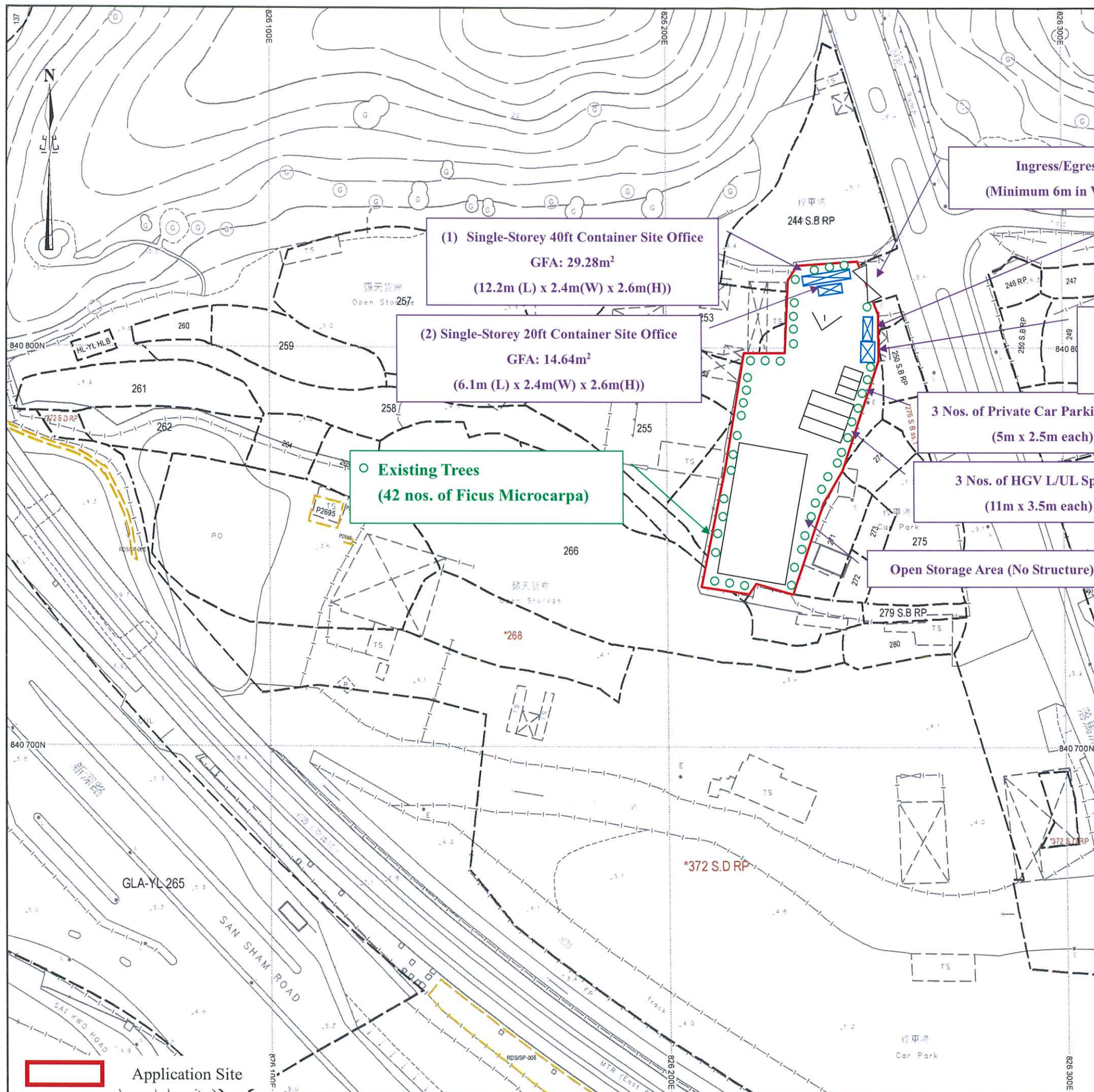


Photo 1



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From: Karen Kei Yee CHAN/PLAND <[REDACTED]>
Sent: 2023-12-07 星期四 14:34:17
To: Phoebe Hiu Ching TSUI/PLAND <[REDACTED]>
Cc: Pak Him CHIU/PLAND <[REDACTED]>; Yen PY LEUNG/PLAND <[REDACTED]>; tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fw: Planning Application No. A/YL-ST/660
Attachment: 2530AL09.pdf

From: Anson Lee <[REDACTED]>
Sent: Thursday, December 7, 2023 2:32 PM
To: Monique Kin Man WONG/PLAND <[REDACTED]>
Cc: Karen Kei Yee CHAN/PLAND <[REDACTED]>; Yen PY LEUNG/PLAND <[REDACTED]>
Subject: RE: Planning Application No. A/YL-ST/660

Dear Monique,

Please see the attached FI for your follow-up action. Thank you.

Regards,

Anson Lee
Lanbase Surveyors Limited

Our Ref.: YL/TPN/2530A/L09

9 December 2023

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

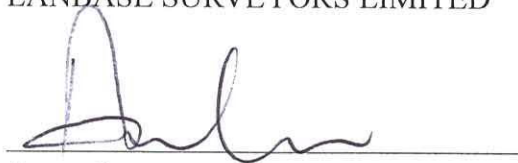
**Planning Application for
A Temporary Open Storage of Construction Materials
for a Period of Three Years
At Lots 244sBRP(Part), 252RP(Part), 253(Part), 254(Part), 258(Part), 266(Part) and
270 in D.D. 99 and adjoining Government Land,
San Tin, Yuen Long, New Territories
(Planning Application No. A/YL-ST/660)**

We refer to the captioned planning application.

We would like to clarify that the current condition of the site is vacant. Attached please find the revised page 2 of the planning statement and the page 3 of the application form for submission.

Should you have any queries, please feel free to call our [REDACTED]
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
RK/AL
Encl.

c.c.
DPO/FSS & YLE
The Client

(Attn.: Ms Karen Chan

By Email)



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



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

2. SITE CONTEXT

2.1 Application Site

2.1.1 The Application Site ('the Site') comprises Lots No. 244sBRP(Part), 252RP(Part), 253(Part), 254(Part), 258(Part), 266(Part) and 270 in D.D.99 and adjoining Government Land, San Tin, Yuen Long, New Territories. The Site occupies a site area of approximately 2,216m², including Government Land of approximately 24m². Please refer to Location Plan at **Appendix 2** and Site Plan at **Appendix 3**.

2.1.2 The Site has been paved and is currently vacant.

2.2 Lease Particulars

The subject lots are held under Block Crown Lease and demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30th June 2047.

2.3 Surrounding Land Uses

2.3.1 It is located to southeast of San Tin Interchange and northwest of Lok Ma Chau Control Point about 650m.

2.3.2 The subject area is predominantly occupied by the port back-up uses including public vehicle parks, container tractor/trailer parks, vehicle repair workshops and open storages.

2.3.1 To its north is a knoll zoned "Green Belt" and further north are some open storages.

2.3.2 To its south and southwest are public vehicle parks and workshops.

2.3.3 The nearest village, Chau Tau Tsuen, is located approximately 300 metres to its east.

2.4 Accessibility

2.4.1 The Site is accessible at the northeastern part of the Site via Lok Ma Chau Road leading to Castle Peak Road – Chau Tau.

2.4.2 The Site is served by public transport, including minibuses and taxis along Lok Ma Chau Road.

(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	"UNDETERMINED"
(f) Current use(s) 現時用途	VACANT (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

**Relevant Extracts of Town Planning Board Guidelines for
Application for Developments 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;
- (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; and
- (c) open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

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

According to TPB PG-No. 13G, the Site falls within Category 1 areas. The following criteria is relevant:

Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/dangerous goods etc., may cause significant environmental and traffic concerns.

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/10	Open Container Vehicle Park	23.7.1993 Approved by RNTPC (3 years)
2.	A/YL-ST/11	Temporary Container Trailer Park and Open Storage of Containers for a Period of 2-3 Years	18.10.1996 Approved by RNTPC (3 years)
3.	A/YL-ST/251	Temporary Public Car Park with Ancillary Office for a Period of 3 Years	7.11.2003 Approved by RNTPC (3 years)
4.	A/YL-ST/324	Temporary Public Car Park with Ancillary Office for a Period of 3 Years	1.12.2006 Approved by RNTPC (8 months)
5.	A/YL-ST/346	Temporary Public Car Park with Ancillary Office for a Period of 3 Years	1.2.2008 Approved by RNTPC (3 years)
6.	A/YL-ST/394	Temporary Public Car Park with Ancillary Office for a Period of 3 Years	28.1.2011 Approved by RNTPC (3 years)
7.	A/YL-ST/444	Temporary Public Car Park with Ancillary Office for a Period of 3 Years	9.5.2014 Approved by RNTPC (3 years)
8.	A/YL-ST/530	Temporary Public Car Park with Ancillary Office for a Period of 3 Years	5.10.2018 Approved by RNTPC (3 years)

**Similar s.16 Applications within the same “U” Zone on
the Approved 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/542*	Temporary Open Storage of Construction Materials for a Period of 3 Years	17.5.2019 Approved by RNTPC (3 years) (Revoked on 17.2.2021)
2.	A/YL-ST/543*	Temporary Open Storage of General Goods and Public Vehicle Park (Private Cars only) with Ancillary Site Office for a Period of 3 Years	31.5.2019 Approved by RNTPC (3 years) (Revoked on 28.2.2021)
3.	A/YL-ST/563	Renewal of Planning Approval for Temporary Container Vehicle Park, Open Storage of Containers and Public Car Park for a Period of 3 Years	17.1.2020 Approved by RNTPC (3 years)
4.	A/YL-ST/568	Renewal of Planning Approval for Temporary Public Vehicle Park (including Private Cars, Container Vehicles and Heavy Goods Vehicles) and Ancillary Facilities (including Vehicle Repair Area, Site Offices and Canteen), Storage of Metal Ware and Construction Material, and Cargo Handling and Forwarding Facilities for a Period of 3 Years	26.5.2020 Approved by RNTPC (3 years)
5.	A/YL-ST/580*	Temporary Open Storage of General Goods, Construction Materials and Machineries and Public Vehicle Park (Excluding Container Vehicles) with Ancillary Site Office and Guard Room for a Period of 3 Years	18.12.2020 Approved by RNTPC (3 years) (Revoked on 18.5.2023)
6	A/YL-ST/635	Renewal of Planning Approval for Temporary Container Vehicle Park, Open Storage of Containers and Public Car Park for a Period of 3 Years	13.1.2023 Approved by RNTPC (3 years)
7.	A/YL-ST/644	Renewal of Planning Approval for Temporary Public Vehicle Park (including Private Cars, Container Vehicles and Heavy Goods Vehicles) and Ancillary Facilities (including Vehicle Repair Area, Site Offices and Canteen), Storage of Metal Ware and Construction Material, and Cargo Handling and Forwarding Facilities for a Period of 3 Years	19.5.2023 Approved by RNTPC (3 years)
8.	A/YL-ST/647	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	25.8.2023 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 Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the government;
- the private land of the following lots is covered by Short Term Waivers (STWs) as below table:

STW No.	Lot No. (in D.D. 99)	Purposes
3274	252 RP	Ancillary Use to Temporary Car Park with Ancillary Office
3552	253	Public Vehicle Park (including Private Cars, Container Vehicles and Heavy Goods Vehicles) with Ancillary Facilities (including Vehicle Repair Area, Site Offices and Canteen) and Storage of Metal Ware and Construction Material
3781	244 S.B RP	Ancillary Office to Public Vehicle Park (excluding Container Vehicle)
4284	254	Temporary Public Vehicle Park (including Private Cars, Container Vehicles and Heavy Goods Vehicles) with Ancillary Facilities (including Vehicle Repair Area, Site Offices and Canteen) and Storage of Metal Ware and Construction Material, and Cargo Handling and Forwarding Facilities
4285	258	
4286	266	

- no permission is given for occupation of GL in the Site (about 24m² subject to verification). The act of occupation of the above GL without government's prior approval is not allowed.
- advisory comments as detailed in **Appendix V**.

2. Traffic

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

- she has no comment on the application from traffic engineering point of view;

- should the application be approved, a condition should be incorporated that 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**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- the application includes three loading/unloading spaces for heavy goods vehicles and the use of heavy vehicle is expected. No sensitive receiver within 100m from the Site boundary and 50m from the access road is found. As such, 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;
- there was no environmental complaint related to the Site in the past 3 years; and
- advisory comments as detailed in **Appendix V**.

4. Landscape

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

- with reference to the aerial photos of December 2022, the Site is located in an area of miscellaneous urban fringe landscape character comprising open storage, car parks, village houses and tree groups. The proposed open storage use is not incompatible with the surrounding landscape setting in the proximity;
- with reference to the site photos taken in September 2023, the Site is fenced off and hard paved. Temporary structures and existing trees along the boundary are observed within the Site. According to paragraph 4.6 and Figure 6 of the Planning Statement (Appendix Ia of the RNTPC Paper), the applicant would continue to properly maintain the existing landscape and tree plantings. Further adverse impact on the landscape character and resources arising from the open storage 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. 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 his satisfaction;
- FSIs are anticipated to be required in consideration of the design/nature of the application. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval;

- having considered the nature of open storage, an approval condition should be stipulated requiring the provision of fire extinguisher(s) to his satisfaction should the application be approved by the Town Planning Board; and
- advisory comments as detailed in **Appendix V**.

6. Other Departments

The following government departments have no objection to or no comment on the application and their advisory comments are at **Appendix V** where appropriate:

- (a) Commissioner of Police;
- (b) Chief Highway Engineer/New Territories West, Highways Department;
- (c) Chief Engineer/Mainland North, Drainage Services Department
- (d) Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department;
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Project Manager (North), North Development Office, Civil Engineering and Development Department (CEDD);
- (g) Project Manager (West), West Development Office, CEDD;
- (h) Director of Agriculture, Fisheries and Conservation;
- (i) Director of Fire Services;
- (j) Chief Building Surveyor/New Territories West, Buildings Department; and
- (k) District Officer (Yuen Long).

Recommended Advisory Clauses

- (a) The application site (the Site) falls within the boundary of San Tin Technopole. The Site may be resumed by the Government and that the proposed operation at the Site may be terminated at any time during the planning approval period for implementation of government projects;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- should planning approval be given to the planning application, the Short Term Waiver (STW) holder(s) will need to immediately apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lot without STW will need to immediately apply to LandsD to permit the structures to be erected or regularise any irregularity on site, if any;
 - the applicant has to either exclude the GL from the Site or apply for a formal approval prior to actual occupation of the concerned GL; and
 - 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(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.
- (c) to note the comments of Commissioner for Transport (C for T) that:
- the Site is connected to Lok Ma Chau Road via a section of a local access which is not managed by the Transport Department. The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities by the applicant accordingly.
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- HyD does not and will not maintain any access connecting the Site and Lok Ma Chau Road; and adequate drainage measures should be provided at the Site to prevent surface water running from the Site to nearby public roads or exclusive road drains.
- (e) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD) that:
- the Site is in close proximity to the proposed Northern Link (NOL) Spur Line alignment which is under development by the Mass Transit Railway Corporation Limited (MTRCL); and

- the applicant should consult MTRCL with respect to the design and construction of the proposed works, whether it would affect the NOL Spur Line. Deep foundation such as piling is not permitted at the Site unless MTRCL's agreement is sought.
- (f) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:
- the Site is within the proposed boundary of San Tin Technopole (covers the area outside the Loop). According to the latest tentative development programme of San Tin Technopole, it is targeted to commence the works in phases tentatively by 2024 after the Finance Committee funding approval. Therefore, the Site within the boundary of San Tin Technopole, will probably be required for timely clearance and construction; and
 - the Site is located near the Development of Lok Ma Chau Loop: Main Works Package 1 – Site Formation and Infrastructure Works Project. The applicant should take note of the proposed works which are near the Site.
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental impacts on the surrounding areas.
- (h) 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/tree-care/information-about-tree-maintenance-for-private-pro/index.html>); and
 - 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 to relevant authority(ies) for approval.
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- the submitted layout plans incorporated with the proposed fire service installations (FSIs) should be drawn to scale and depicted with dimensions and nature of occupancy, the location of the proposed FSI should be clearly marked on the layout plans, and the following good practice guidelines for open storage should be adhered to:

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1	Open Storage of Containers	-	2m	4.5m	-	-
2	Open Storage of Non-combustibles or Limited Combustibles	4.5m	2m	4.5m	-	-
3	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/ recycling site.

- to address the approval condition on provision of fire extinguisher(s), the applicant should submit a valid fire certificate (F.S. 251) for D of FS's approval; and
 - if the proposed structures are 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.
- (j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicant shall provide DSD a set of latest record photographs showing the completed drainage works (including the internal condition of the drains) with the corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the comprehensive set of photographs;
 - 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 DEP shall be obtained;
 - the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the lot boundary in order to ensure 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 works on site under proper maintenance at all times.

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

- there is no record of approval by the Building Authority (BA) for the structures existing at the Site;
- 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 and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;
- if the existing structures are erected on leased land without the approval of BA, they are unauthorised building works (UBW) under BO and should not be designated for any proposed use under the application;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- 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 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 buildings and are subject to the control of Part VII of B(P)R; and
- detailed checking under BO will be carried out at building plan submission stage.

(l) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

- existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;
- in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centerline of the water mains shall be provided to the satisfaction of WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and

- the government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.