

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

This document is received on **5 DEC 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 Regulated Areas, or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/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

2302954 10/11 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4C-57/CGS
	Date Received 收到日期	5 DEC 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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 )

FONG Siu Kan  
方少勤

### 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 )

Goldrich Planners and Surveyors Limited  
金潤規劃測量師行有限公司

### 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)	Lot Nos. 56 R. P., 165 R. P., 166 R. P. and 167 S.B R. P. in D. D. 105 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 2,555.8 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 609.09 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	181.1 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 No. S/YL-ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" ("R(D)")
(f) Current use(s) 現時用途	Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office  (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  
25/10/2023 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 20/10/2023 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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 or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/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 Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a period of 3 years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(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 .....
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**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	2106.29	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	449.51	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	13		
Proposed domestic floor area 擬議住用樓面面積		sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	609.09	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	609.09	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)

Refer to Plan 3 and Appendix I

**Proposed number of car parking spaces by types 不同種類停車位的擬議數目**

Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	3
Others (Please Specify) 其他 (請列明)	.....
Container Vehicle Parking Spaces	2

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

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

Proposed operating hours 擬議營運時間 Mondays to Saturdays: 7 a.m. to 11 p.m. Sundays and Public Holidays: 11 a.m. to 6 p.m.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shek Wu Wai Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/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）。

Refer to Appendix I

**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

LAU Tak Francis

Planning 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

MRTPI, FRICS, RPS(GP)

Others 其他



on behalf of  
代表

Goldrich Planners and Surveyors Limited

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

Date 日期

08/11/2023

(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。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot Nos. 56 R. P., 165 R. P., 166 R. P. and 167 S.B R. P. in D. D. 105 and adjoining Government Land, San Tin, Yuen Long, New Territories
Site area 地盤面積	2,555.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 181.1 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	"Residential (Group D)" ("R(D)")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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 Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a period of 3 years



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<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	609.09 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.24 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	13	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.6 - 7.0 <input checked="" type="checkbox"/> About 約 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	17.6 % <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  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
	<u>Container Vehicle Parking Spaces</u>		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	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"/>
<u>Location Plan, Lot Index Plan, Swept Path Analysis &amp; Plan showing existing drainage facilities</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
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。

**Executive Summary**

1. The application site (the Site) is on Lot Nos. 56 R. P., 165 R. P., 166 R. P. and 167 S.B R. P. in D. D. 105 and adjoining Government Land, San Tin, Yuen Long, New Territories.
2. The site area is about 2,555.8 m<sup>2</sup>, including about 181.1 m<sup>2</sup> of Government Land.
3. The Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8.
4. The applied use is ‘Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office’ for a period of 3 years. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Town Planning Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 13 temporary structures are provided for tyre repair workshop and other ancillary uses such as canteen, office, fire service installations, etc. The gross floor area is about 519.55 m<sup>2</sup>. 2 nos. of container vehicle parking spaces and 3 nos. goods vehicle parking spaces are provided at the Site.
6. Operation hours are 7 a. m. to 11 p. m. from Mondays to Saturdays, 11 a. m. to 6 p. m. on Sundays and public holidays.
7. The Site is the subject of 9 previous approvals for similar uses. The planning context of the adjacent areas has not been significantly altered.

**行政摘要**

1. 申請地點位於新界元朗新田丈量約份第 105 約地段第 56 號餘段、第 165 號餘段、第 166 號餘段及 167 號 B 分段餘段和毗連政府土地。
2. 申請地點的面積為大約 2,555.8 平方米，包括約 181.1 平方米的政府土地。
3. 申請地點在《新田分區計劃大綱核准圖編號 S/YL-ST/8》上劃為「住宅（丁類）」地帶。
4. 申請用途為「臨時貨車及貨櫃車停車場和車胎維修場連附屬食堂及寫字樓」，為期 3 年。根據有關分區計劃大綱圖的《注釋》，在任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該分區計劃大綱圖的《注釋》對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請人提供 13 個臨時構築物作車胎維修場及其他附屬用途（包括食堂、寫字樓、消防設備等），總樓面面積為大約 519.55 平方米。申請地點分別設有 2 個貨櫃車及 3 個貨車泊車位。
6. 運作時間為星期一至六上午 7 時至下午 11 時，星期日及公眾假期上午 11 時至下午 6 時。
7. 申請地點曾獲 9 次規劃許可作同類用途，毗連地區的規劃狀況並沒有重大改變。



**Justifications**

(revised 30.11.2023)

**Applied Use**

1. The applied use is ‘Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office’ for a period of 3 years.

**Location and Site Area**

2. The Site is accessible from the northwest via a local track off Shek Wu Wai Road leading to Castle Peak Road – San Tin in the north and San Tin Highway in the south (**Plan 1**).
3. The application site (the Site) is on Lot Nos. 56 R. P., 165 R. P., 166 R. P., and 167 S.B R. P. in D. D. 105 and adjoining Government Land, San Tin, Yuen Long, New Territories (**Plan 2**).
4. The site area is about 2,555.8 m<sup>2</sup>, including about 181.1 m<sup>2</sup> of Government Land.

**Planning Context**

5. The Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8.
6. The planning intention of the “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board (the Board/TPB).
7. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
8. Provided that the structures of the development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “R(D)” zone.
9. According to the Recommended Outline Development Plan for the San Tin Technopole which was published for public engagement exercise in June 2023, the Site is included in the boundary of the San Tin Technopole designated for ‘Logistics, Storage and Workshop’ use and ‘Road’.

**TPB Planning Guidelines**

10. The TPB Guidelines for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G) are relevant to the application. The Site is situated within Category 2 areas which are areas mostly without clear planning intention of fixed development programme; areas to be affected by major upcoming infrastructural projects; and areas within or close to clusters of open storage, port back-up or other types of brownfield sites/temporary uses.

11. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

### Development Parameters

12. The following table explains the details of the structures on site (**Plan 3**):

No.	Structures / Uses	Covered Area (ab.) (m <sup>2</sup> )	Floor Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Open shed – Tyre repairing workshop	133.44	133.44	7.0	1
2	Container-converted office	12.20	12.20	2.6	1
3	Container-converted storeroom	20.37	40.74	6.0	2
4	1/F: Inaccessible space (not for use) G/F: Ancillary canteen	89.54	*179.08	6.0	2
5	Kitchen	44.29	44.29	6.0	1
6	Restroom	3.01	3.01	2.6	1
7	Corridor	54.12	54.12	2.6	1
8	Fire service pump room	2.70	2.70	2.6	1
9	Fire service water tank	1.21	1.21	2.6	1
10	Open shed – Storeroom	34.16	34.16	3.0	1
11	Container-converted office	35.03	70.06	6.0	2
12	Container-converted storeroom	14.64	29.28	6.0	2
13	Toilet	4.80	4.80	3.0	1
<b>Total</b>		<b><u>449.51</u></b>	<b><u>609.09</u></b>		
		<b>Site Coverage</b>	<b>Plot Ratio</b>		
		17.6%	0.24		

\* 89.54 m<sup>2</sup> of the floor area (1/F of Structure No. 4) is inaccessible and not open for use.

13. The Site is accessible from Shek Wu Wai Road. An ingress/egress of about 7.3 m in width is provided for vehicular access at the northwestern part of the Site.
14. 2 nos. of parking spaces for container vehicles and 3 nos. of parking spaces for heavy goods vehicles (HGV) are provided within the Site. Sufficient space is provided for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
15. Operation hours are 7 a.m. to 11 p.m. from Mondays to Saturdays; 11 a.m. to 6 p.m. on Sundays and public holidays.

### Previous Applications

16. The Site is the subject of 9 previous applications approved by the Rural and New Town Planning Committee (the Committee) between 1999 and 2022. All applications were for similar temporary goods vehicle/container vehicle parks with ancillary repair area and/or ancillary canteen:

<b>Application No.</b>	<b>Applied Use</b>	<b>Date of Approval</b>
A/YL-ST/97	Temporary Container Tractor/Trailer Park with Ancillary Repair Area for a Period of 12 Months	10.9.1999 (RNTPC)
A/YL-ST/119	Proposed Temporary Parking of Container Vehicles, Open Storage of Construction Materials and Ancillary Container Vehicle Workshop for a Period of 3 Years	14.4.2000 (RNTPC)
A/YL-ST/189	Temporary Container Tractor and Trailer Park with a Canteen and a Tyre Repair Workshop for a Period of 3 Years	1.3.2002 (RNTPC)
A/YL-ST/309	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	28.4.2006 (RNTPC)
A/YL-ST/375	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	18.9.2009 (RNTPC)
A/YL-ST/418	Renewal of Planning Approval for Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	7.9.2012 (RNTPC)
A/YL-ST/475	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	4.9.2015 (RNTPC)
A/YL-ST/527	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	3.8.2018 (RNTPC)
A/YL-ST/614	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	18.3.2022 (RNTPC)

17. The previous applications were approved by the Committee mainly on considerations that the developments were in line with the then TPB PG-No. 13E/F; not incompatible with surrounding land uses; favourably considered as an interim arrangement to alleviate the acute shortage of open storage and port back-up land in the area; and previous planning approvals for similar uses at the Site were given.
18. The last application No. A/YL-ST/614 for the same applied use submitted by a different applicant was approved by the Committee on 18.3.2022 for a period of 3 years mainly on considerations that the development would not frustrate the long-term planning intention of the “R(D)” zone; not incompatible with surrounding land uses; the Site fell within Category 2 areas under the then TPB PG-No. 13F with previous approvals; and no adverse comments from concerned government departments. Apart from the slight amendment to the existing layout and the minor reduction in the gross floor area, the applied use of the current application remains unchanged.
19. The planning context of the adjacent areas has not been significantly altered since the last approval.



## Similar Applications

20. There are 7 similar applications approved by the Committee within the same “R(D)” zone in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-ST/525	Temporary Cargo Handling and Forwarding Facilities with Ancillary Tyre Repair Workshop for a Period of 3 Years	19.10.2018 (RNTPC)
A/YL-ST/526	Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle) for a Period of 3 Years	20.7.2018 (RNTPC)
A/YL-ST/535	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years	18.1.2019 (RNTPC)
A/YL-ST/577	Renewal of Planning Approval for Temporary Vehicle Repair Workshop with Office for a Period of 3 Years	18.9.2020 (RNTPC)
A/YL-ST/590	Renewal of Planning Approval for Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle) for a Period of 3 Years	28.5.2021 (RNTPC)
A/YL-ST/594	Temporary Logistics Centre with Ancillary Container Vehicle Park and Car Repair Workshop, Warehouse for Cold Storage and Car Beauty Service for a Period of 3 Years	12.11.2021 (RNTPC)
A/YL-ST/607	Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities for a Period of 3 Years	28.1.2022 (RNTPC)

21. The similar applications were approved by the Committee on considerations that the developments were in line with the then TPB PG-No. 13E/F; not incompatible with surrounding land uses; and would not frustrate the long-term planning intention of the “R(D)” zone.
22. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

## No Adverse Impacts to the Surroundings

### Traffic

23. The Site is accessible from the northwest via a local track off Shek Wu Wai Road leading to Castle Peak Road – San Tin in the north and San Tin Highway in the south.
24. 2 nos. of container vehicle parking spaces and 3 nos. of HGV parking spaces are provided at the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
25. No parking, queuing and reverse movement of vehicles are allowed on public roads.

26. The trip attraction and generation rates are as follows:

	Mondays to Saturdays		Sundays and Public Holidays	
	Trip Attractions	Trip Generations	Trip Attractions	Trip Generations
07:00 – 08:00	3	0	N/A	N/A
08:00 – 09:00	3	0	N/A	N/A
09:00 – 10:00	0	0	N/A	N/A
10:00 – 11:00	0	0	N/A	N/A
11:00 – 12:00	0	0	3	0
12:00 – 13:00	0	4	3	0
13:00 – 14:00	2	0	0	0
14:00 – 15:00	2	0	0	0
15:00 – 16:00	0	0	0	0
16:00 – 17:00	0	0	0	3
17:00 – 18:00	0	0	0	3
18:00 – 19:00	0	4	N/A	N/A
19:00 – 20:00	2	0	N/A	N/A
20:00 – 21:00	2	0	N/A	N/A
21:00 – 22:00	0	3	N/A	N/A
22:00 – 23:00	0	3	N/A	N/A
23:00 – 06:00	N/A	N/A	N/A	N/A
<b>Total Trips</b>	<b><u>14</u></b>	<b><u>14</u></b>	<b><u>6</u></b>	<b><u>6</u></b>

27. In view of the above trip attraction and generation rates, the development is not expected to cause adverse traffic impact to the adjacent area and road network.

#### Visual and Landscape

28. The development only involves the erection of temporary structures. No clearance of natural vegetation and tree felling are to be carried out at the Site.
29. It is not incompatible with surrounding land uses predominated by open storage yards, vehicle parks, vehicle repair workshops and port back-up facilities. Existing trees outside the site boundary can serve as buffer planting between the Site and public realm.
30. The Site situates within clusters of brownfield activities. An existing container vehicle and heavy goods vehicle park with valid planning approval No. A/YL-ST/590 is operating to its east. Meanwhile, an existing warehouse for storage of vehicles with covered work area under valid planning approval No. A/YL-ST/589 is located to the west of the Site across Shek Wu Wai Road.
31. Given that the temporary development under the current application is of similar nature, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Drainage

32. The drainage proposal under previous application No. A/YL-ST/527 was approved by the Drainage Services Department (DSD) in 2020 (**Plan 5.1** and **Annex 1**). Existing peripheral u-channels and catchpits are connected to the public drain to the east of the Site.
33. The existing drainage facilities on site have been maintained in good condition and will be rectified if they are found to be inadequate or ineffective during operation.

Environment

34. No public announcement systems, whistle blowing or portable loudspeaker are allowed at the Site. Frequent traffic flow arising from the development is not expected. As such, potential noise impact to the surrounding areas is minimal.
35. The applicant will follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

**Planning Gain**

36. The development provides adequate space to alleviate the land shortage for port back-up facilities in the area.
37. The development allows the utilisation of land resources before the commencement of government projects in the area.

- End -

## 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



By Fax (2762 1783) and  
**Planning Department**

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-ST/527  
電話號碼 Tel. No.: 3168 4072  
傳真機號碼 Fax No.: 3168 4074

2 July 2020

Goldrich Planners & Surveyors Ltd.  
Room E, 8/F, Keader Centre  
129-149 On Lok Road,  
Yuen Long, New Territories  
(Attn: Francis Lau)

Dear Sir,

**Temporary Vehicle Park for Goods Vehicles and Container Vehicles  
and Tyre Repair Area with Ancillary Canteen and Site Office for a Period  
of 3 Years in "Residential (Group D)" Zone, Lots 56 RP, 165 RP, 166 RP,  
167 S.B RP in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long  
(Planning Application No. A/YL-ST/527)  
Compliance with Approval Condition (f)**

I refer to your submission dated 11.6.2020 regarding the submission of drainage proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**.

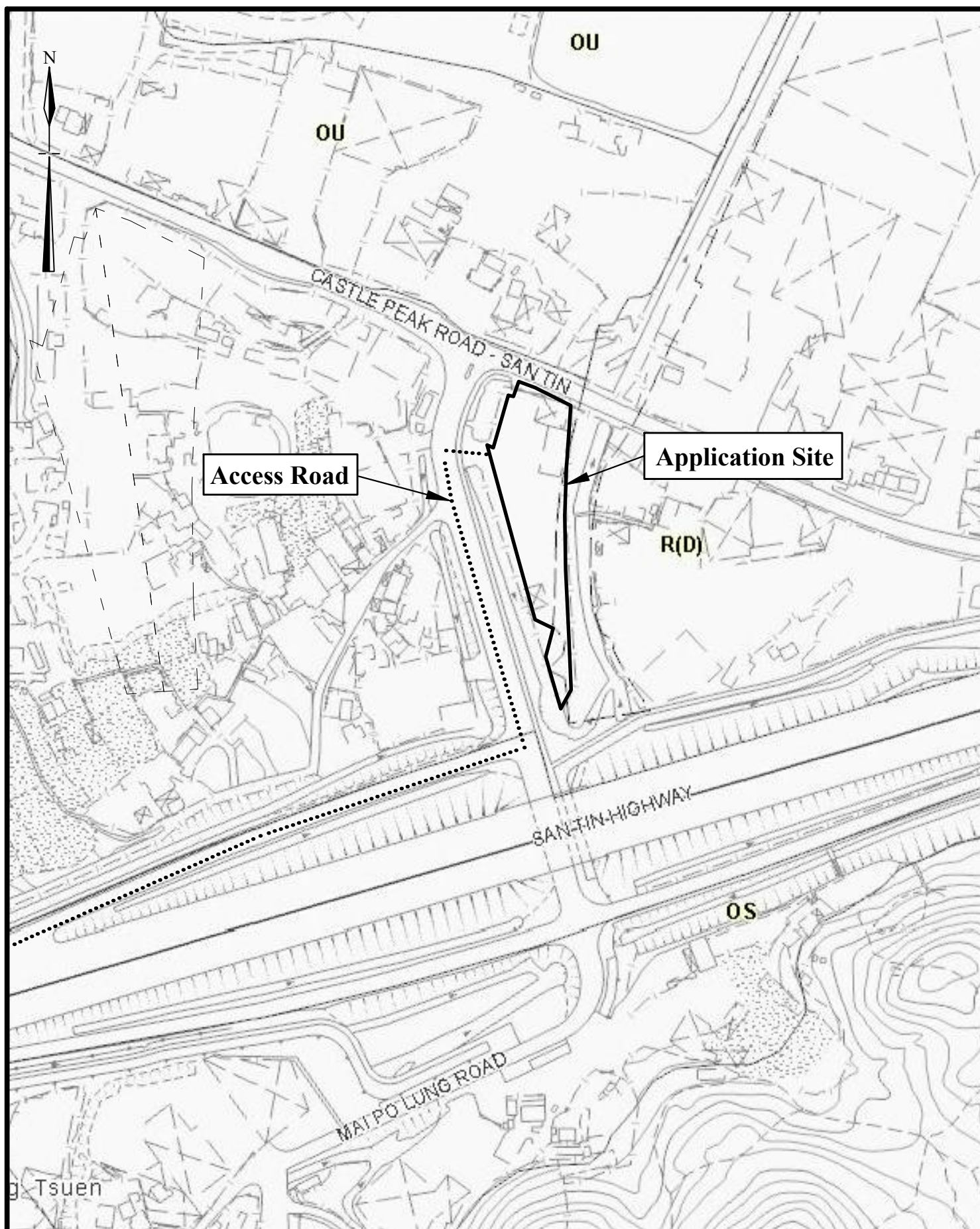
Should you have any queries, please contact Mr. L. K. MA (Tel: 2300 1693) of Drainage Services Department directly.

Yours sincerely,

( Ms. Winnie LAU )

District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department



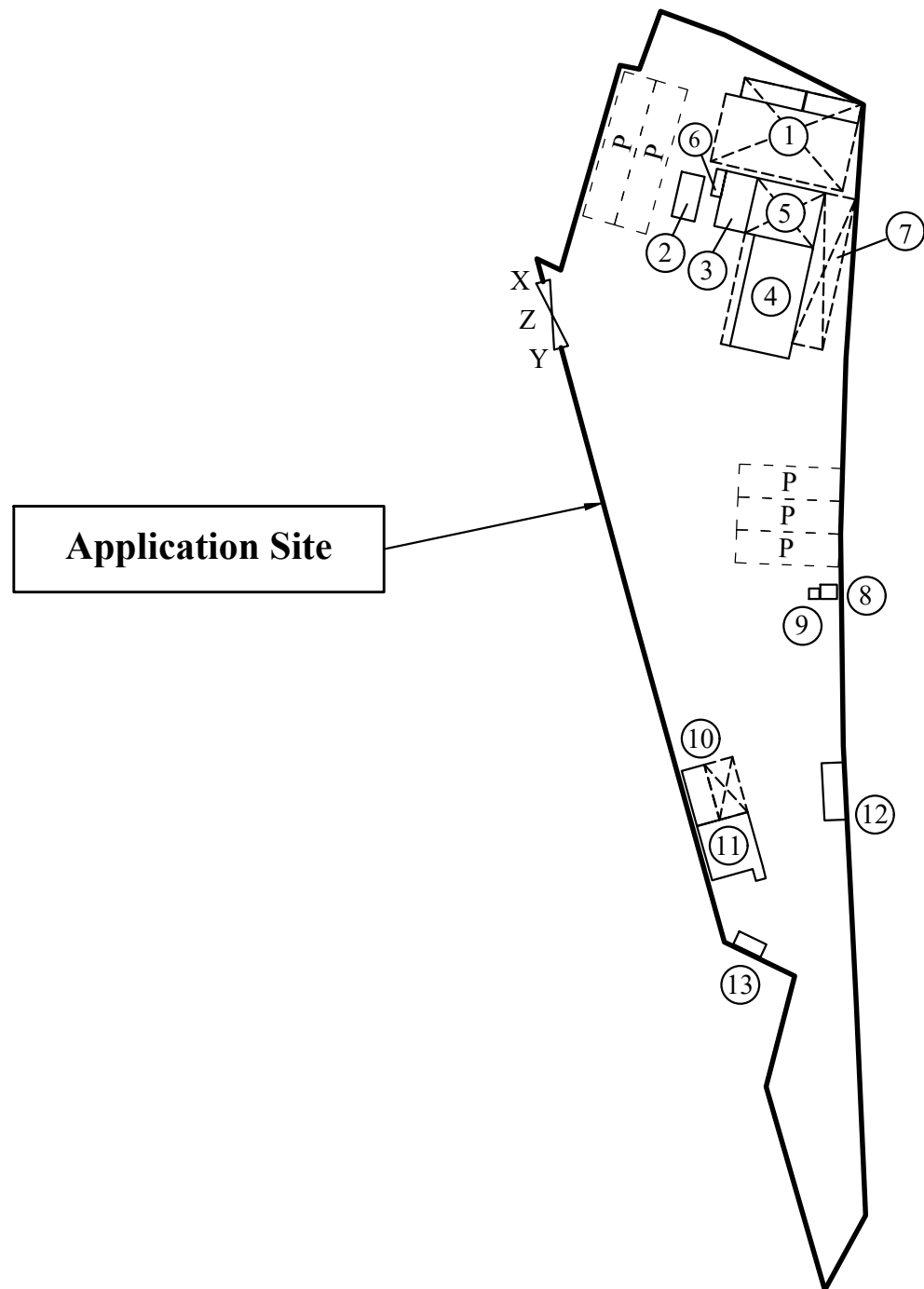


Extracted from Approved San Tin Outline Zoning Plan no. S/YL-ST/8

Not to Scale	<b>Location Plan</b>  <b>Lots 56RP, 165RP, 166RP and 167S.B RP</b> <b>in D. D. 105 and Adjoining Government Land</b> <b>San Tin, Yuen Long, N.T.</b>	Goldrich Planners & Surveyors Ltd.
October 2023		<b>Plan 1</b> <b>( P 18052 )</b>







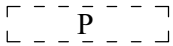
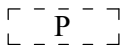
Application Site

Site area (about) : 2,555.8m<sup>2</sup>

\* 89.54m<sup>2</sup> of floor area (1/F of structure 4) is inaccessible and not open for use

No.	Proposed Use	Covered Area	Floor Area	No. of Storey	Height
1	Open Shed - Tyre Repairing Workshop	133.44 m <sup>2</sup>	133.44 m <sup>2</sup>	1	7m
2	Container Converted Office	12.2 m <sup>2</sup>	12.2 m <sup>2</sup>	1	2.6m
3	Container Converted Storeroom	20.37 m <sup>2</sup>	40.74 m <sup>2</sup>	2	6m
4	1/F : Inaccessible space (not for use)	89.54 m <sup>2</sup>	* 89.54 m <sup>2</sup>	2	6m
	G/F : Ancillary Canteen		89.54 m <sup>2</sup>		
5	Kitchen	44.29 m <sup>2</sup>	44.29 m <sup>2</sup>	1	6m
6	Restroom	3.01 m <sup>2</sup>	3.01 m <sup>2</sup>	1	2.6m
7	Corridor	54.12 m <sup>2</sup>	54.12 m <sup>2</sup>	1	2.6m
8	F.S. Pump Room	2.70 m <sup>2</sup>	2.70 m <sup>2</sup>	1	2.6m
9	F.S. Water Tank	1.21 m <sup>2</sup>	1.21 m <sup>2</sup>	1	2.6m
10	Open Shed - Storeroom	34.16 m <sup>2</sup>	34.16 m <sup>2</sup>	1	3m
11	Container Converted Office	35.03 m <sup>2</sup>	70.06 m <sup>2</sup>	2	6m
12	Container Converted Storeroom	14.64 m <sup>2</sup>	29.28 m <sup>2</sup>	2	6m
13	Toilet	4.80 m <sup>2</sup>	4.80 m <sup>2</sup>	1	3m
Total		449.51 m <sup>2</sup>	609.09 m <sup>2</sup>		

### Legend

- Ingress/Egress X, Y through Z (about 7.3m wide)
-  Parking Space for Container Vehicle: 16m x 3.5m
-  Parking Space for Goods Vehicle: 11m x 3.5m

1:750

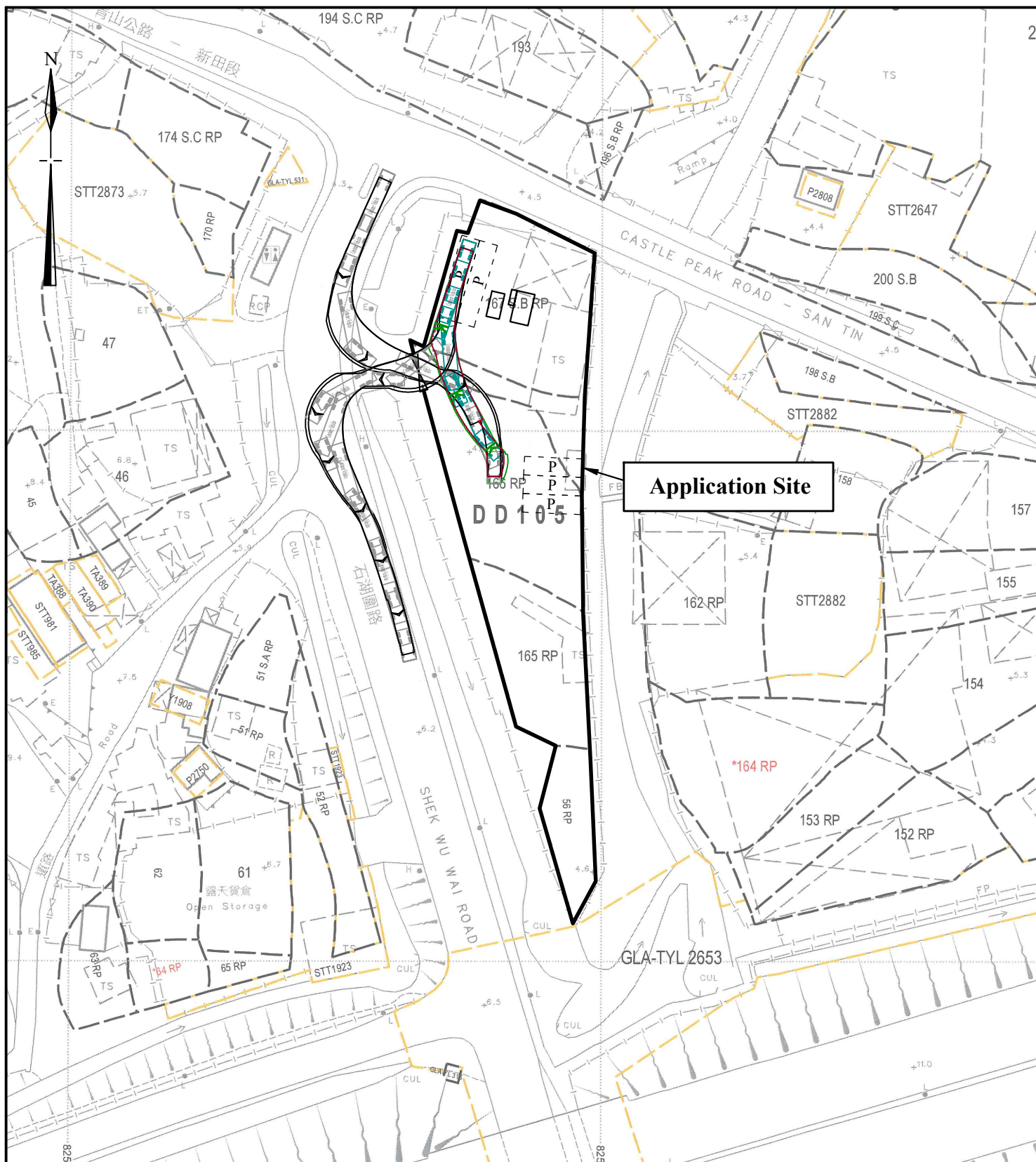
November 2023

### Site Plan

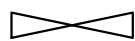
Lots 56RP, 165RP, 166RP and 167S.B RP  
in D. D. 105 and Adjoining Government Land  
San Tin, Yuen Long, N.T.

Goldrich Planners &  
Surveyors Ltd.

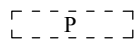
Plan 3  
( P 18052 )



# **Legend**



Ingress / egress (about 7.3m wide)



Parking Space for Container Vehicle: 16m x 3.5m



Parking Space for Goods Vehicle: 11m x 3.5m



Container Vehicle (15.1m (L) x 2.5m (W))

**1:1000**

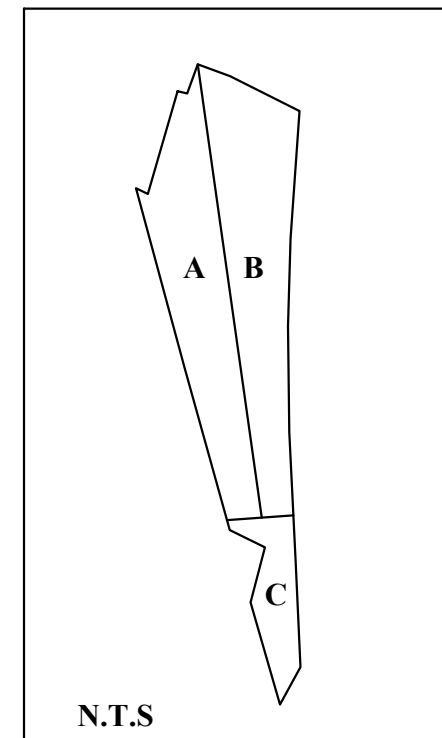
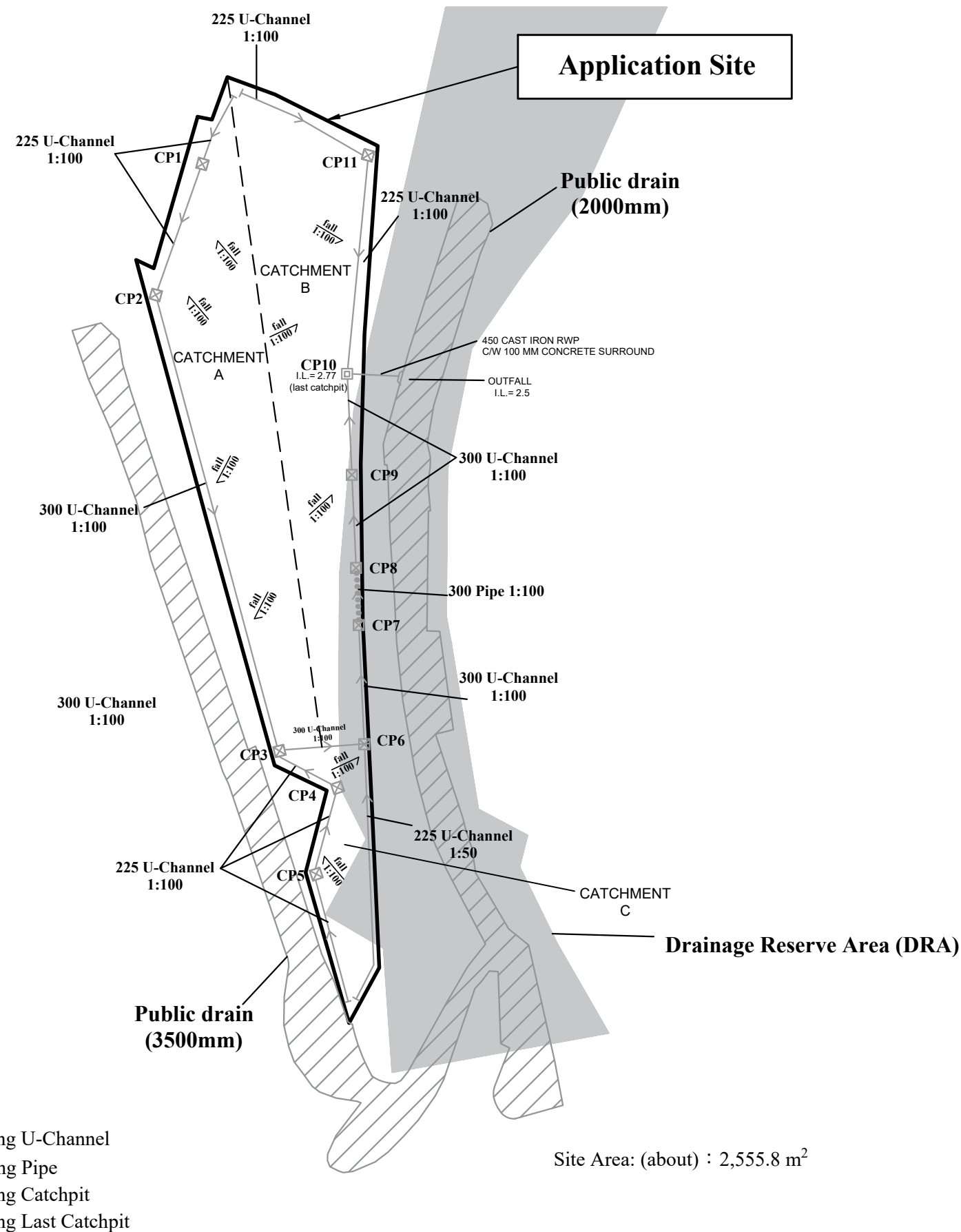
## **Swept Path Analysis**

**Goldrich Planners & Surveyors Ltd.**

**November 2023**

**Lots 56RP, 165RP, 166RP and 167S.B RP  
in D. D. 105 and Adjoining Government Land  
San Tin, Yuen Long, N.T.**

**Plan 4  
( P 18052 )**



N.T.S

**Table 1 - Sizes of U-Channels Calculation**

Catchment	Area	Size of U-Channels
<b>A</b>	<b>1080.5m<sup>2</sup></b>	<b>225mm and 300mm</b>
<b>B</b>	<b>1176.1m<sup>2</sup></b>	<b>225mm and 300mm</b>
<b>C</b>	<b>319.1m<sup>2</sup></b>	<b>225mm</b>

Note: According to the Technical Note to Prepare a Drainage Submission by DSD of November 2001 (p.6), 225mm is the acceptable size of U-channels within catchment area between 501m<sup>2</sup> and 1199m<sup>2</sup>.

**Table 2 - Ground Levels and Invert Levels of Drainage System**

Catchpit	G.L. (mPD)	I.L. (mPD)	Catchpit	G.L. (mPD)	I.L. (mPD)
<b>CP1</b>	<b>4.60</b>	<b>4.275</b>	<b>CP7</b>	<b>4.60</b>	<b>3.086</b>
<b>CP2</b>	<b>4.65</b>	<b>4.09</b>	<b>CP8</b>	<b>4.60</b>	<b>3.019</b>
<b>CP3</b>	<b>4.65</b>	<b>3.351</b>	<b>CP9</b>	<b>4.60</b>	<b>2.9</b>
<b>CP4</b>	<b>4.50</b>	<b>3.506</b>	<b>CP10</b>	<b>4.60</b>	<b>2.77</b>
<b>CP5</b>	<b>4.60</b>	<b>3.618</b>	<b>CP11</b>	<b>4.60</b>	<b>3.07</b>
<b>CP6</b>	<b>4.60</b>	<b>3.243</b>			

1:750 (A3)

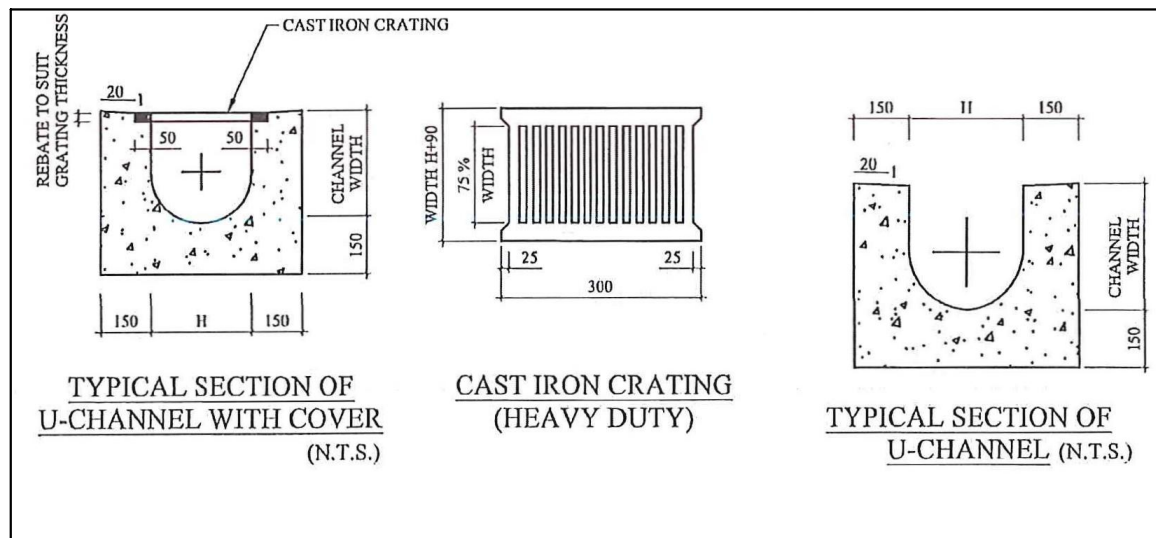
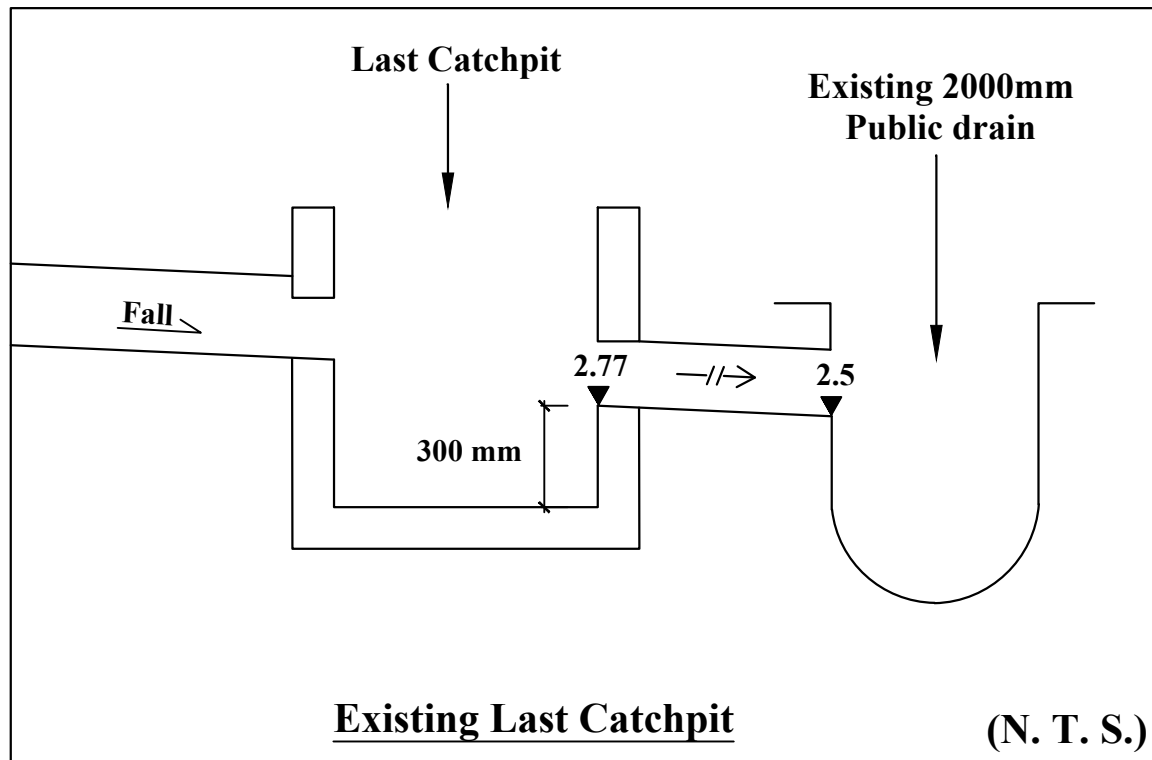
## Plan Showing The Existing Drainage Facilities

Goldrich Planners &  
Surveyors Ltd.

October 2023

**Lots 56RP, 165RP, 166RP and 167S.B RP in D. D. 105 and Adjoining Government Land  
San Tin, Yuen Long, N.T.**

**Plan 5.1  
( P 18052 )**



<b>N.T.S</b>	<b>Drainage Miscellaneous Details</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>October 2023</b>	Lots 56RP, 165RP, 166RP and 167S.B RP in D. D. 105 and Adjoining Government Land San Tin, Yuen Long, N.T.	<b>Plan 5.2 ( P 18052 )</b>



金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-ST/663

Our Ref.: P18052/TL24026

12 January 2024

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and E-mail

tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**Temporary Vehicle Park for Goods Vehicles and Container Vehicles and  
Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years  
in "Residential (Group D)" Zone, Lot Nos. 56 R. P., 165 R. P., 166 R. P. and 167 S.B R. P.  
in D. D. 105 and Adjoining Government Land, San Tin, Yuen Long, New Territories  
(Application No. A/YL-ST/663)**

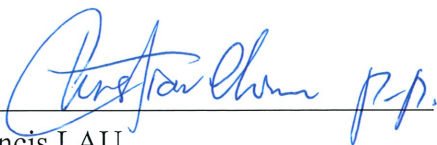
We write to submit further information in response to the comments from the Lands Department and Transport Department conveyed by the Planning Department (Contact person: Ms. Monique WONG, Tel.: 3168 4045) via e-mail dated 10.1.2024 for the captioned application.

Kindly note that the site boundary is revised in view of the above comment from the Lands Department, which has led to the increase in the site area from 2,555.8 m<sup>2</sup> to 2,608.8 m<sup>2</sup> (+2%). The revised Executive Summary, Justifications, Drawings & Plans and the revised pages of Form S16-III have been enclosed herewith for your review accordingly.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/FSYLE, PlanD

(Attn.: Ms. Karen CHAN /Ms. Monique WONG)

(By E-mail)

**Further Information for Planning Application No. A/YL-ST/663****Response-to-Comment****Comment from the Lands Department received on 10.1.2024**

Contact person: Mr. W. K. YIP, Tel.: 2443 3474

<b>I.</b>	<b>Comment</b>	<b>Response</b>
1.	The Government Land adjoining Lot No. 165 R. P. in D. D. 105 has been occupied with unauthorised structure(s) without permission. The Government Land being occupied is not included in the application. Please clarify the extent of the application site.	The site boundary has been adjusted to incorporate the Government Land (GL) adjoining the western portion of Lot No. 165 RP in D.D. 105 ( <b>Plan 2</b> ). Upon obtaining the planning approval from the Board, the applicant will apply to the Lands Department for a Short Term Tenancy (STT) for the concerned portion of GL which is not covered by the existing STT.

**Comments from the Transport Department received on 10.1.2024**

Contact person: Mr. C. K. LEUNG, Tel.: 2399 2778

<b>II.</b>	<b>Comments</b>	<b>Responses</b>
1.	Please justify why the container vehicle parking provision in the subject application is less than that in the previous planning application no. A/YL-ST/614;	The business scale of the Applicant has been shrunk and therefore the number of container vehicle parking spaces required is reduced to reflect the actual demand. The Applicant undertakes that there will not be any illegal parking or obstruction to nearby public roads arising from the reduction in parking space provision;
2.	Please ensure no vehicles would encroach into the opposite lane when turning to Shek Wu Wai Road from the subject site, and vice versa. Please review and re-submit the swept path analysis accordingly; and	The revised swept path analysis shows that vehicles would not encroach into the opposite lane when turning to/from the Site ( <b>Plan 4</b> ); and
3.	The subject site is connected to public road network via a section of a local access which is not managed by Transport Department. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.	Noted.

- END -



**Executive Summary**

1. The application site (the Site) is on Lot Nos. 56 R. P., 165 R. P., 166 R. P. and 167 S.B R. P. in D. D. 105 and adjoining Government Land, San Tin, Yuen Long, New Territories.
2. The site area is about 2,608.8 m<sup>2</sup>, including about 234.1 m<sup>2</sup> of Government Land.
3. The Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8.
4. The applied use is ‘Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office’ for a period of 3 years. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Town Planning Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 13 temporary structures are provided for tyre repair workshop and other ancillary uses such as canteen, office, fire service installations, etc. The gross floor area is about 519.55 m<sup>2</sup>. 2 nos. of container vehicle parking spaces and 3 nos. goods vehicle parking spaces are provided at the Site.
6. Operation hours are 7 a. m. to 11 p. m. from Mondays to Saturdays, 11 a. m. to 6 p. m. on Sundays and public holidays.
7. The Site is the subject of 9 previous approvals for similar uses. The planning context of the adjacent areas has not been significantly altered.

**行政摘要**

1. 申請地點位於新界元朗新田丈量約份第 105 約地段第 56 號餘段、第 165 號餘段、第 166 號餘段及 167 號 B 分段餘段和毗連政府土地。
2. 申請地點的面積為大約 2,608.8 平方米，包括約 234.1 平方米的政府土地。
3. 申請地點在《新田分區計劃大綱核准圖編號 S/YL-ST/8》上劃為「住宅（丁類）」地帶。
4. 申請用途為「臨時貨車及貨櫃車停車場和車胎維修場連附屬食堂及寫字樓」，為期 3 年。根據有關分區計劃大綱圖的《注釋》，在任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該分區計劃大綱圖的《注釋》對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請人提供 13 個臨時構築物作車胎維修場及其他附屬用途（包括食堂、寫字樓、消防設備等），總樓面面積為大約 519.55 平方米。申請地點分別設有 2 個貨櫃車及 3 個貨車泊車位。
6. 運作時間為星期一至六上午 7 時至下午 11 時，星期日及公眾假期上午 11 時至下午 6 時。
7. 申請地點曾獲 9 次規劃許可作同類用途，毗連地區的規劃狀況並沒有重大改變。

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

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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 )

FONG Siu Kan  
方少勤

### 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 )

Goldrich Planners and Surveyors Limited  
金潤規劃測量師行有限公司

### 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)	Lot Nos. 56 R. P., 165 R. P., 166 R. P. and 167 S.B R. P. in D. D. 105 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 ..... 2,608.8 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 609.09 ..... 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)	<p style="text-align: center;">234.1</p> <p>..... sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>

<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 or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</b> (如屬位於鄉郊地區或受規管地區臨時用途/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 Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a period of 3 years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	2,159.29 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	449.51 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	13 .....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	609.09 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	609.09 .....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) <b>Refer to Plan 3 and Appendix I</b> ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
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)	Goods Vehicle Parking Spaces 3 Container Vehicle Parking Spaces 2
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
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)	.....

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information. ) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot Nos. 56 R. P., 165 R. P., 166 R. P. and 167 S.B R. P. in D. D. 105 and adjoining Government Land, San Tin, Yuen Long, New Territories
Site area 地盤面積	2,608.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 234.1 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	"Residential (Group D)" ("R(D)")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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 Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a period of 3 years



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<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	609.09 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.23 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	13	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.6 - 7.0 <input checked="" type="checkbox"/> About 約 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	17.2 % <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  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) Goods Vehicle Parking Spaces Container Vehicle Parking Spaces		3 2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		



**Justifications**

(revised 11.1.2024)

**Applied Use**

1. The applied use is ‘Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office’ for a period of 3 years.

**Location and Site Area**

2. The Site is accessible from the northwest via a local track off Shek Wu Wai Road leading to Castle Peak Road – San Tin in the north and San Tin Highway in the south (**Plan 1**).
3. The application site (the Site) is on Lot Nos. 56 R. P., 165 R. P., 166 R. P., and 167 S.B R. P. in D. D. 105 and adjoining Government Land, San Tin, Yuen Long, New Territories (**Plan 2**).
4. The site area is about 2,608.8 m<sup>2</sup>, including about 234.1 m<sup>2</sup> of Government Land.

**Planning Context**

5. The Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8.
6. The planning intention of the “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board (the Board/TPB).
7. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
8. Provided that the structures of the development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “R(D)” zone.
9. According to the Recommended Outline Development Plan for the San Tin Technopole which was published for public engagement exercise in June 2023, the Site is included in the boundary of the San Tin Technopole designated for ‘Logistics, Storage and Workshop’ use and ‘Road’.

**TPB Planning Guidelines**

10. The TPB Guidelines for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G) are relevant to the application. The Site is situated within Category 2 areas which are areas mostly without clear planning intention of fixed development programme; areas to be affected by major upcoming infrastructural projects; and areas within or close to clusters of open storage, port back-up or other types of brownfield sites/temporary uses.

11. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

### Development Parameters

12. The following table explains the details of the structures on site (**Plan 3**):

No.	Structures / Uses	Covered Area (ab.) (m <sup>2</sup> )	Floor Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Open shed – Tyre repairing workshop	133.44	133.44	7.0	1
2	Container-converted office	12.20	12.20	2.6	1
3	Container-converted storeroom	20.37	40.74	6.0	2
4	1/F: Inaccessible space (not for use) G/F: Ancillary canteen	89.54	*179.08	6.0	2
5	Kitchen	44.29	44.29	6.0	1
6	Restroom	3.01	3.01	2.6	1
7	Corridor	54.12	54.12	2.6	1
8	Fire service pump room	2.70	2.70	2.6	1
9	Fire service water tank	1.21	1.21	2.6	1
10	Open shed – Storeroom	34.16	34.16	3.0	1
11	Container-converted office	35.03	70.06	6.0	2
12	Container-converted storeroom	14.64	29.28	6.0	2
13	Toilet	4.80	4.80	3.0	1
<b>Total</b>		<b><u>449.51</u></b>	<b><u>609.09</u></b>		
		<b>Site Coverage</b>	<b>Plot Ratio</b>		
		<b>17.2%</b>	<b>0.23</b>		

\* 89.54 m<sup>2</sup> of the floor area (1/F of Structure No. 4) is inaccessible and not open for use.

13. The Site is accessible from Shek Wu Wai Road. An ingress/egress of about 7.3 m in width is provided for vehicular access at the northwestern part of the Site.
14. 2 nos. of parking spaces for container vehicles and 3 nos. of parking spaces for heavy goods vehicles (HGV) are provided within the Site. Sufficient space is provided for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
15. Operation hours are 7 a.m. to 11 p.m. from Mondays to Saturdays; 11 a.m. to 6 p.m. on Sundays and public holidays.

### Previous Applications

16. The Site is the subject of 9 previous applications approved by the Rural and New Town Planning Committee (the Committee) between 1999 and 2022. All applications were for similar temporary goods vehicle/container vehicle parks with ancillary repair area and/or ancillary canteen:

<b>Application No.</b>	<b>Applied Use</b>	<b>Date of Approval</b>
A/YL-ST/97	Temporary Container Tractor/Trailer Park with Ancillary Repair Area for a Period of 12 Months	10.9.1999 (RNTPC)
A/YL-ST/119	Proposed Temporary Parking of Container Vehicles, Open Storage of Construction Materials and Ancillary Container Vehicle Workshop for a Period of 3 Years	14.4.2000 (RNTPC)
A/YL-ST/189	Temporary Container Tractor and Trailer Park with a Canteen and a Tyre Repair Workshop for a Period of 3 Years	1.3.2002 (RNTPC)
A/YL-ST/309	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	28.4.2006 (RNTPC)
A/YL-ST/375	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	18.9.2009 (RNTPC)
A/YL-ST/418	Renewal of Planning Approval for Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	7.9.2012 (RNTPC)
A/YL-ST/475	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	4.9.2015 (RNTPC)
A/YL-ST/527	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	3.8.2018 (RNTPC)
A/YL-ST/614	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	18.3.2022 (RNTPC)

17. The previous applications were approved by the Committee mainly on considerations that the developments were in line with the then TPB PG-No. 13E/F; not incompatible with surrounding land uses; favourably considered as an interim arrangement to alleviate the acute shortage of open storage and port back-up land in the area; and previous planning approvals for similar uses at the Site were given.
18. The last application No. A/YL-ST/614 for the same applied use submitted by a different applicant was approved by the Committee on 18.3.2022 for a period of 3 years mainly on considerations that the development would not frustrate the long-term planning intention of the “R(D)” zone; not incompatible with surrounding land uses; the Site fell within Category 2 areas under the then TPB PG-No. 13F with previous approvals; and no adverse comments from concerned government departments. Apart from the slight amendment to the existing layout and the minor reduction in the gross floor area, the applied use of the current application remains unchanged.
19. The planning context of the adjacent areas has not been significantly altered since the last approval.

## Similar Applications

20. There are 7 similar applications approved by the Committee within the same “R(D)” zone in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-ST/525	Temporary Cargo Handling and Forwarding Facilities with Ancillary Tyre Repair Workshop for a Period of 3 Years	19.10.2018 (RNTPC)
A/YL-ST/526	Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle) for a Period of 3 Years	20.7.2018 (RNTPC)
A/YL-ST/535	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years	18.1.2019 (RNTPC)
A/YL-ST/577	Renewal of Planning Approval for Temporary Vehicle Repair Workshop with Office for a Period of 3 Years	18.9.2020 (RNTPC)
A/YL-ST/590	Renewal of Planning Approval for Temporary Public Vehicle Park (including Container Vehicle and Heavy Goods Vehicle) for a Period of 3 Years	28.5.2021 (RNTPC)
A/YL-ST/594	Temporary Logistics Centre with Ancillary Container Vehicle Park and Car Repair Workshop, Warehouse for Cold Storage and Car Beauty Service for a Period of 3 Years	12.11.2021 (RNTPC)
A/YL-ST/607	Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities for a Period of 3 Years	28.1.2022 (RNTPC)

21. The similar applications were approved by the Committee on considerations that the developments were in line with the then TPB PG-No. 13E/F; not incompatible with surrounding land uses; and would not frustrate the long-term planning intention of the “R(D)” zone.
22. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

## No Adverse Impacts to the Surroundings

### Traffic

23. The Site is accessible from the northwest via a local track off Shek Wu Wai Road leading to Castle Peak Road – San Tin in the north and San Tin Highway in the south.
24. 2 nos. of container vehicle parking spaces and 3 nos. of HGV parking spaces are provided at the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
25. No parking, queuing and reverse movement of vehicles are allowed on public roads.

26. The trip attraction and generation rates are as follows:

	Mondays to Saturdays		Sundays and Public Holidays	
	Trip Attractions	Trip Generations	Trip Attractions	Trip Generations
07:00 – 08:00	3	0	N/A	N/A
08:00 – 09:00	3	0	N/A	N/A
09:00 – 10:00	0	0	N/A	N/A
10:00 – 11:00	0	0	N/A	N/A
11:00 – 12:00	0	0	3	0
12:00 – 13:00	0	4	3	0
13:00 – 14:00	2	0	0	0
14:00 – 15:00	2	0	0	0
15:00 – 16:00	0	0	0	0
16:00 – 17:00	0	0	0	3
17:00 – 18:00	0	0	0	3
18:00 – 19:00	0	4	N/A	N/A
19:00 – 20:00	2	0	N/A	N/A
20:00 – 21:00	2	0	N/A	N/A
21:00 – 22:00	0	3	N/A	N/A
22:00 – 23:00	0	3	N/A	N/A
23:00 – 06:00	N/A	N/A	N/A	N/A
<b>Total Trips</b>	<b><u>14</u></b>	<b><u>14</u></b>	<b><u>6</u></b>	<b><u>6</u></b>

27. In view of the above trip attraction and generation rates, the development is not expected to cause adverse traffic impact to the adjacent area and road network.

#### Visual and Landscape

28. The development only involves the erection of temporary structures. No clearance of natural vegetation and tree felling are to be carried out at the Site.
29. It is not incompatible with surrounding land uses predominated by open storage yards, vehicle parks, vehicle repair workshops and port back-up facilities. Existing trees outside the site boundary can serve as buffer planting between the Site and public realm.
30. The Site situates within clusters of brownfield activities. An existing container vehicle and heavy goods vehicle park with valid planning approval No. A/YL-ST/590 is operating to its east. Meanwhile, an existing warehouse for storage of vehicles with covered work area under valid planning approval No. A/YL-ST/589 is located to the west of the Site across Shek Wu Wai Road.
31. Given that the temporary development under the current application is of similar nature, adverse visual and landscape impacts to the surrounding areas should not be anticipated.



Drainage

32. The drainage proposal under previous application No. A/YL-ST/527 was approved by the Drainage Services Department (DSD) in 2020 (**Plan 5.1** and **Annex 1**). Existing peripheral u-channels and catchpits are connected to the public drain to the east of the Site.
33. The existing drainage facilities on site have been maintained in good condition and will be rectified if they are found to be inadequate or ineffective during operation.

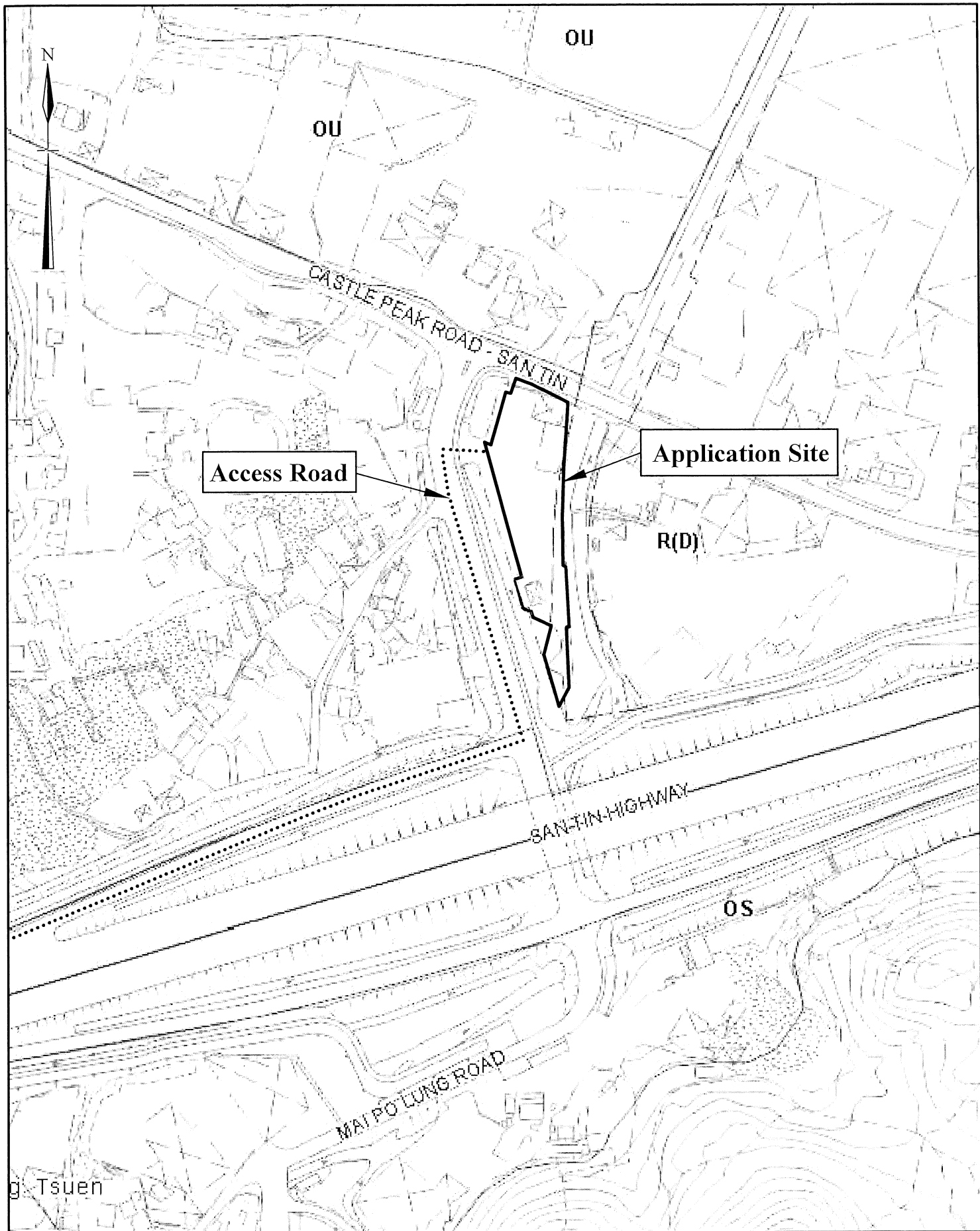
Environment

34. No public announcement systems, whistle blowing or portable loudspeaker are allowed at the Site. Frequent traffic flow arising from the development is not expected. As such, potential noise impact to the surrounding areas is minimal.
35. The applicant will follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

**Planning Gain**

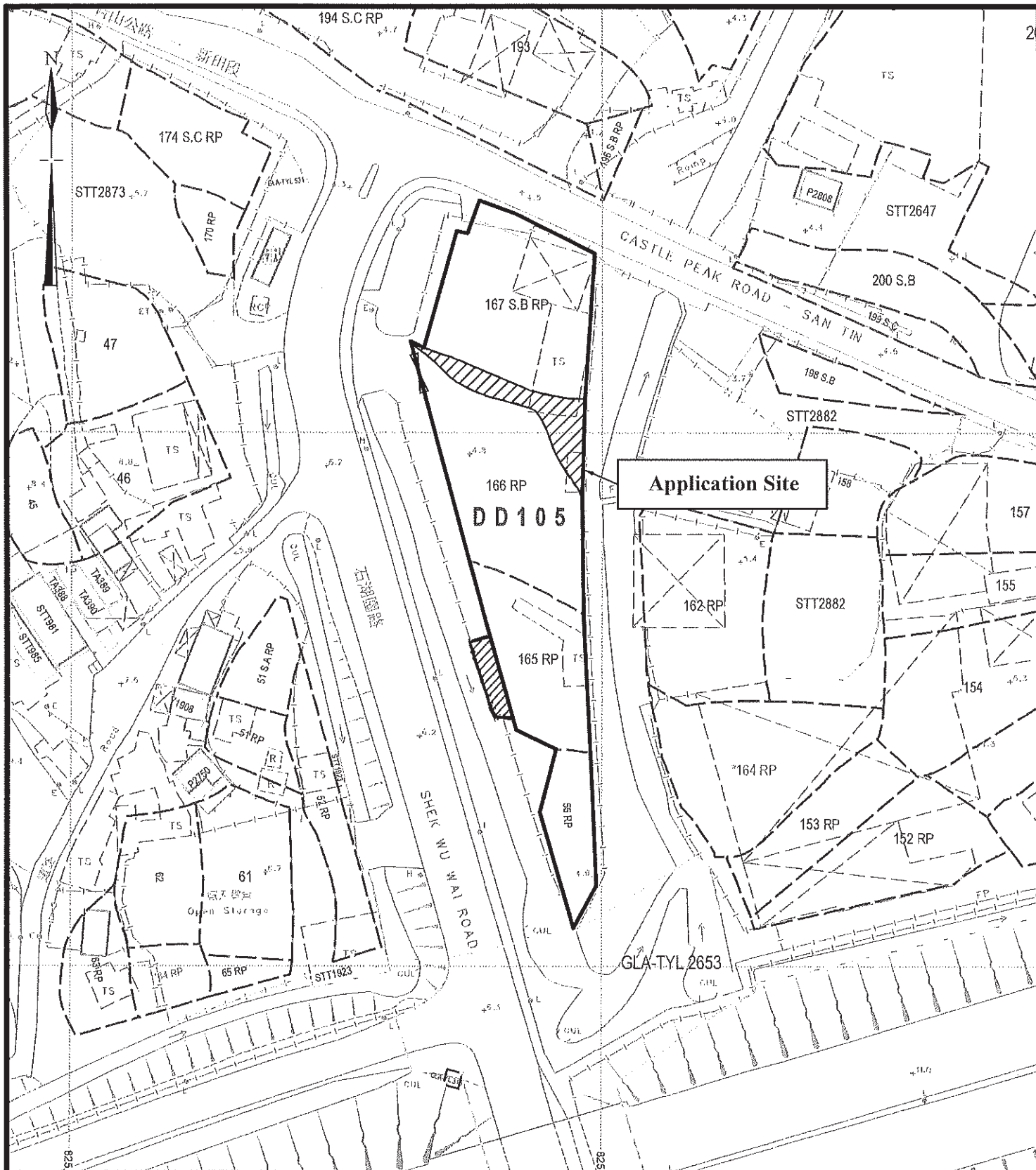
36. The development provides adequate space to alleviate the land shortage for port back-up facilities in the area.
37. The development allows the utilisation of land resources before the commencement of government projects in the area.

- End -



Extracted from Approved San Tin Outline Zoning Plan no. S/YL-ST/8

<p>Not to Scale</p>	<p>Location Plan</p>	<p>Goldrich Planners &amp; Surveyors Ltd.</p>
<p>January 2024</p>	<p>Lots 56RP, 165RP, 166RP and 167S.B RP in D. D. 105 and Adjoining Government Land San Tin, Yuen Long, N.T.</p>	<p>Plan 1 ( P 18052 )</p>



Private Land area:

2374.7m<sup>2</sup>



Government Land area:

234.1 m<sup>2</sup>

Total area:

2608.8 m<sup>2</sup>

1:1000

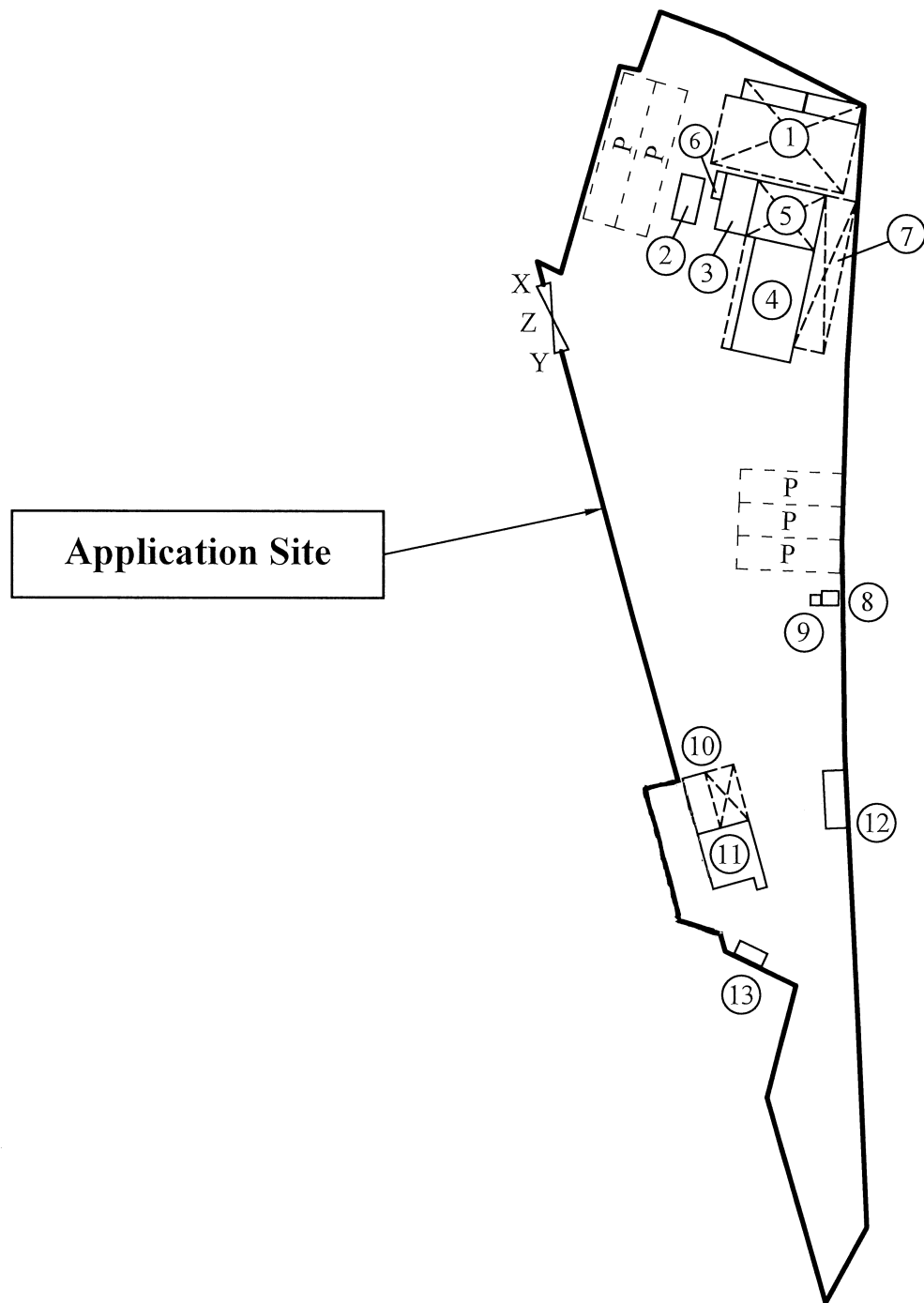
Lot Index Plan

Goldrich Planners &  
Surveyors Ltd.

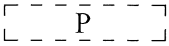
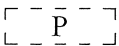
January 2024

Lots 56RP, 165RP, 166RP and 167S.B RP  
in D. D. 105 and Adjoining Government Land  
San Tin, Yuen Long, N.T.

Plan 2  
( P 18052 )



### Legend

- Ingress/Egress X, Y through Z (about 7.3m wide)
-  Parking Space for Container Vehicle: 16m x 3.5m
-  Parking Space for Goods Vehicle: 11m x 3.5m

**Site area (about) : 2,608.8m<sup>2</sup>**

\* 89.54m<sup>2</sup> of floor area (1/F of structure 4) is inaccessible and not open for use

No.	Proposed Use	Covered Area	Floor Area	No. of Storey	Height
1	Open Shed - Tyre Repairing Workshop	133.44 m <sup>2</sup>	133.44 m <sup>2</sup>	1	7m
2	Container Converted Office	12.2 m <sup>2</sup>	12.2 m <sup>2</sup>	1	2.6m
3	Container Converted Storeroom	20.37 m <sup>2</sup>	40.74 m <sup>2</sup>	2	6m
4	1/F : Inaccessible space (not for use)	89.54 m <sup>2</sup>	* 89.54 m <sup>2</sup>	2	6m
	G/F : Ancillary Canteen		89.54 m <sup>2</sup>		
5	Kitchen	44.29 m <sup>2</sup>	44.29 m <sup>2</sup>	1	6m
6	Restroom	3.01 m <sup>2</sup>	3.01 m <sup>2</sup>	1	2.6m
7	Corridor	54.12 m <sup>2</sup>	54.12 m <sup>2</sup>	1	2.6m
8	F.S. Pump Room	2.70 m <sup>2</sup>	2.70 m <sup>2</sup>	1	2.6m
9	F.S. Water Tank	1.21 m <sup>2</sup>	1.21 m <sup>2</sup>	1	2.6m
10	Open Shed - Storeroom	34.16 m <sup>2</sup>	34.16 m <sup>2</sup>	1	3m
11	Container Converted Office	35.03 m <sup>2</sup>	70.06 m <sup>2</sup>	2	6m
12	Container Converted Storeroom	14.64 m <sup>2</sup>	29.28 m <sup>2</sup>	2	6m
13	Toilet	4.80 m <sup>2</sup>	4.80 m <sup>2</sup>	1	3m
Total		449.51 m <sup>2</sup>	609.09 m <sup>2</sup>		

1:750

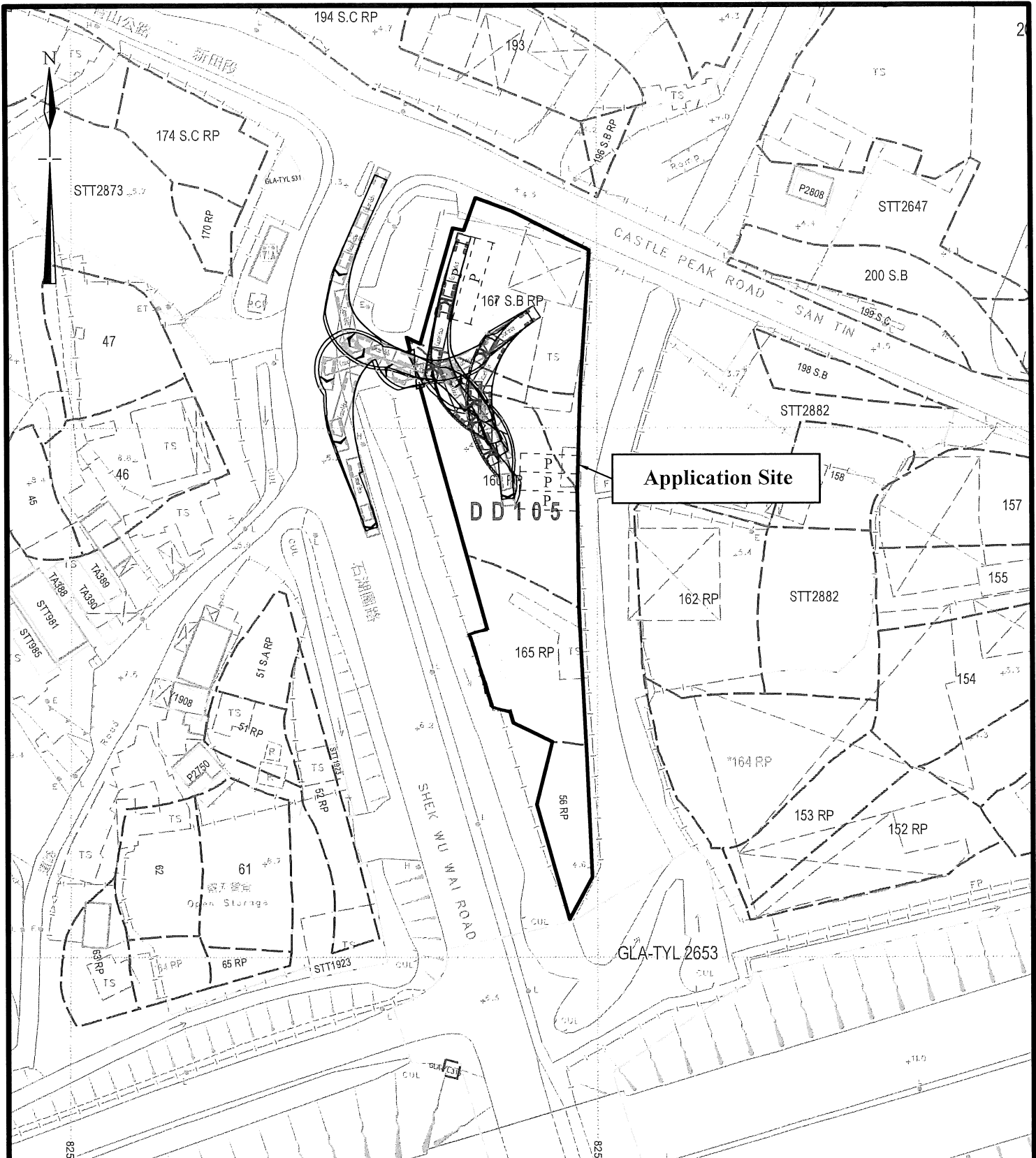
### Site Plan

Lots 56RP, 165RP, 166RP and 167S.B RP  
in D. D. 105 and Adjoining Government Land  
San Tin, Yuen Long, N.T.

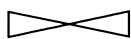
Goldrich Planners &  
Surveyors Ltd.

January 2024

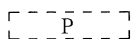
Plan 3  
( P 18052 )



### Legend



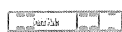
Ingress / egress (about 7.3m wide)



Parking Space for Container Vehicle: 16m x 3.5m



Parking Space for Goods Vehicle: 11m x 3.5m



Container Vehicle (15.1m (L) x 2.5m (W))

1:1000

### Swept Path Analysis

Goldrich Planners &  
Surveyors Ltd.

January 2024

**Lots 56RP, 165RP, 166RP and 167S.B RP  
in D. D. 105 and Adjoining Government Land ,  
San Tin, Yuen Long, N.T.**

**Plan 4  
( P 18052 )**

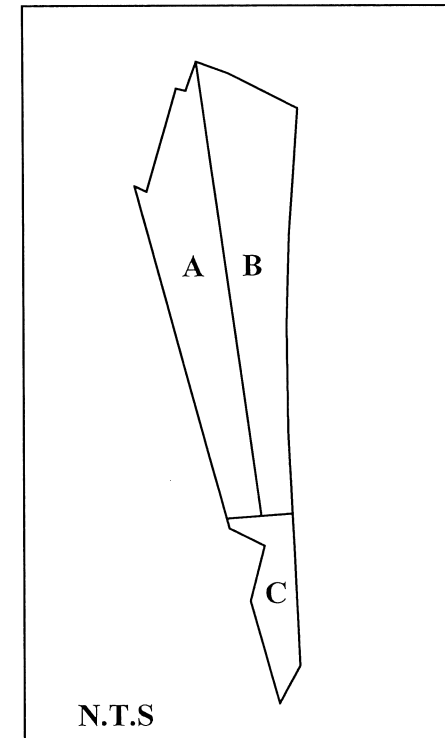
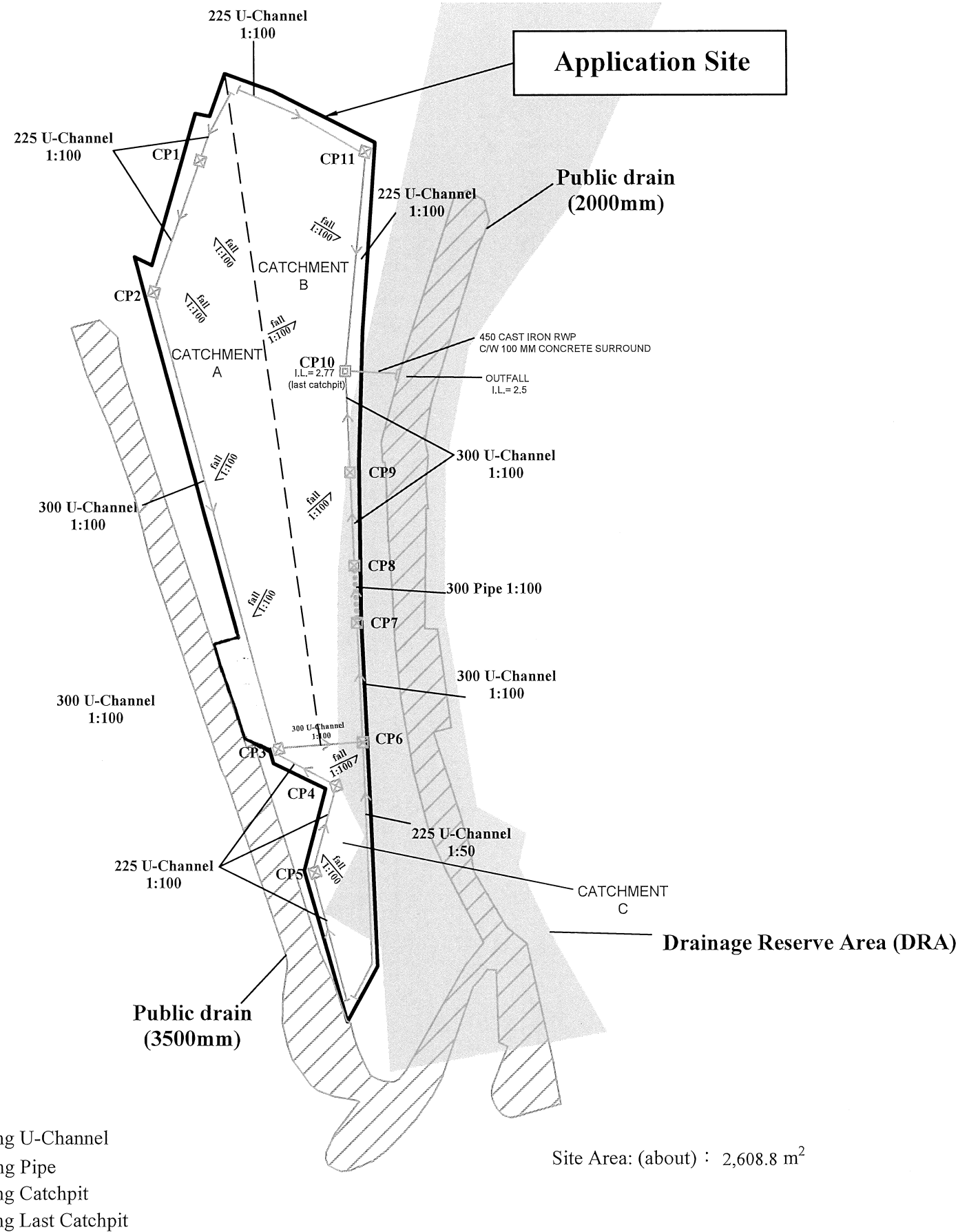


Table 1 - Sizes of U-Channels Calculation

Catchment	Area	Size of U-Channels
A	1113.6 m <sup>2</sup>	225mm and 300mm
B	1176.1m <sup>2</sup>	225mm and 300mm
C	319.1m <sup>2</sup>	225mm

Note: According to the Technical Note to Prepare a Drainage Submission by DSD of November 2001 (p.6), 225mm is the acceptable size of U-channels within catchment area between 501m<sup>2</sup> and 1199m<sup>2</sup>.

Table 2 - Ground Levels and Invert Levels of Drainage System

Catchpit	G.L. (mPD)	I.L. (mPD)	Catchpit	G.L. (mPD)	I.L. (mPD)
CP1	4.60	4.275	CP7	4.60	3.086
CP2	4.65	4.09	CP8	4.60	3.019
CP3	4.65	3.351	CP9	4.60	2.9
CP4	4.50	3.506	CP10	4.60	2.77
CP5	4.60	3.618	CP11	4.60	3.07
CP6	4.60	3.243			

1:750 (A3)

## Plan Showing The Existing Drainage Facilities

Goldrich Planners &  
Surveyors Ltd.

January 2024

Lots 56RP, 165RP, 166RP and 167S.B RP in D. D. 105 and Adjoining Government Land  
San Tin, Yuen Long, N.T.

Plan 5.1  
( P 18052 )



Your Ref.: A/YL-ST/663

Our Ref.: P18052/TL24029

15 January 2024

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and E-mail

tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (2)**

**Temporary Vehicle Park for Goods Vehicles and Container Vehicles and  
Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years  
in “Residential (Group D)” Zone, Lot Nos. 56 R. P., 165 R. P., 166 R. P. and 167 S.B R. P.  
in D. D. 105 and Adjoining Government Land, San Tin, Yuen Long, New Territories  
(Application No. A/YL-ST/663)**


We write to submit further information for the captioned application.

Enclosed herewith the revised Executive Summary for the clarification of the GFA.  
Besides, kindly note that the Applicant undertakes to submit and implement the FSI proposal  
upon receiving the planning approval from the Board.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.

  
Francis LAU

Encl.

c.c.

DPO/FSYLE, PlanD

(Attn.: Ms. Karen CHAN / Ms. Monique WONG)

(By E-mail)

**Executive Summary**

1. The application site (the Site) is on Lot Nos. 56 R. P., 165 R. P., 166 R. P. and 167 S.B R. P. in D. D. 105 and adjoining Government Land, San Tin, Yuen Long, New Territories.
2. The site area is about 2,555.8 m<sup>2</sup>, including about 181.1 m<sup>2</sup> of Government Land.
3. The Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8.
4. The applied use is ‘Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office’ for a period of 3 years. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Town Planning Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 13 temporary structures are provided for tyre repair workshop and other ancillary uses such as canteen, office, fire service installations, etc. The gross floor area is about 609.09 m<sup>2</sup>. 2 nos. of container vehicle parking spaces and 3 nos. goods vehicle parking spaces are provided at the Site.
6. Operation hours are 7 a.m. to 11 p.m. from Mondays to Saturdays, 11 a.m. to 6 p.m. on Sundays and public holidays.
7. The Site is the subject of 9 previous approvals for similar uses. The planning context of the adjacent areas has not been significantly altered.

**行政摘要**

1. 申請地點位於新界元朗新田丈量約份第 105 約地段第 56 號餘段、第 165 號餘段、第 166 號餘段及 167 號 B 分段餘段和毗連政府土地。
2. 申請地點的面積為大約 2,555.8 平方米，包括約 181.1 平方米的政府土地。
3. 申請地點在《新田分區計劃大綱核准圖編號 S/YL-ST/8》上劃為「住宅（丁類）」地帶。
4. 申請用途為「臨時貨車及貨櫃車停車場和車胎維修場連附屬食堂及寫字樓」，為期 3 年。根據有關分區計劃大綱圖的《注釋》，在任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該分區計劃大綱圖的《注釋》對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請人提供 13 個臨時構築物作車胎維修場及其他附屬用途（包括食堂、寫字樓、消防設備等），總樓面面積為大約 609.09 平方米。申請地點分別設有 2 個貨櫃車及 3 個貨車泊車位。
6. 運作時間為星期一至六上午 7 時至下午 11 時，星期日及公眾假期上午 11 時至下午 6 時。
7. 申請地點曾獲 9 次規劃許可作同類用途，毗連地區的規劃狀況並沒有重大改變。

**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 2. The following criteria are relevant:

Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no 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, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas.

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

**Approved Applications**

<b>No.</b>	<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-ST/97	Temporary Container Tractor/Trailer Park with Ancillary Repair Area for a Period of 12 Months	10.9.1999 Approved by RNTPC (12 months)
2.	A/YL-ST/119	Temporary Parking of Container Vehicles, Open Storage of Construction Materials and Ancillary Container Vehicle Workshop for a Period of 3 Years	14.4.2000 Approved by RNTPC (3 years)
3.	A/YL-ST/189	Temporary Container Tractor/Trailer Park with a Canteen and a Tyre Repair Workshop for a Period of 3 Years	1.3.2002 Approved by RNTPC (3 years)
4.	A/YL-ST/309	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	28.4.2006 Approved by RNTPC (3 years)
5.	A/YL-ST/375	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	18.9.2009 Approved by RNTPC (3 years)
6.	A/YL-ST/418	Renewal of Planning Approval for Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office under Application No. A/YL-ST/375 for a Period of 3 Years	7.9.2012 Approved by RNTPC (3 years)
7.	A/YL-ST/475*	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	4.9.2015 Approved by RNTPC (3 years) (Revoked on 4.2.2018)
8.	A/YL-ST/527*	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	3.8.2018 Approved by RNTPC (3 years) (Revoked on 3.1.2021)
9.	A/YL-ST/614*	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	18.3.2022 Approved by RNTPC (3 years) (Revoked on 18.9.2023)

\* denotes permission revoked

**Similar s.16 Applications within the same “R(D)” 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>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-ST/535	Temporary parking of lorry cranes for sale with ancillary maintenance workshop for a period of 3 years	18.1.2019 Approved by RNTPC (3 years)
2.	A/YL-ST/577	Renewal of planning approval for temporary vehicle repair workshop with office for a period of 3 years	18.9.2020 Approved by RNTPC (3 years)
3.	A/YL-ST/590	Renewal of planning approval for temporary public vehicle park (including container vehicle and heavy goods vehicle) for a period of 3 years	28.5.2021 Approved by RNTPC (3 years)
4.	A/YL-ST/594	Temporary logistic centre with ancillary container vehicle park and car repair workshop, warehouse for cold storage and car beauty service for a period of 3 years	12.11.2021 Approved by RNTPC (3 years)
5.	A/YL-ST/607*	Temporary cargo handling and forwarding facilities with ancillary facilities for a period of 3 years	28.1.2022 Approved by RNTPC (3 years) (Revoked on 28.7.2023)
6.	A/YL-ST/613	Temporary parking of lorry cranes for sale with ancillary maintenance workshop for a period of 3 years	4.3.2022 Approved by RNTPC (3 years)
7.	A/YL-ST/662	Temporary vehicle repair workshop with office for a period of 3 years	12.1.2024 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 planning 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 the prior approval of the Government;
- lots Nos. 165 RP, 166 RP and 167 S.B RP in D.D.105 are covered by Short Term Waiver (STW) Nos. 3775, 4251 and 4252 respectively for the purposes of “Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office”;
- the GL within the Site is covered by Short Term Tenancy (STT) No. 2978 for the purposes of “Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office”;
- part of the GL adjoining Lot no. 165 RP in D.D.105 within the Site (about 20m<sup>2</sup>) has been fenced off/unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without Government’s prior approval is an offence under Cap. 28. DLO/YL reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice; and
- advisory comments as detailed in **Appendix V**.

**2. Traffic**

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

- having considered the applicant’s submission including the further information, he has no adverse comment on the application from traffic engineering point of view;
- should the application be approved by the Town Planning 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; and
- advisory comments as detailed in **Appendix V**.

**3. Landscape**

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

- the Site is located within the “Residential (Group D)” zone which is a non-landscape

sensitive zoning and no significant landscape impact arising from the development is anticipated.

#### **4. 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 drainage proposal was implemented on site under the previous planning application No. A/YL-ST/614;
- the applicant shall provide DSD a set of latest record photographs showing the completed drainage works (including the internal condition of the drains) with the corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to a comprehensive set of photograph; 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 proposal subject to fire service installations being provided to his satisfaction;
- fire service installations (FSIs) are anticipated to be required in consideration of the design/nature of the proposal. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and
- advisory comments as detailed in **Appendix V**.

#### **6. 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 (HyD);
- (b) Chief Engineer/Railway Development 2-1, Railway Development Office, HyD;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Project Manager (West), Civil Engineering and Development Department, Civil Engineering and Development Department (CEDD);
- (e) Head of Geotechnical Engineering Office, CEDD;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Chief Building Surveyor/New Territories West, Buildings Department;
- (h) Commissioner of Police; and
- (i) 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 subject planning application, the Short Term Tenancy (STT)/Short Term Waiver (STW) holder(s) will need to apply to this office for modification of the STT/STW conditions where appropriate. Also, the owner(s) of the lots without STW shall apply to this office STW(s) for permitting the structures to be erected or erected within the private lots, if any. Besides, given the proposed 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 the Government in its capacity of a landlord 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 the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to public road network via a section of a local access which is not managed by the Transport Department. The lands 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 accordingly;
- (d) 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 Shek Wu Wai Road; and
  - adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant should be advised to implement the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental impacts on the surrounding areas;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicant shall ascertain that all existing flow paths would be properly

intercepted and maintained without increasing the flooding risk of the adjacent areas;

- the applicant is reminded that the proposed drainage proposal / works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction.;
- no public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained;
- the applicant should consult DLO/YL, LandsD regarding all the 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 at all times;

(g) to note the comments of the Director of Fire Services (D of FS) that:

- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval;
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
- if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

(h) to note the comments of Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that:

- the applicant is reminded to submit the proposed building works plans to the Buildings Department (BD) for approval as required under the provisions of BO; and

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

- there is no record of approval by the Building Authority (BA) for the structures existing at the site;
- if the existing structures are erected on leased land without approval of BA, they are unauthorised building works (UBW) under BO and should not be designated for any approved 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 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 are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
- the Site abuts on a specified street (Castle Peak Road – San Tin) of not less than 4.5 wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
- 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; and
- detailed checking under BO will be carried out at building plan submission stage.



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**A/YL-ST/663 DD 105 San Tin**

01/01/2024 03:19

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

Dear TPB Members,

So 475 approved 4 Sept 2015 Revoked 2 Feb 2018

527 approved 3 Aug 2018 Revoked 3 Jan 2021

614 approved 18 Mar 2022 Conditions not fulfilled

Members agreed on 6.8.2021 to revise the TPB PG-No. 34C to set out clearly that approval for EOT for compliance with planning conditions would normally not be granted if the **total time period for compliance exceeds half of the duration of the temporary approval** so as to ensure timely compliance with planning conditions.

Assistant Director of Planning has abrogated his duty to ensure that rules and regulations are implemented by his department and has effectively colluded with the applicant to continue operating a facility that is not in compliance with the rules and regulations of HK SAR

Conditions were promulgated in order to ensure that the safety and good health of the community are protected.

I would remind members that "The Town Planning Board (the Board) is a statutory body established under section 2 of the Town Planning Ordinance (the Ordinance) with a view **to promoting the health, safety, convenience and general welfare of the community.**

Your obligation is towards the community not the interests of the applicant. You were not appointed to cover up for the obvious failure of the Planning Dept to enforce its own regulations.

The application should be rejected.

Mary Mulivhill

**From:**

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

**Date:** Friday, 18 February 2022 2:20 AM HKT

**Subject:** A/YL-ST/614 DD 105 San Tin

Dear TPB Members,

So once again conditions were not fulfilled but it took almost 3 years to revoke approval.

But momantai, application knows how the systems works, pop in yet another application and good for another 3 years.

Is it any wonder NT is a blighted with substandard operations.

Mary Mulvihill

**From:**

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

**Date:** Thursday, 5 July 2018 2:59 AM CST

**Subject:** A/YL-ST/527 DD 105 San Tin

A/YL-ST/527

Lots 56 RP, 165 RP, 166 RP, 167 S.B RP in D.D. 105 and Adjoining Government Land, San Tin

Site area : 2,555.8m<sup>2</sup> Includes Government Land of about 181.1m<sup>2</sup>

Zoning : "Res (Group D)"

Applied Use : 6 Vehicle Parking / Canteen / Storage

Dear TPB Members,

We are assailed every day with pleas to support reclamation, destruction of country parks, rezoning of green belt and recreational facilities BECAUSE THERE IS NO LAND FOR HOUSING, or so they say.

So here is a large site zoned Res D being USED TO PARK 6 VEHICLES AND ACCOMMODATE A MERE 700SQMTS OF ACTIVITIES.

AM I MISSING SOMETHING???????????

And how can we be expected to take charades like the ongoing Land Task Force fake consultation seriously.

And then TPB members play their role in the circus by approving frivolous and inefficient land use applications like this.

Mary Mulvihill