

2023年 12月 8日

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 8 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



2303099 24/11 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4c-ST/664
	Date Received 收到日期	8 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 )

HOWAN LIMITED 康宏有限公司

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOTS 372sDRP(PART), 743RP(PART), 744RP(PART) IN D.D. 99 AND ADJOINING GOVERNMENT LAND IN SAN TIN, YUEN LONG.
(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 36,503 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 14,136.2 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)	723 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED SAN TIN OUTLINE ZONING PLAN (OZP) NO. S/YL-ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	"OTHER SPECIFIED USES (SERVICE STATIONS)"
(f) Current use(s) 現時用途	"TEMPORARY VEHICLE PARK (INCLUDING CONTAINER VEHICLES), CONTAINER STORAGE AREA, STORAGE OF NEW UNLICENSED CONTAINER TRACTORS, STORAGE OF CONSTRUCTION MATERIALS, TYRE REPAIR, SHOP AND SERVICES (SALE OF CONTAINER VEHICLES AND THE RELATED PARTS/ACCESSORIES), VEHICLE REPAIR AND SERVICES, AND ANCILLARY OFFICES" (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)"#  
已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

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

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

- ☒ published notices in local newspapers on 23/11/2023 (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&(請見夾附的通知副本)
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 23/11/2023 (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會& (請見夾附由郵局發出的收條)。

Others 其他

- ☐ others (please specify)  
其他 (請指明)

---



---



---



---

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

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



## 6. Type(s) of Application 申請類別

## (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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 (INCLUDING CONTAINER VEHICLES), CONTAINER STORAGE AREA, STORAGE OF NEW UNLICENSED CONTAINER TRACTORS, STORAGE OF CONSTRUCTION MATERIALS, TYRE REPAIR, SHOP AND SERVICES (SALE OF CONTAINER VEHICLES AND THE RELATED PARTS/ACCESSORIES), VEHICLE REPAIR AND SERVICES, EATING PLACE AND ANCILLARY OFFICES" (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	.....3.....
	<input type="checkbox"/> month(s) 個月	.....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	24,973.8	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	11,529.2	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	19		
Proposed domestic floor area 擬議住用樓面面積	NIL	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	14,136.2	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	14,136.2	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)

Please refer to Appendix 5 of Planning Statement.

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

Private Car Parking Spaces 私家車車位	3
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	1 (HGV/MGV)
Others (Please Specify) 其他 (請列明)	1
(Container Vehicle Parking Spaces)	

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

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

Proposed operating hours 擬議營運時間

Eating Place Use: 7am to 10pm daily (from Monday to Sunday and Public Holidays).....

Other Uses: 8am to 11pm from Monday to Saturday &amp; 10am to 5pm on Sundays and Public Holidays.

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  Tun Yu 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) <input type="checkbox"/>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是          No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是          No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														



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

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas 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>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

PLEASE REFER TO THE PLANNING STATEMENT



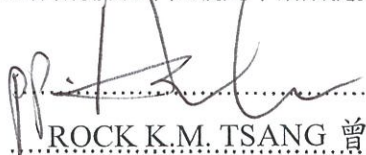
**8. Declaration 聲明**

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

  
ROCK K.M. TSANG 曾國鳴

Name in Block Letters  
姓名（請以正楷填寫）

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

DIRECTOR 董事

Position (if applicable)  
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

24 NOV 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	LOTS 372sDRP(PART), 743RP(PART), 744RP(PART) IN D.D. 99 AND ADJOINING GOVERNMENT LAND IN SAN TIN, YUEN LONG.
Site area 地盤面積	36,503 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 723 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	"OTHER SPECIFIED USES (SERVICE STATIONS)"
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 (INCLUDING CONTAINER VEHICLES), CONTAINER STORAGE AREA, STORAGE OF NEW UNLICENSED CONTAINER TRACTORS, STORAGE OF CONSTRUCTION MATERIALS, TYRE REPAIR, SHOP AND SERVICES (SALE OF CONTAINER VEHICLES AND THE RELATED PARTS/ACCESSORIES), VEHICLE REPAIR AND SERVICES, EATING PLACE AND ANCILLARY OFFICES"



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米	Plot Ratio 地積比率
	Non-domestic 非住用	14,136.2	0.387
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	19	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.6 to 8	m 米 <input type="checkbox"/> (Not more than 不多於)
		1 to 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	31.58 % <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		5
	Private Car Parking Spaces 私家車車位		3
	Motorcycle Parking Spaces 電單車車位		NIL
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		NIL
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		NIL
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		1 (HGV/MGV)
	Others (Please Specify) 其他 (請列明)		1
	Container Vehicle Parking Space		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NIL
	Taxi Spaces 的士車位		NIL
	Coach Spaces 旅遊巴車位		NIL
	Light Goods Vehicle Spaces 輕型貨車車位		NIL
	Medium Goods Vehicle Spaces 中型貨車車位		NIL
	Heavy Goods Vehicle Spaces 重型貨車車位		NIL
	Others (Please Specify) 其他 (請列明)		

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

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

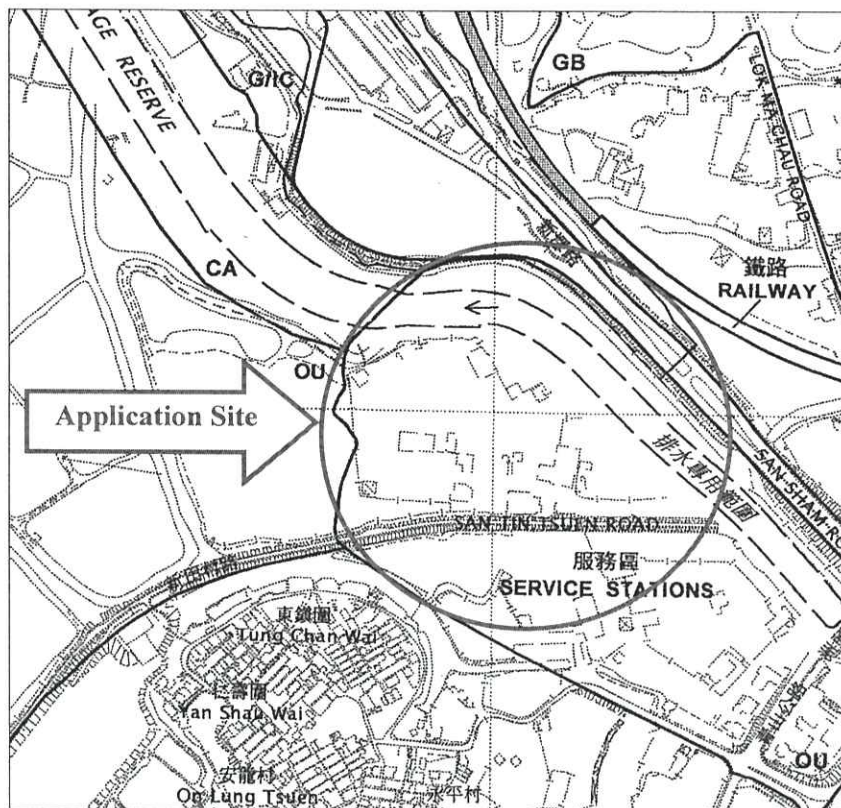
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



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

**Planning Application for  
A Temporary Vehicle Park (including Container Vehicles), Container  
Storage Area, Storage of New Unlicensed Container Tractors, Storage of  
Construction Materials, Tyre Repair, Shop and Services (Sale of  
Container Vehicles and the related Parts/Accessories), Vehicle Repair and  
Services, Eating Place and Ancillary Offices for a Period of Three Years  
at Lots 372sDRP(Part), 743RP(Part), 744RP(Part) in D.D. 99 and  
adjoining Government Land  
San Tin, Yuen Long, New Territories**



Prepared by

**LANBASE Surveyors Limited**

November 2023

## EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lots 372sDRP(Part), 743RP(Part), 744RP(Part) in D.D. 99 and adjoining Government Land, San Tin, Yuen Long, New Territories. It is located at 300m to the south-east of Lok Ma Chau Control Point and 200m to the north-west of the Interchange for Huanggang Shuttle Bus in Lok Ma Chau. The Site is applied for renewal of planning permission for “Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices” for a period of 3 years. The Site has an area of about 36,503m<sup>2</sup>, including Government Land of about 723m<sup>2</sup>. In accordance with the Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8 dated 15.12.2006, the Site falls within an “Other Specified Uses (Service Stations)” (“OU(SS)”) zone. According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No.12C), the Site is designated as “Wetland Buffer Area”. According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G), the Site is designated as Category 2 area.

A planning permission is sought for the use of “Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices”, which is similar to previous planning application No. A/YL-ST/655 approved on 8.9.2023.

Since the operation of the Site has been in existence for many years, no additional traffic, drainage and landscape impacts would be newly generated. Existing landscape works and drainage facilities would be properly maintained and enhanced.

The subject application for planning permission is justified on the following grounds: 1) Previous Planning Permission for Similar Use; 2) Previous Planning Permission for “Eating Place” Use; 3) Maintenance of Existing Facilities on the Site; 4) In Line with Planning Intention; 5) Fully Compliance with Previous Planning Approval Conditions; 6) Compatible with Surrounding Land Uses; 7) Existence of Planning Permissions for Similar Uses Near the Site; 8) Demand for Port Back-up Uses and Eating Place in Lok Ma Chau; 9) No Impact to Northern Link; and 10) No Additional Traffic, Drainage and Environmental Impacts.



## 申請摘要

申請場地乃新界元朗新田丈量約份99約地段第372號D段餘段(部份)、743號餘段(部份)、744號餘段(部份)及毗鄰政府土地。申請場地距離落馬洲管制站東南面約300米及位於州頭南路和落馬洲皇崗穿梭巴士站交匯處西北面約200米。現續期申請用作三年「臨時停車場(包括貨櫃車)、貨櫃貯存、沒有有效行車証的新貨櫃車拖頭貯存、建築材料貯存、車胎維修、商店及服務行業(貨櫃車及其零件/配件銷售)、汽車維修及保養、食肆及附屬寫字樓」用途。申請地段佔地共36,503平方米，包括723平方米的政府土地。是項申請地段位於新田分區計劃大綱核准圖編號S/YL-ST/8(於2006年12月15日發表)內之「“其他指定用途”註明“服務區”」地帶。根據城市規劃委員會規劃指引編號12C「擬在后海灣地區內進行發展」，申請場地被列作「濕地緩衝區」。根據城市規劃委員會規劃指引編號13G「擬作露天貯物及港口後勤用途」，申請場地被列作第2類別。

是項臨時許可申請把場地申請用作「臨時停車場(包括貨櫃車)、貨櫃貯存、沒有有效行車証的新貨櫃車拖頭貯存、建築材料貯存、車胎維修、商店及服務行業(貨櫃車及其零件/配件銷售)、汽車維修及保養、食肆及附屬寫字樓」，與早前於2023年9月8日獲城規會批准的申請編號A/YL-ST/655用途相類同。

基於是項申請地段已營運多年，相信並不會引致新增的交通流量、不良的渠務及景觀影響。現有的已種樹木及渠務裝置會繼續保持維修及強化。

是項申請的理由如下：1) 跟以前獲批准的用途相同；2) 早前已有獲批准的「食肆」用途；3) 維持場內現有設施；4) 與規劃意向相一致；5) 完全履行之前的規劃條款；6) 與附近的土地用途相容；7) 在附近已有相類似用途的規劃許可；8) 落馬洲對港口後勤用途及食肆有需求；9) 不會影響北環線；及10) 沒有新增的交通、渠務及環境影響。

<b>CONTENTS</b>	<b>Page</b>
1. Introduction.....	1
2. Site Context.....	2
3. Town Planning.....	3
4. Proposed Development.....	4
5. Justifications.....	6
6. Conclusion.....	9

## Appendices



## LIST OF APPENDICES

Appendix 1	Extract of Approved San Tin Outline Zoning Plan No. S/YL-ST/8 dated 15.12.2006 and its Relevant Notes
Appendix 2	Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/YL-ST/655 dated 22.9.2023
Appendix 3	Location Plan
Appendix 4	Site Plan (Lot Index Plan)
Appendix 5	Proposed Layout Plan
Appendix 6	The Approved As-built Drainage Plan and the Relevant Compliance Letter for Submission of an As-built Drainage Plan and Photographic Records of the Existing Drainage Facilities under Previous Planning Application No. A/YL-ST/575
Appendix 7	The Approved Landscape and Tree Preservation Proposal and the Relevant Compliance Letters for Submission and Implementation of a Landscape and Tree Preservation Proposal under Previous Planning Application No. A/YL-ST/447
Appendix 8	The Approved Fire Service Installations Proposal and the Relevant Compliance Letter for Submission and Implementation of Fire Service Installations under Previous Planning Application No. A/YL-ST/655
Appendix 9	The Compliance Letter for Provision of Boundary Fencing on the Site under Previous Planning Application No. A/YL-ST/506
Appendix 10	Figure 1 – Vehicular Circulation
Appendix 11	Site Photos

## 1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lots 372sDRP(Part), 743RP(Part) and 744RP(Part) in D.D. 99, San Tin, Yuen Long, New Territories. It is located at 300m to the south-east of Lok Ma Chau Control Point and 200m to the north-west of the Interchange for Huanggang Shuttle Bus in Lok Ma Chau. The Site is accessible from San Tin Tsuen Road via Castle Peak Road. In accordance with the Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8 dated 15.12.2006, the Site falls within an “Other Specified Uses (Service Stations)” (“OU(SS)”) zone. Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 3** and Site Plan (Lot Index Plan) at **Appendix 4**.
- 1.2 The current application is applied for the use of “Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices” for a period of 3 years, which is similar to previous Planning Application No. A/YL-ST/655. The current application is identical to its previous planning application in terms of site area and site boundary. According to the Notes of the OZP, planning permission is required by the Town Planning Board (the ‘Board’) for the subject temporary use.
- 1.3 The Site was the subject of nine previous planning applications No.: A/YL-ST/312, A/YL-ST/363, A/YL-ST/411, A/YL-ST/438, A/YL-ST/447, A/YL-ST/506, A/YL-ST/575, A/YL-ST/627 and A/YL-ST/655 which were approved by the Board on 1.9.2006, 31.7.2009, 16.3.2012, 11.10.2013, 22.8.2014, 11.8.2017, 15.9.2020, 23.9.2022 and 8.9.2023 respectively. Please refer to the planning approval letter from the Board for Application No. A/YL-ST/655 at **Appendix 2**.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices” for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.5 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.



## 2. SITE CONTEXT

### 2.1 Application Site

The Application Site ('the Site') comprises Lots 372DRP(Part), 743RP(Part), 744RP(Part) in D.D. 99 and adjoining Government Land, San Tin, Yuen Long, New Territories. The Site has an area of about 36,503m<sup>2</sup>, including Government Land of about 723m<sup>2</sup>, which is identical to previous Planning Application No. A/YL-ST/655. Please refer to Location Plan at **Appendix 3** and Site Plan (Lot Index Plan) at **Appendix 4**.

### 2.2 Lease Particulars

The subject lots are held under Block Government Lease for D.D. 99 and are demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30 June 2047.

### 2.3 Surrounding Land Uses

2.3.1 The Site is located at 300m to the south-east of Lok Ma Chau Control Point and 200m to the north-west of the Interchange for Huanggang Shuttle Bus in Lok Ma Chau.

2.3.2 To its north and east are bounded by the Eastern Main Drainage Channel;

2.3.3 To its immediate south across San Tin Tsuen Road are mainly vehicle parks and repair workshops.

2.3.4 To its immediate west is unused land within "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area" ("OU(CDWEA)") zone and further southwest is a nullah and the village settlement of Tung Chan Wai.

### 2.4 Accessibility

2.4.1 The Site is accessible from San Tin Tsuen Road via Castle Peak Road – San Tin.

2.4.2 With its close proximity to the San Tin Interchange and Lok Ma Chau Control Point, the Site is conveniently connected to the Mainland China that serves as one of an indispensable logistic facility for cross-border trade.

2.4.3 Public transports such as franchised buses, minibuses and taxis serve the area.

### 3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Other Specified Uses (Service Stations)” (“OU(SS)”) on the Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8 dated 15.12.2006. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, the proposed use of “Temporary Vehicle (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services, and Ancillary Offices” requires planning permission from the Board.
- 3.3 The Site was the subject of nine previous planning applications No.: A/YL-ST/312, A/YL-ST/363, A/YL-ST/411, A/YL-ST/438, A/YL-ST/447, A/YL-ST/506, A/YL-ST/575, A/YL-ST/627 and A/YL-ST/655 which were approved by the Board on 1.9.2006, 31.7.2009, 16.3.2012, 11.10.2013, 22.8.2014, 11.8.2017, 15.9.2020, 23.9.2022 and 8.9.2023 respectively.
- 3.4 In accordance with the Town Planning Board Guidelines for Application for Developments within Deep Bay Area No. **TPB PG-NO. 12C**, the Site falls within Wetland Buffer Area. Despite such, temporary development is exempted from the submission requirement of conducting an ecological impact assessment to the Board.
- 3.5 In accordance with the Town Planning Board Guidelines No. 13G (TPB PG-NO. 13G) for Application for Open Storage and Port Back-up Uses, the Site is classified as ‘Category 2’ area. Subject to no adverse departmental comments and location 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.



#### 4. PROPOSED DEVELOPMENT

##### 4.1 Applied Use

The subject application is to provide the use of “Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices” on the Site.

##### 4.2 Proposed Use and Site Layout

It is proposed to provide about 1 number of container vehicle parking space, 1 number of medium/heavy vehicle parking space and 3 numbers of private vehicle parking spaces, new vehicles storage area, construction materials storage area, container storage area, tyre repairing area, vehicle repairing and servicing area, eating place, sales and administration offices on the Site. Please refer to the Proposed Layout Plan at **Appendix 5**.

##### 4.3 Site Area and Boundary

The Site has an area of about 36,503m<sup>2</sup>, including Government Land of about 723m<sup>2</sup>, which is identical to previous Planning Application No. A/YL-ST/655.

##### 4.4 Operation Hours

4.4.1 The proposed “Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services and Ancillary Offices” uses would be operated from 8am to 11pm from Monday to Saturday and from 10am to 5pm on Sundays and Public Holidays, which is identical to previous planning application No. A/YL-ST/655.

4.4.2 The proposed “Eating Place” use would be operated from 7am to 10pm daily (from Monday to Sunday and Public Holidays), which is identical to Planning Application No. A/YL-ST/627.

##### 4.5 Drainage

The existing drainage facilities approved under previous planning applications are properly maintained. The Applicant will continue to provide proper maintenance on the drainage facilities. Also, please refer to the relevant compliance letters for the approval conditions under previous planning application No. A/YL-ST/575 at **Appendix 6**.

#### 4.6 Landscape

The existing landscape and tree plantings would be properly maintained. Should there be any reinforcement/maintenance works, the Applicant is willing to plant further trees of species similar to those in the accepted landscaping proposal. Also, please refer to the approved landscape and tree preservation proposal and the relevant compliance letters for the approval conditions under previous planning application No. A/YL-ST/447 at **Appendix 7**.

#### 4.7 Traffic

A Traffic Impact Assessment (TIA) was submitted and approved under previous planning application No. A/YL-ST/312 for addressing the traffic concerns. The Site has come into existence for many years since the similar uses were permitted under previous planning applications. The Site will not generate additional number of vehicles under the current application.

#### 4.8 Fire Precaution Measures

There were fire precaution measures provided on the Site under previous planning application No. A/YL-ST/655. Please refer to the relevant compliance letter at **Appendix 8**. In order to satisfy the relevant government authorities, the Applicant would implement fire service installations on the Site under this application.



## 5. JUSTIFICATIONS

### 5.1 Previous Planning Permission for Similar Use

The proposed “Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices” use is similar to previous eight planning applications No.: A/YL-ST/312, A/YL-ST/363, A/YL-ST/411, A/YL-ST/438, A/YL-ST/447, A/YL-ST/506, A/YL-ST/575 and A/YL-ST/655 which were approved by the Board on 1.9.2006, 31.7.2009, 16.3.2012, 11.10.2013, 22.8.2014, 11.8.2017, 15.9.2020 and 8.9.2023 respectively on site. Without major change of planning circumstances, it is considered that the Site should be allowed for the applied use.

### 5.2 Previous Planning Permission for “Eating Place” Use

A “Temporary Eating Place” use under Planning Application No. A/YL-ST/627 was approved on 23.9.2022. Therefore, addition of “Eating Place” use to the port back-up uses under the current planning application should be allowed on the site.

### 5.3 In Line with Planning Intention

According to the OZP and the Explanatory Statement, the planning intention of the “OU(SS)” zone is to provide support service facilities such as eating places, petrol filling stations, etc. for the cross-boundary traffic and the container related facilities nearby. In addition, container vehicle park, container storage area, repair yard, shop and services, and eating place are uses under Column 2 of the “OU(SS)” zone. Therefore, the proposed development is considered to be in line with the subject planning intention.

### 5.4 Maintenance of Existing Facilities on Site

The Site is being operated as “Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services, and Ancillary Offices” under a number of planning applications for many years. The existing structures and facilities such as landscape planting and drainage facilities would remain unchanged and be well maintained.

### 5.5 Fully Compliance with Previous Planning Conditions

All the approval conditions imposed on previous planning application No. A/YL-ST/655 were satisfactorily complied with. Please refer to the compliance letter for submission and implementation of fire service installations proposal at **Appendix 8**. Therefore, the planning application should be approved for the use of

“Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices” continuously.

#### 5.6 Compatible with Surrounding Land Uses

The Site is bounded by the Eastern Main Drainage Channel and to its immediate south across San Tin Tsuen Road are mainly vehicle parks and repair workshops and vacant land. The proposed “Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices” is compatible with the adjacent vehicle parks, open storage and other port back-up uses, and the public transport interchange. As the nearest villages are located at about 100 meters away from the Site, no interface problem with the villagers is anticipated. In this connection, the Site with the same nature of port back-up uses should also be sympathetically considered by the Board.

#### 5.7 Existence of Planning Permissions for Similar Use Near the Site

5.7.1 Besides previous planning applications No. A/YL-ST/312, No. A/YL-ST/363, No. A/YL-ST/411, A/YL-ST/438, A/YL-ST/447, A/YL-ST/506, A/YL-ST/575 and A/YL-ST/655 for same and similar uses on the Site, there are another four planning applications including No. A/YL-ST/342, No. A/YL-ST/354, No. A/YL-ST/424 and No. A/YL-ST/445 approved on 12.10.2007, 17.4.2009, 5.10.2012 and 26.9.2014 respectively for similar port back-up use of “Temporary Cross-border Traffic Service Station (including Public Car Park, Container Freight Station, Container Storage, Container Tractor/Trailer Park, Tyre Repair Workshop, Office and Services Trades)” under “OU(SS)” zone in the surrounding area.

5.7.2 Given that the similar planning applications were approved in the surrounding area in the same district, the existing use should be allowed on the Site.

#### 5.8 Demand for Port Back-up Uses and Eating Place in Lok Ma Chau

5.8.1 Since there is a high demand for port back-up uses for supporting the cross border activities, many sites surrounding Lok Ma Chau have been well established and converted to port back-up uses. With regard to the close proximity to the border area and strategic road networks, the Site has become an important port back-up site in Lok Ma Chau for many years. In order to continue coping with the demand, it is necessary to continue providing port back-up uses on the Site.

5.8.2 Since the ceased operation of the San Tin Cross-Boundary Shopping Centre, there are only a few restaurants left in the surrounding area. Followed by further



development of the boundary area and an increase of construction works in the vicinity, there is an increasing demand for eating place in the area.

- 5.8.3 It is expected that the proposed use of “Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices” would be able to continuously provide a strong support to cross border and port-supporting and local activities in the area.

5.9 No Impact to Northern Link

Although the Site is located within the Area of Influence for the Northern Link (NOL), it is located far away from the proposed NOL alignment. If required by the Government, the Applicant is also willing to vacate the influenced area for the construction of the proposed NOL. Therefore, the proposed temporary use would not have impact to the NOL.

5.10 No Additional Traffic, Drainage and Environmental Impacts

- 5.10.1 The Site has been operated to provide similar and same port back-up uses under previous planning applications for many years. Since the proposed use of “Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices” is similar to previous planning application No. A/YL-ST/655 and the site condition would remain similar to the existing situation.
- 5.10.2 With regard to vehicular circulation, the Applicant would only make use of the section of San Tin Tsuen Road linking Tun Yu Road and Castle Peak Road – Chau Tau, as shown in the attached **Figure 1** at **Appendix 10**. There is no sensitive receiver in the immediate vicinity of that section of the San Tin Tsuen Road. Other section of San Tin Tsuen Road adjoining the southern boundary of the Site is only a one-way local access road with 3m in width, which is not wide enough for heavy vehicle to drive through; therefore, it will not be used by the vehicles of this application. Also, there would be no ingress/egress along that unused section of San Tin Tsuen Road. Under such circumstances, nuisance affecting the local residents is not expected.
- 5.10.3 In addition, the existing drainage would be properly maintained and would be enhanced, if necessary. Therefore, it is anticipated that the proposed temporary development would not generate additional traffic, drainage and environmental impacts.

## 6. CONCLUSION

6.1 The Site has been operated to provide port back-up uses for many years. The Applicant seeks the Board's permission for the use of "Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices" on the Site under S.16 of the Town Planning Ordinance.

6.2 With regard to the followings:

- previous planning permission for the similar uses;
- previous planning permission for "Eating Place" use;
- maintenance of existing facilities on the Site
- in line with planning intention;
- compliance with planning approval conditions;
- compatible with surrounding land uses;
- existence of planning permissions for similar uses near the Site
- demand for port back-up uses in Lok Ma Chau;
- no impact to Northern Link; and
- no additional traffic, drainage and environmental impacts,

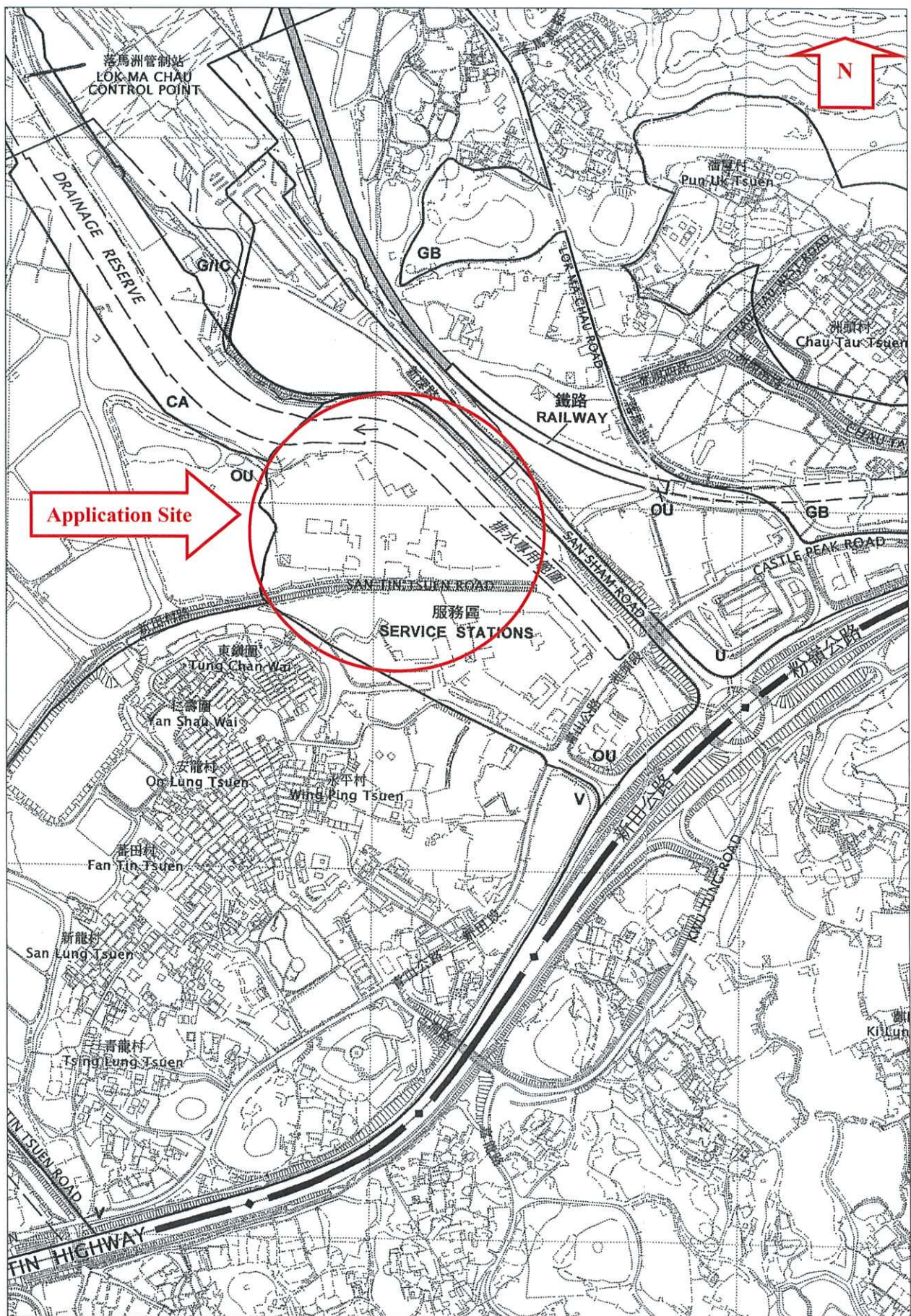
the Board is requested to approve the planning application for the use of "Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices" on the Site for 3 years or a period considered appropriate.



## **APPENDIX 1**

**Extract of Approved San Tin Outline Zoning Plan  
No. S/YL-ST/8 dated 15.12.2006 and its Relevant Notes**





For Identification Only



OTHER SPECIFIED USES (cont'd)

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Service Stations" only

Ambulance Depot	Cargo Handling and Forwarding Facility
Government Use (not elsewhere specified)	Container Storage/Repair Yard
Library	Container Vehicle Park/Container Vehicle Repair Yard
Public Clinic	Eating Place
Public Convenience	Flat
Public Transport Terminus or Station	Government Refuse Collection Point
Public Utility Installation	Hotel
Social Welfare Facility	Market
Utility Installation for Private Project	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Shop and Services

Planning Intention

This zone is intended primarily to provide support service facilities such as eating places, petrol filling stations, etc. for the cross-boundary traffic and the container related facilities nearby.

Remarks

- (a) Any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or development always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Service Stations" only (cont'd)

Remarks (cont'd)

- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 220,000m<sup>2</sup>, a maximum site coverage of 66% for domestic uses and 100% for non-domestic uses and a maximum building height of 4 storeys (15m), or the GFA, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA, site coverage and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) In determining the maximum GFA and site coverage for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.



## **APPENDIX 2**

**Copy of Town Planning Board's Approval Letter for  
Previous Planning Application No. A/YL-ST/655  
dated 22.9.2023**

城市規劃委員會

香港北角渣華道三百三十三號  
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函編號 Your Reference:

覆函請註明本會編號

In reply please quote this ref.: TPB/A/YL-ST/655

By Post & Fax (2739 1913)

22 September 2023

Lanbase Surveyors Ltd.  
9/F, Hecny Tower  
9 Chatham Road South  
Tsim Sha Tsui, Kowloon  
(Attn.: Rock K.M. Tsang)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services and Ancillary Offices for a Period of 3 Years in "Other Specified Uses" annotated "Service Stations" Zone, Lots 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long**

I refer to my letter to you dated 5.9.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 16.9.2023 to 15.9.2026 and is subject to the following conditions :

- (a) no operation between 11:00 p.m. and 8:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation between 8:00 a.m. and 10:00 a.m. and between 5:00 p.m. and 11:00 p.m. on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) the containers stacked within 5m of the periphery of the site shall not exceed the height of the boundary fence at any time during the planning approval period;
- (d) the stacking height of containers stored at any other location within the site shall not exceed 8 units at any time during the planning approval period;
- (e) the existing boundary fencing and paving on the site shall be maintained at all times during the planning approval period;



- (f) a vehicular access/run-in between the site and Tun Yu Road shall be maintained at all times during the planning approval period;
- (g) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (h) the existing trees and vegetation on the site should be maintained at all times during the planning approval period;
- (i) the maintenance of the existing drainage facilities on the site at all times during the planning approval period;
- (j) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 16.3.2024;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 16.6.2024;
- (l) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g), (h) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning condition (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website ([www.tpb.gov.hk/](http://www.tpb.gov.hk/)), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 16.9.2026. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link ([https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/726\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/726_rnt_agenda.html)) and the relevant extract of minutes of the TPB meeting held on 11.9.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 13.10.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Kimson Chiu of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officer is attached herewith for your reference.

Yours faithfully,



( Leticia LEUNG )

for Secretary, Town Planning Board



**List of Government Department Contacts**

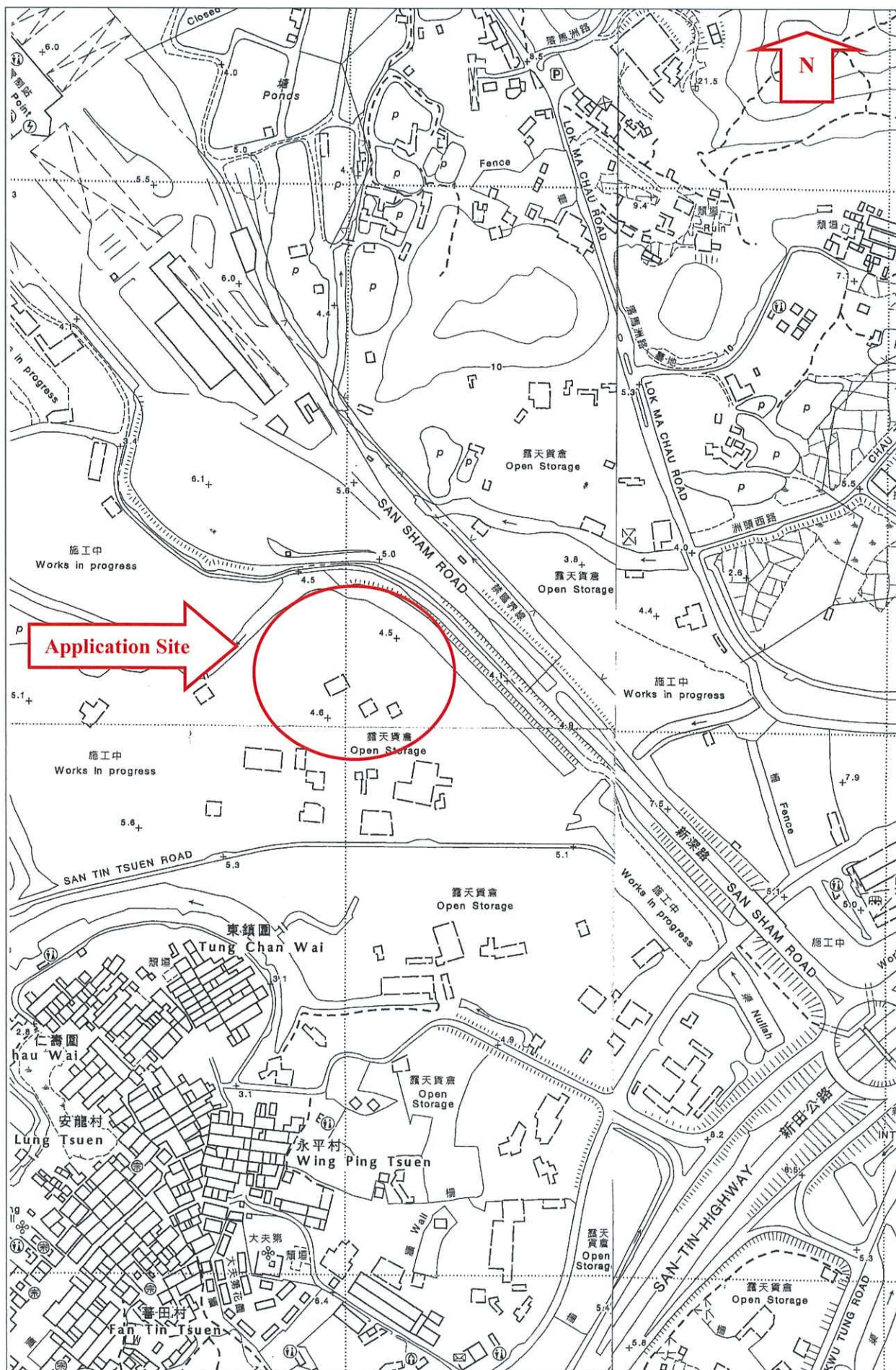
(Application No. A/YL-ST/655)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
消防處 Fire Services Department	策劃組 Planning Group	張永熹先生 Mr. CHEUNG Wing Hei	2733 7737	2739 8775

## **APPENDIX 3**

### **Location Plan**



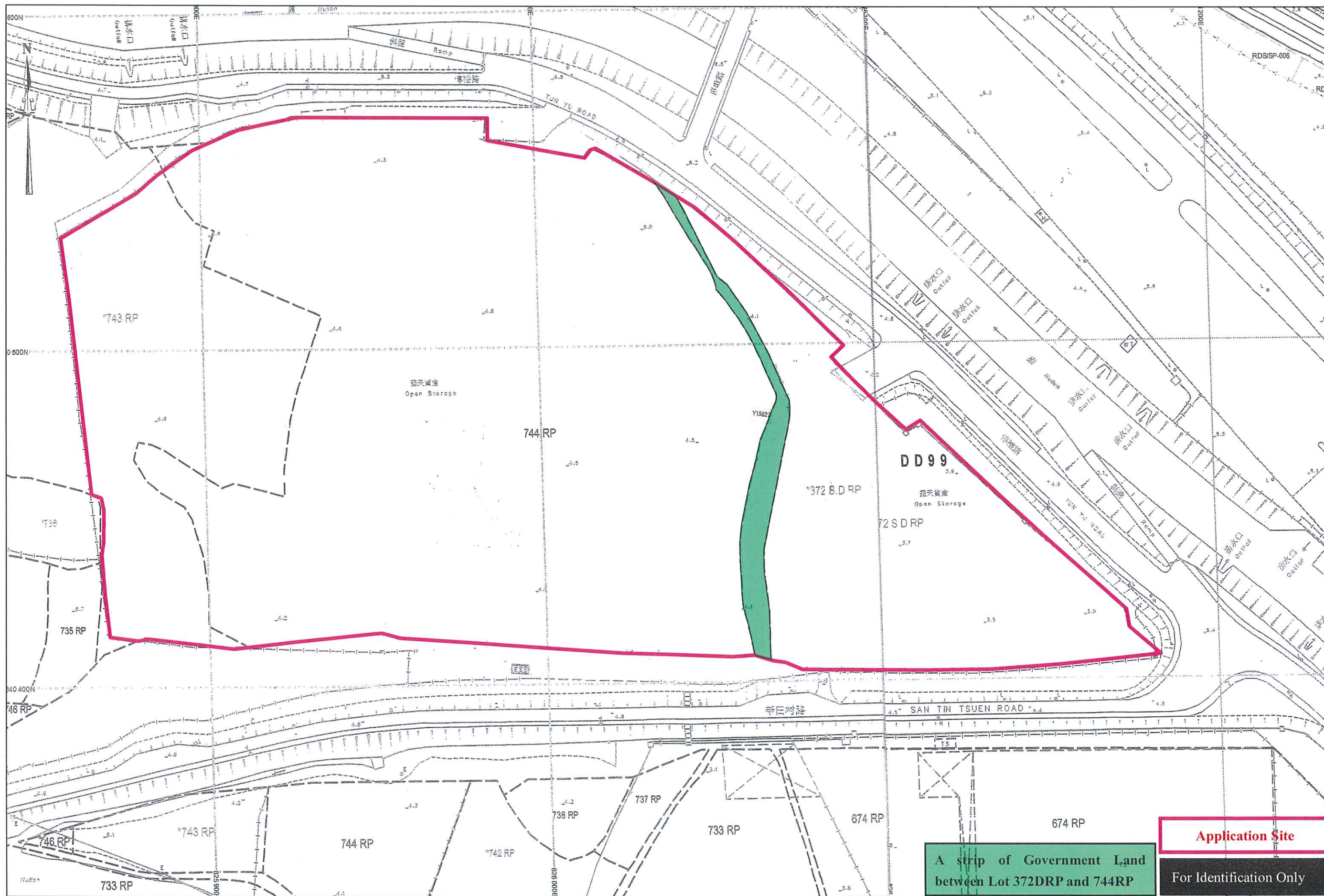


For Identification Only

## **APPENDIX 4**

### **Site Plan (Lot Index Plan)**

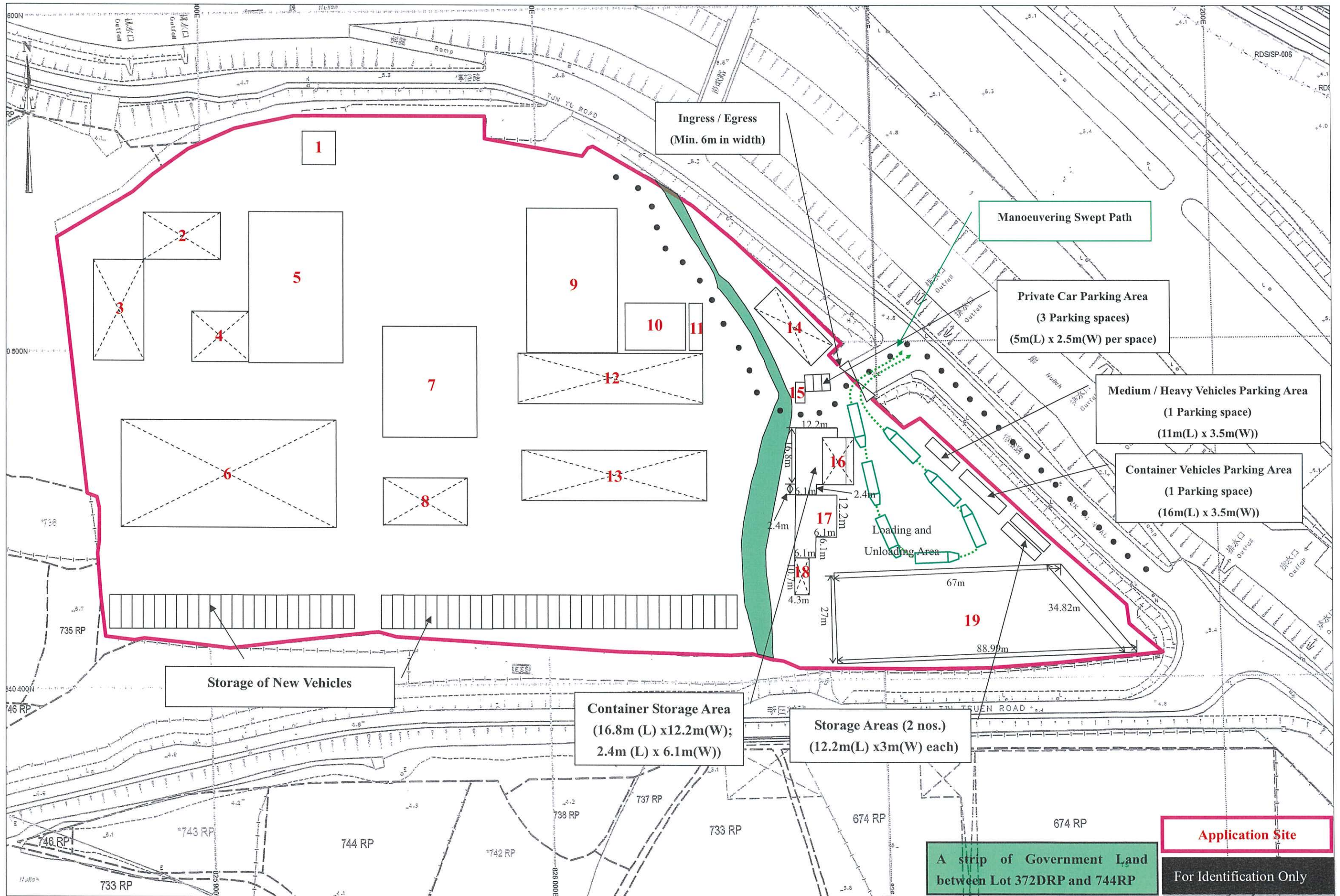




## **APPENDIX 5**

### **Proposed Layout Plan**





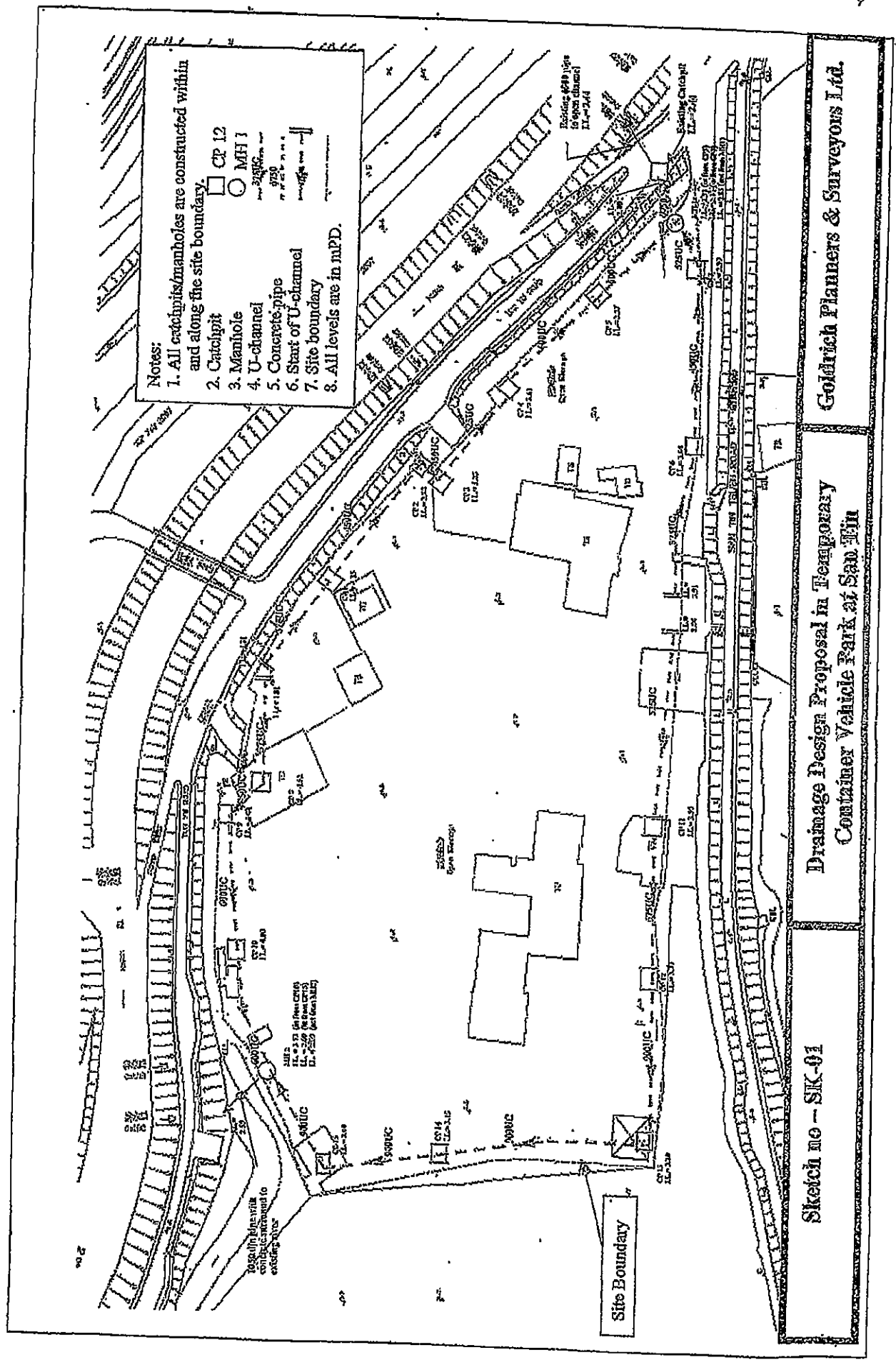
Information of On-site Structures				
No.	Use	No. of Storey	Dimension	Covered Area (m <sup>2</sup> ) GFA (m <sup>2</sup> )
1	CLP Transformer Room	1	10m(W) x 10m(L) x 5m(H)	100 100
2	Vehicle Repairing and Servicing Area (Open-sided)	1	14m(W) x 23m(L) x 6m(H)	322 322
3	Vehicle Repairing and Servicing Area (Open-sided)	1	15m(W) x 30m(L) x 6m(H)	450 450
4	Vehicle Repairing and Servicing Area (Open-sided)	1	15m(W) x 17m(L) x 6m(H)	255 255
5	Shop, Office and Storeroom	2	28m(W) x 45m(L) x 7m(H)	1,260 2,520
6	Vehicle Repairing and Servicing Area (Open-sided)	1	32m(W) x 64m(L) x 6m(H)	2,048 2,048
7	Shop and Office	1	28m(W) x 33m(L) x 7.5m(H)	924 924
8	Vehicle Repairing and Servicing Area (Open-sided)	1	14m(W) x 25m(L) x 6m(H)	350 350
9	Shop, Office and Storeroom	2	27m(W) x 43m(L) x 8m(H)	1,161 2,322
10	Type Repairing Area	1	14m(W) x 18m(L) x 6m(H)	252 252
11	Type Repairing Area	1	4m(W) x 14m(L) x 6m(H)	56 56
12	Vehicle Repairing and Servicing Area (Open-sided)	1	15m(W) x 55m(L) x 6m(H)	825 825
13	Vehicle Repairing and Servicing Area (Open-sided)	1	15m(W) x 55m(L) x 6m(H)	825 825
14	Eating Place	1	9.1m(W) x 24.4m(L) x 7m(H)	222.0 222.0
15	Security Office	1	2.7m(W) x 6.1m(L) x 2.6m(H)	16.5 16.5
16	Container Storage Area (Open-sided)	1	9.1m(W) x 13.7m(L) x 5.2m(H)	124.7 124.7
17	Office	2	12.2m(W) x 12.2m(L) x 5.2m(H) 6.1m(W) x 6.1m(L) x 5.2m(H)	186.1 372.1
18	Container Storage Area (Open-sided)	1	4.3m(W) x 10.7m(L) x 7m(H)	46.0 46.0
19	Storage of Construction Materials	1 (Height = 8m)	(67m(L) + 88.99 m(L)) x 27m(W) / 2	2,105.9 2,105.9
			<b>Total Area (m<sup>2</sup>)</b>	<b>11,529.2 14,136.2</b>



## **APPENDIX 6**

**The Approved As-built Drainage Plan and the Relevant  
Compliance Letter for Submission of an As-built Drainage  
Plan and Photographic Records of the Existing Drainage  
Facilities under Previous Planning Application  
No. A/YL-ST/575**





- Notes:
1. All catchpits/manholes are constructed within and along the site boundary.
  2. Catchpit
  3. Manhole
  4. U-channel
  5. Concrete pipe
  6. Start of U-channel
  7. Site boundary
  8. All levels are in mPD.

Sketch no - SK-01

Drainage Design Proposal in Temporary Container Vehicle Park at San Tin

Goldrich Planners & Surveyors Ltd.

## 規 劃 署

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



## 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/575

電話號碼 Tel. No.: 3168 4072

傳真機號碼 Fax No.: 3168 4074

23 March 2021

Lanbase Surveyors Limited  
9/F, Heony Tower, 9 Chatham Road South,  
Tsim Sha Tsui,  
Kowloon, Hong Kong  
(Attn.: Mr. Anson LEE)

Dear Mr. LEE,

**Renewal of Planning Approval for Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, and Ancillary Offices for a Period of 3 Years in "Other Specified Uses" annotated "Service Stations" Zone, Lots 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long (Planning Application No. A/YL-ST/575) Compliance with Approval Condition (j)**

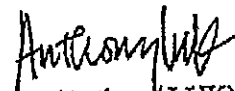
I refer to your submission dated 12.11.2020 regarding the submission of an as-built drainage plan and photographic records of the existing drainage facilities for the subject development. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ 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.

- 2 -

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

Yours sincerely,



(Anthony LUK)

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

c.c.  
CE/MN,DSD (Attn.: Mr. L. K. MA)  
CTP/TPB(2)

AL/L/AC/PC/pc

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」  
Our Vision - "We plan to make Hong Kong an international city of world prominence."





## **APPENDIX 7**

**The Approved Landscape and Tree Preservation Proposal  
and the Relevant Compliance Letters for Submission and  
Implementation of a Landscape and Tree Preservation  
Proposal under Previous Planning Application  
No. A/YL-ST/447**

Notes:

- 1/ All dimensions are in mm unless stated otherwise.
- 2/ This drawing is to facilitate the Landscape proposal for the developing site area under TPB application AYL-ST1447.

3/ Scale  
0 m 50 m

4/ Legend:

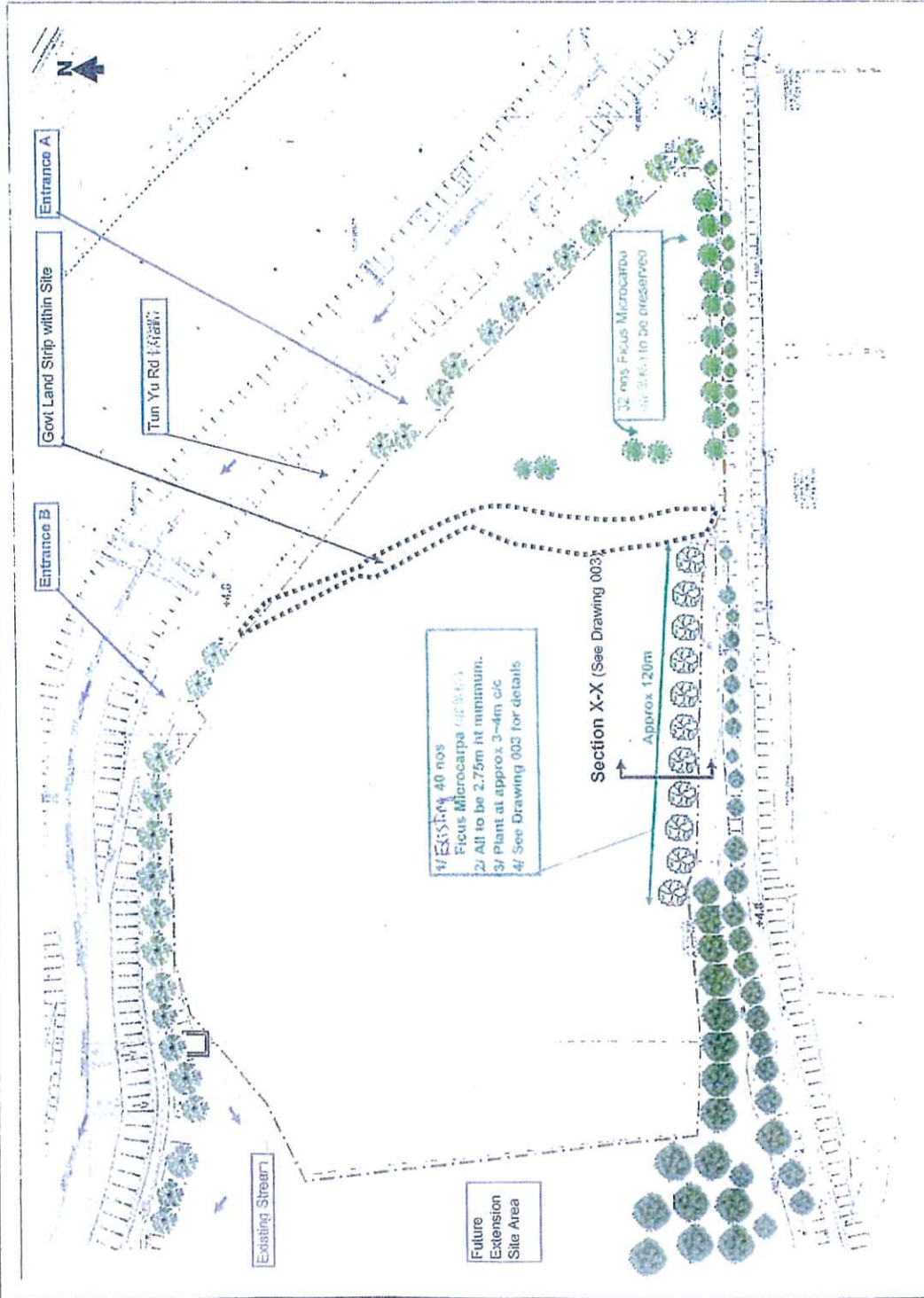
	= Application Site area and Hoarding line.
	= Govt Land within the application site
	= Existing trees outside the south boundary of the application site along 亞田村路
	= Existing trees outside north-east boundary of the application along 寶樹街

5/ Landscape Proposal

	= 32 nos Ficus Microcarpa 圓葉榕 Trees within application site area to be preserved (planted by previous owner 2-3 years ago, approx 3m ht row).
	= 17/EXT/ST/44 40 nos Ficus Microcarpa 圓葉榕 All 2.75m ht minimum at 3-4m c/c within south side boundary hoarding line at location as indicated.

by	App Date
Amendment to Rev C dated Jul 2014	Rev 2014

Proj No & Title:	TPB - AYL-ST1447 - San Tin Vehicle Centre DD99, Lot 372SDRP(part), 743RP(part) & 744RP(part)
Drawing Title:	Landscape Proposal for the Application Area (Sheet 02 of 6)
Sheet No:	SK/mec/Landscape/TPB447-002 Rev. D
Scale:	See Note
Drawn by:	PM Engineers Consultant
Checked:	pmec/hkc
Date:	Nov 2014



Landscape Proposal on the Application Site --- Trees Planting & Trees Preservation

規 劃 署

香港北角渣華道三百三十三號  
北角政府合署



By Fax (2739 1913) and Post  
Planning Department

North Point Government Offices  
333 Java Road, North Point,  
Hong Kong

本函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-ST/447  
電話號碼 Tel. No.: 2158 6289  
傳真機號碼 Fax No.: 3105 0057

RECEIVED 28 JAN 2015

27 January 2015

Lanbase Surveyors Limited  
9/F, Hecny Tower  
9 Chatham Road South  
Tsim Sha Tsui  
Kowloon  
Hong Kong  
(Attn: Mr. Rock K.M. TSANG)

Dear Sir/Madam,

Planning Application No. A/YL-ST/447  
Compliance with Approval Condition (j)

I refer to your submission dated 9.12.2014 regarding the submission of landscape and tree proposals. 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 on the above, please contact the undersigned.

Yours faithfully,

(Simon CHEUNG)  
for District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

c.c.  
CTP/UD&L (Attn: Mr. Perry TO)  
CTP/TPB(2)





RECEIVED 16 JAN 2016

規 劃 署

粉嶺、上水及元朗東規劃處  
新界沙田上禾輦路1號  
沙田政府合署12樓



Fax(2739 1913) & Post

Planning Department

Fanling, Sheung Shui &  
Yuen Long East  
District Planning Office  
12/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-ST/447  
電話號碼 Tel. No. : 2158 6289  
傳真機號碼 Fax No. : 3105 0057

14 January 2016

Lanbase Surveyors Ltd.  
9/F, Hecny Tower,  
9 Chatham Road South  
Tsim Sha Tsui, Kowloon  
(Attn: Rock K.M. Tsang)

Dear Sir/Madam,

Planning Application No. A/YL-ST/447  
Compliance with Approval Condition (k)

I refer to your submission dated 15.12.2015 regarding the implementation of landscape and tree preservation proposals. 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 on the comments, please contact Ms. Vina WONG  
(Tel: 2231 4848) direct.

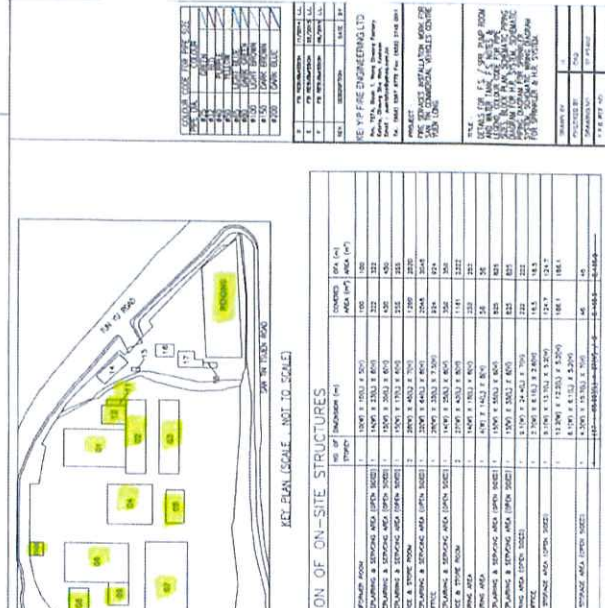
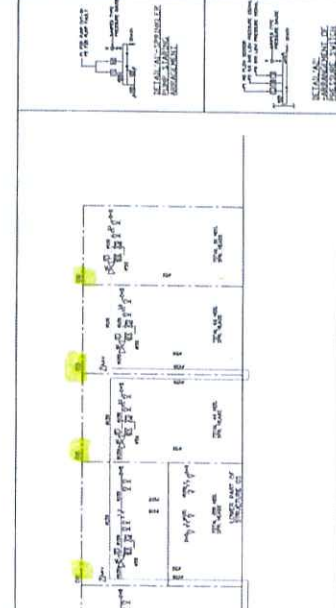
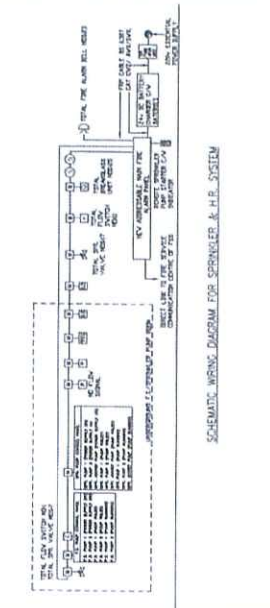
Yours faithfully,

( Simon CHEUNG )  
for District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

c.c.  
CTP/UD&L (Attn.: Ms. Vina WONG)  
CTP/TPB

## **APPENDIX 8**

**The Approved Fire Service Installations Proposal and the  
Relevant Compliance Letter for Submission and  
Implementation of Fire Service Installations under Previous  
Planning Application No. A/YL-ST/655**

[illegible][illegible]



[illegible]

## 規 劃 署

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



By fax (2739 1913) and Post  
**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/655  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074

RECEIVED 21 NOV 2023

21 November 2023

Lanbase Surveyors Limited  
9/F, Heony Tower  
9 Chatham Road South  
Tsim Sha Tsui, Kowloon  
(Attn.: Anson LEE)

Dear Sir,

**Compliance with Approval Conditions (j) and (k) -  
Submission and Implementation of Fire Service Installations Proposal**

**Renewal of Planning Approval for Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services and Ancillary Offices, Lots 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long  
(Planning Application No. A/YL-ST/655)**

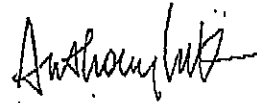
I refer to your letter received on 13.10.2023 regarding the submission and implementation of the fire service installations proposal for compliance with approval conditions (j) and (k) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned conditions have 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. Please find the detailed comments.

Please refer to the advisory comment from Fire Services Department (FSD) at **Appendix**. Should you have any queries, please contact Mr. CHEUNG Wing Hei (Tel: 2733 7737) of FSD directly.

- 2 -

Yours faithfully,



(Anthony LUK)  
District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

c.c.  
D of FS  
CTP/TPB(2)  
Site Record

(Attn.: Mr. CHEUNG Wing Hei)

AL/AC/mw



**Appendix****Detailed Comments of D of FS**

The existing FSI's implemented on the application site shall be maintained in an efficient working order at all times.

## **APPENDIX 9**

**The Compliance Letter for Provision of Boundary Fencing  
under Previous Planning Application No. A/YL-ST/506**

規 劃 署

粉嶺、上水及元朗東規劃處  
新界沙田上禾輦路1號  
沙田政府合署12樓



By Fax (2739 1913) and Post  
Planning Department

Fanling, Sheung Shui &  
Yuen Long East  
District Planning Office  
12/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-ST/506  
電話號碼 Tel. No.: 2158 6271  
傳真機號碼 Fax No.: 3105 0057

RECEIVED 02 NOV 2018

31 October 2018

Lanbase Surveyors Limited  
9/F, Hecny Tower,  
9 Chatham Road South,  
Tsim Sha Tsui, Kowloon,  
Hong Kong  
(Attn: Rock K. M. TSANG)

Dear Sir,

Planning Application No. A/YL-ST/506  
Compliance with Approval Condition (m)

I refer to your submission dated 10.9.2018 regarding the provision of boundary fencing on the site. 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. Billy W.M. AU-YEUNG (Tel: 2158 6259) direct.

Yours sincerely,

C. K. Yip  
(C. K. YIP)

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

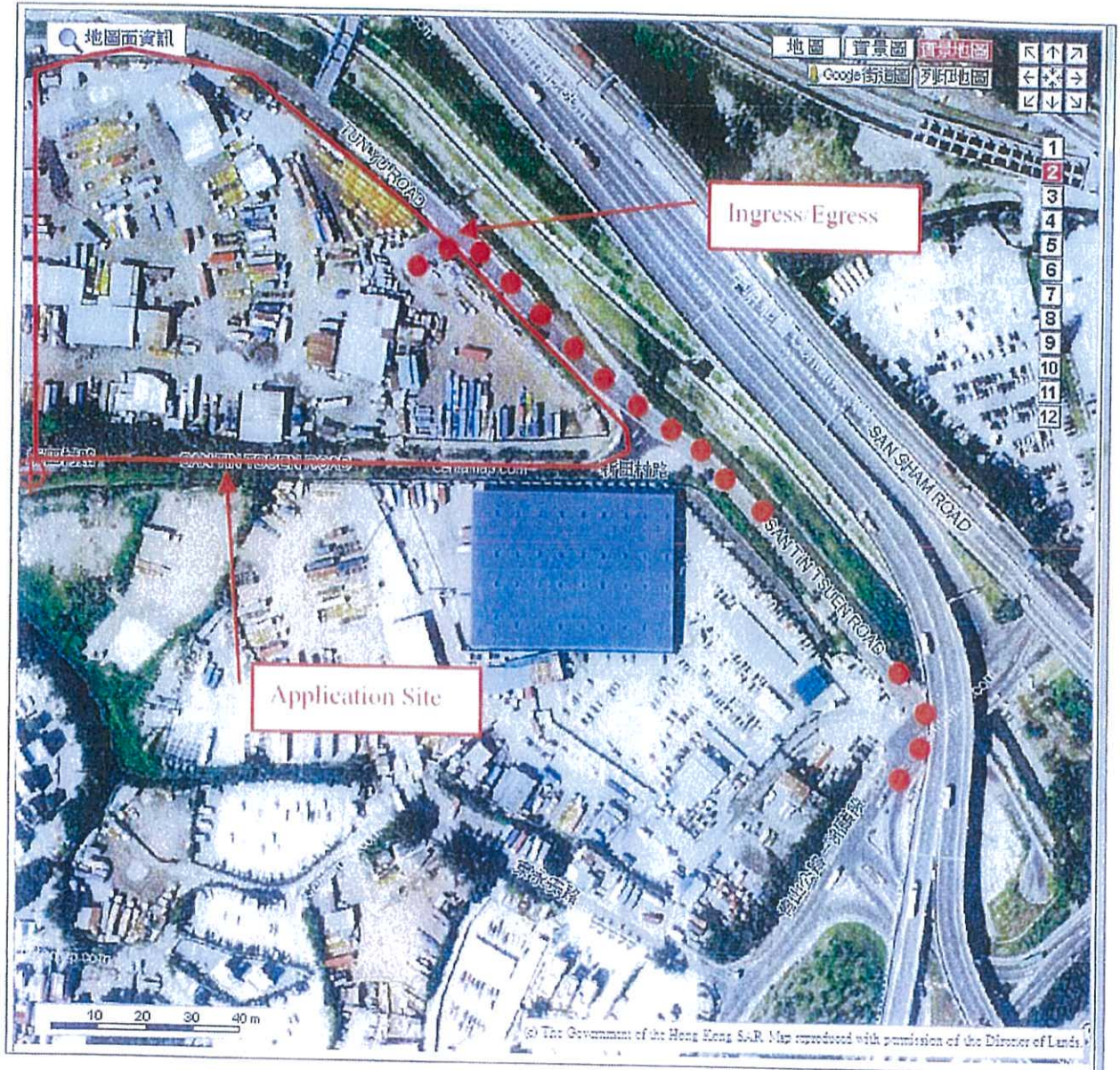
c.c.  
CTP/TPB(2)



## **APPENDIX 10**

### **Figure 1: Vehicular Circulation**

**Figure 1: Vehicular Circulation**



Source: <http://www.centamap.com>

## **APPENDIX 11**

### **Site Photos**



## Site Photos

### Application Site

Western Portion of the Site (Lots 743RP(Part) and 744RP(Part))



Eastern Portion of the Site (Lot 372sDRP(Part))



Our Ref.: YL/TPN/1004I/L02

8 January 2024

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

**By Post and Email**

Dear Sir/Madam,

**Planning Application for  
A Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of  
New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop  
and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and  
Services, Eating Place and Ancillary Offices  
for a Period of Three Years  
at Lots 372sDRP(Part), 743RP(Part), 744RP(Part) in D.D. 99 and adjoining Government Land,  
San Tin, Yuen Long, New Territories  
(Planning Application No. A/YL-ST/664)**

We refer to the captioned planning application.

We would like to clarify that there are drainage facilities on site and they remain unchanged from previous Planning Application Nos. A/YL-ST/575 and A/YL-ST/655. We also provide herewith a set of "Response-to-Comments" and an as-built drainage plan with a photographic record showing the existing condition of drainage facilities for submission.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you for your attention.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED

Anson Lee

Encl.  
RK/AL

c.c.

DPO/FSS & YLE

(Attn.: Mr. Kimson Chiu

By Email)



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



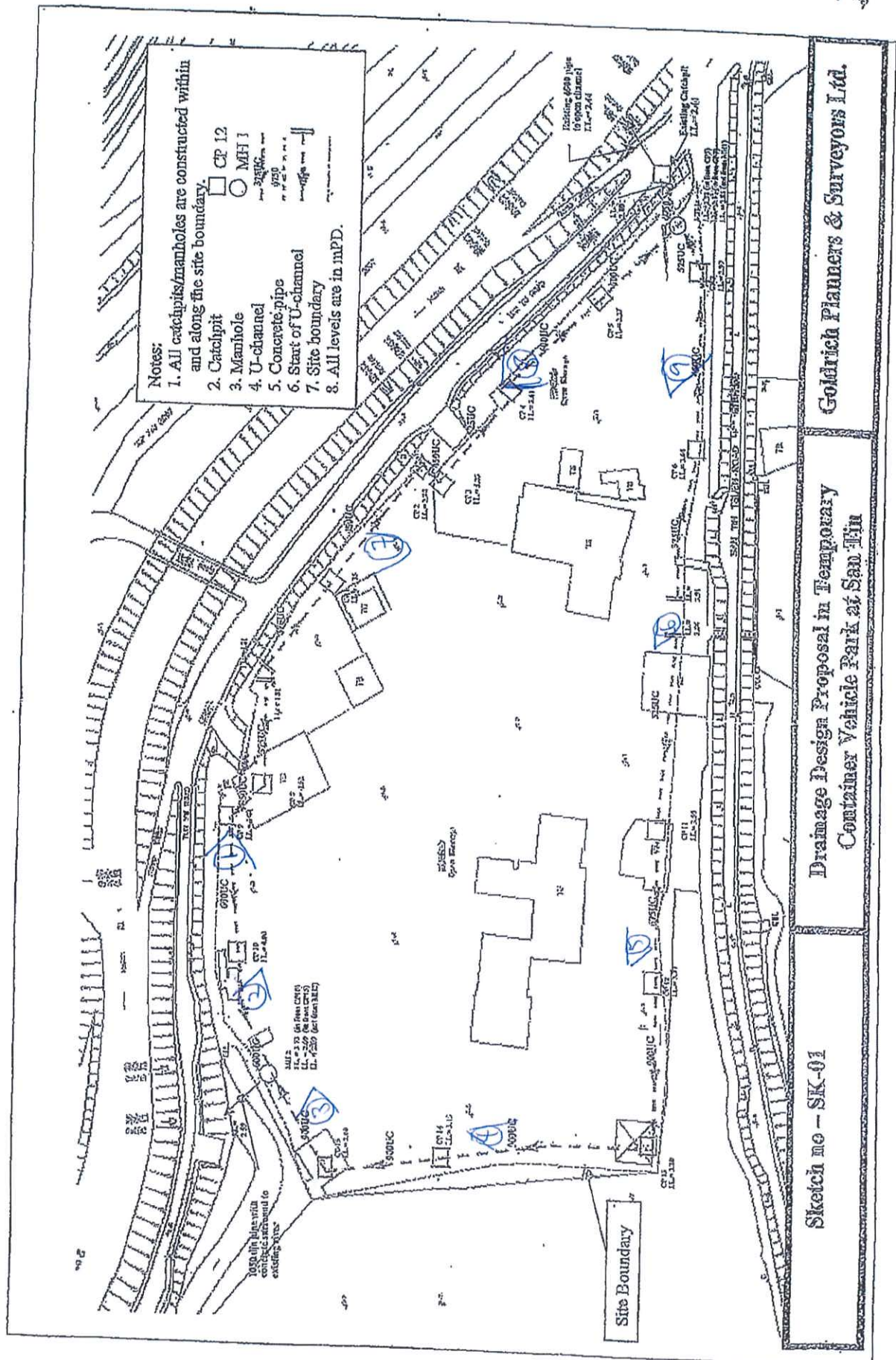
ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)

**Response-to-Comments**

	<b>Departmental Comments</b>	<b>Responses</b>
	<b><u>Drainage Services Department (DSD)</u></b> <b>(Contact: Mr. Leong Cheung Ching at 2300-1432)</b>	
(a)	It is noted that the site layout under this application is basically the same as submitted and accepted under previous planning application A/YL-ST 575 and A/YL-ST 655. However, the attached drainage proposal is not legible. The applicant shall resubmit the drainage proposal for our record. The applicant shall also provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs.	Please see the attached as-built drainage plan with a photographic record showing the existing condition of drainage facilities.



## **An As-built Drainage Plan with a Photographic Record**





## Drainage Photos

Photo 1



Photo 2



Photo 3



Photo 4





**Photo 5**



**Photo 6**



**Photo 7**



**Photo 8**



Photo 9





Our Ref.: YL/TPN/1004I/L05

18 January 2024

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

**By Post and Email**

Dear Sir/Madam,

**Planning Application for  
A Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of  
New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop  
and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and  
Services, Eating Place and Ancillary Offices  
for a Period of Three Years  
at Lots 372sDRP(Part), 743RP(Part), 744RP(Part) in D.D. 99 and adjoining Government Land,  
San Tin, Yuen Long, New Territories  
(Planning Application No. A/YL-ST/664)**

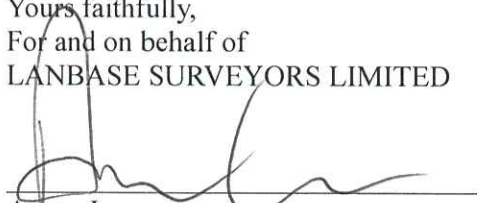
We refer to the captioned planning application.

We would like to supersede our previous letters (Ref.: YL/TPN/1004I/L03 and YL/TPN/1004IL04) and clarify that the purpose of the current planning application is to consolidate previous Planning Application No. A/YL-ST/627 and A/YL-ST/655.

We also provide herewith a set of "Response-to-Comments" together with a revised Proposed Layout Plan and the table of information of on-site structures, revised page 8 of planning statement and revised relevant pages of the application form for submission.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you for your attention.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED

  
Anson Lee  
Encl.  
RK/AL

c.c.

DPO/FSS & YLE

(Attn.: Mr. Kimson Chiu

By Email)



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

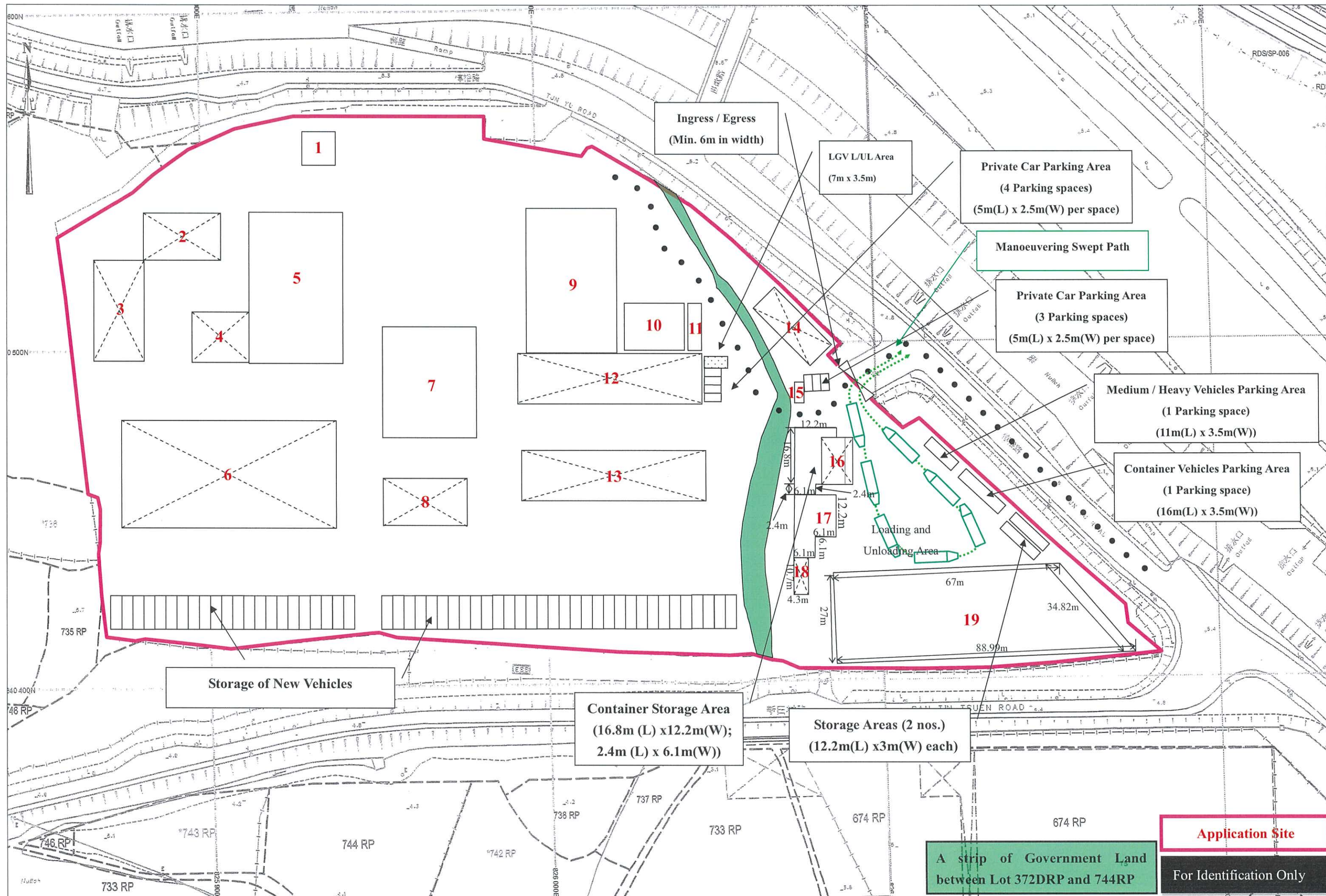


ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



### **Response-to-Comments**

	<b>Departmental Comments</b>	<b>Responses</b>
	<b><u>Transport Department (TD)</u></b> <b>(Contact: Mr. Leung Chi Kong at 2399-2778)</b>	
(a)	It is noted that the subject planning application covers the uses of two previous application namely A/YL-ST/627 and A/YL-ST/655. The proposed parking space in the subject application is found less than the total number of parking space in the two previous planning applications. Please review.	Please see the attached revised Layout Plan with increasing 4 private car parking spaces provision.
(b)	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.
(c)	Noted one loading/ unloading bay is provided in the previous approved planning application no. A/YL-ST/627, the applicant should at least provide one loading / unloading bay for the temporary eating place in the captioned planning application.	Please see the attached revised Layout Plan with increasing 1 LGV loading/unloading area.
(d)	The applicant should make sure the proposed location of parking spaces and loading/ unloading bay would not obstruct the vehicular access of container vehicles within the site.	Noted. Please see the attached revised Layout Plan.



Information of On-site Structures				
No.	Use	No. of Storey	Dimension	Covered Area (m <sup>2</sup> ) GFA (m <sup>2</sup> )
1	CLP Transformer Room	1	10m(W) x 10m(L) x 5m(H)	100 100
2	Vehicle Repairing and Servicing Area (Open-sided)	1	14m(W) x 23m(L) x 6m(H)	322 322
3	Vehicle Repairing and Servicing Area (Open-sided)	1	15m(W) x 30m(L) x 6m(H)	450 450
4	Vehicle Repairing and Servicing Area (Open-sided)	1	15m(W) x 17m(L) x 6m(H)	255 255
5	Shop, Office and Storeroom	2	28m(W) x 45m(L) x 7m(H)	1,260 2,520
6	Vehicle Repairing and Servicing Area (Open-sided)	1	32m(W) x 64m(L) x 6m(H)	2,048 2,048
7	Shop and Office	1	28m(W) x 33m(L) x 7.5m(H)	924 924
8	Vehicle Repairing and Servicing Area (Open-sided)	1	14m(W) x 25m(L) x 6m(H)	350 350
9	Shop, Office and Storeroom	2	27m(W) x 43m(L) x 8m(H)	1,161 2,322
10	Tyre Repairing Area	1	14m(W) x 18m(L) x 6m(H)	252 252
11	Tyre Repairing Area	1	4m(W) x 14m(L) x 6m(H)	56 56
12	Vehicle Repairing and Servicing Area (Open-sided)	1	15m(W) x 55m(L) x 6m(H)	825 825
13	Vehicle Repairing and Servicing Area (Open-sided)	1	15m(W) x 55m(L) x 6m(H)	825 825
14	Eating Place	1	9.1m(W) x 24.4m(L) x 7m(H)	222.0 222.0
15	Security Office	1	2.7m(W) x 6.1m(L) x 2.6m(H)	16.5 16.5
16	Container Storage Area (Open-sided)	1	9.1m(W) x 13.7m(L) x 5.2m(H)	124.7 124.7
17	Office	2	12.2m(W) x 12.2m(L) x 5.2m(H) 6.1m(W) x 6.1m(L) x 5.2m(H)	186.1 372.1
18	Container Storage Area (Open-sided)	1	4.3m(W) x 10.7m(L) x 7m(H)	46.0 46.0
19	Storage of Construction Materials	1 (Height = 8m)	(67m(L) + 88.99 m(L)) x 27m(W) / 2	2,105.9 2,105.9
			<b>Total Area (m<sup>2</sup>)</b>	<b>11,529.2 14,136.2</b>



#### 4. PROPOSED DEVELOPMENT

##### 4.1 Applied Use

The subject application is to provide the use of “Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices” on the Site.

##### 4.2 Proposed Use and Site Layout

It is proposed to provide about 1 number of container vehicle parking space, 1 number of medium/heavy vehicle parking space, 7 numbers of private vehicle parking spaces and 1 light goods vehicle loading/unloading area, new vehicles storage area, construction materials storage area, container storage area, tyre repairing area, vehicle repairing and servicing area, eating place, sales and administration offices on the Site. Please refer to the Proposed Layout Plan at **Appendix 5**.

##### 4.3 Site Area and Boundary

The Site has an area of about 36,503m<sup>2</sup>, including Government Land of about 723m<sup>2</sup>, which is identical to previous Planning Application No. A/YL-ST/655.

##### 4.4 Operation Hours

4.4.1 The proposed “Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services and Ancillary Offices” uses would be operated from 8am to 11pm from Monday to Saturday and from 10am to 5pm on Sundays and Public Holidays, which is identical to previous planning application No. A/YL-ST/655.

4.4.2 The proposed “Eating Place” use would be operated from 7am to 10pm daily (from Monday to Sunday and Public Holidays), which is identical to Planning Application No. A/YL-ST/627.

##### 4.5 Drainage

The existing drainage facilities approved under previous planning applications are properly maintained. The Applicant will continue to provide proper maintenance on the drainage facilities. Also, please refer to the relevant compliance letters for the approval conditions under previous planning application No. A/YL-ST/575 at **Appendix 6**.

## 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 (INCLUDING CONTAINER VEHICLES), CONTAINER STORAGE AREA, STORAGE OF NEW UNLICENSED CONTAINER TRACTORS, STORAGE OF CONSTRUCTION MATERIALS, TYRE REPAIR, SHOP AND SERVICES (SALE OF CONTAINER VEHICLES AND THE RELATED PARTS/ACCESSORIES), VEHICLE REPAIR AND SERVICES, EATING PLACE AND ANCILLARY OFFICES" (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3
	<input type="checkbox"/> month(s) 個月	

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	24,973.8	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	11,529.2	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	19		
Proposed domestic floor area 擬議住用樓面面積	NIL	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	14,136.2	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	14,136.2	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)

Please refer to Appendix 5 of Planning Statement.

## 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	7
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	1 (HGV/MGV)
Others (Please Specify) 其他 (請列明)	1
(Container Vehicle Parking Spaces)	

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

Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	Nil

(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	14,136.2 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.387 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	19	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.6 to 8 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 to 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	31.58 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		9
	Private Car Parking Spaces 私家車車位		7
	Motorcycle Parking Spaces 電單車車位		NIL
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		NIL
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		NIL
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		1 (HGV/MGV)
	Others (Please Specify) 其他 (請列明)		1
	Container Vehicle Parking Space		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位		NIL
	Coach Spaces 旅遊巴車位		NIL
	Light Goods Vehicle Spaces 輕型貨車車位		1
	Medium Goods Vehicle Spaces 中型貨車車位		NIL
	Heavy Goods Vehicle Spaces 重型貨車車位		NIL
	Others (Please Specify) 其他 (請列明)		



**Relevant Extracts of Town Planning Board Guidelines for  
Application for Developments within Deep Bay Area  
under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds;
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA; and
- (c) open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

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

According to TPB PG-No. 13G, the Site falls within Category 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>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/DPA/YL-ST/11	Container Vehicle Park and Stormwater Nullah	23.7.1993 Approved by RNTPC
2.	A/YL-ST/12	Temporary container vehicle park and open storage of containers for 3 years	1.11.1996 Approved by RNTPC (3 Years)
3.	A/YL-ST/60	Proposed for pond filling and temporary container tractor/trailer park and open storage of containers for a period of 2 years	13.11.1998 Approved by RNTPC (2 Years)
4.	A/YL-ST/94	Temporary Container Vehicle Park and Open Storage of Containers with Ancillary Repair Area for a Period of 2 Years	10.9.1999 Approved by RNTPC (2 years)
5.	A/YL-ST/157	Temporary Container Vehicle Park and Container Depot with Ancillary Repair Area for a Period of 2 Years	22.12.2000 Approved by RNTPC (2 Years)
6.	A/YL-ST/167*	Temporary Container Tractor/Trailer Park and Open Storage of Containers with Ancillary Repair Area and Canteen for a Period of 18 Months	16.11.2001 Approved by RNTPC (18 Months) (Revoked on 16.2.2003)
7.	A/YL-ST/312*	Temporary Container Vehicle Park, Container Storage Area, Vehicle Repair and Canteen for a Period of 3 Years	1.9.2006 Approved by RNTPC (3 Years) (Revoked on 1.2.2009)
8.	A/YL-ST/363	Temporary Container Vehicle Park, Container Storage Area, Vehicle Repair and Canteen for a Period of 3 Years	27.3.2009 (Approved by TPB on review) (3 Years)
9.	A/YL-ST/411*	Renewal of Planning Approval for Temporary Container Vehicle Park, Container Storage Area, Vehicle Repair and Canteen for a Period of 3 Years	16.3.2012 Approved by RNTPC (3 Years) (Revoked on 27.3.2013)
10.	A/YL-ST/438*	Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services and Ancillary Offices	11.10.2013 Approved by RNTPC (3 Years) (Revoked on 11.10.2014)
11.	A/YL-ST/447	Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories) , Vehicle Repair and Services, and Ancillary Offices for a Period of 3 Years	22.8.2014 Approved by RNTPC (3 Years)



No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
12.	A/YL-ST/506	Renewal of Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories) , Vehicle Repair and Services, and Ancillary Offices for a Period of 3 Years	11.8.2017 Approved by RNTPC (3 Years)
13.	A/YL-ST/575	Renewal of Planning Approval for Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, and Ancillary Offices for a Period of 3 Years	15.9.2020 Approved by RNTPC (3 Years)
14.	A/YL-ST/627	Proposed Temporary Eating Place for a Period of 3 Years	23.9.2022 Approved by RNTPC (3 Years)
15.	A/YL-ST/655	Renewal of Planning Approval for Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, and Ancillary Offices for a Period of 3 Years	11.9.2023 Approved by RNTPC (3 Years)

\* denotes permission revoked

#### Rejected Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/YL-ST/95	Temporary Container Storage and Container Vehicle Parking with Ancillary Workshop Facilities for a Period of 3 Years	26.5.2000 Rejected by TPB on review	(1), (2), (3)
2.	A/YL-ST/103	Temporary Container Tractor/Trailer Parks and Open Storage of Containers with Ancillary Repair Area for a Period of 2 Years	21.7.2000 Rejected by TPB on review	(1), (2)

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
3.	A/YL-ST/200	Temporary Container Vehicle Park and Container Depot with Ancillary Repair Area for a Period of 2 Years	14.6.2002 Rejected by RNTPC	(2), (4)
4.	A/YL-ST/295	Temporary Container Vehicle Park, Container Storage Area, Vehicle Repair and Canteen for a Period of 3 Years	17.3.2006 Rejected by RNTPC	(1), (5)

Rejection Reasons:

- (1) Not in-line with TPB PG-No. 12B for “Application for Developments within Deep Bay Area”.
- (2) There was insufficient information in the submissions to demonstrate that due regard had been given to minimise the adverse impacts of the development including drainage, traffic, sewerage, environment and ecology on the surrounding areas.
- (3) The submitted layout was not acceptable.
- (4) A large portion of the site falls within the gazetted scheme boundary of the Eastern Main Drainage Channel for San Tin, the approval of the application, even on temporary basis, would jeopardise the implementation of the drainage channel project.
- (5) Not in-line with TPB PG-No.13D for Application for Temporary Open Storage and Port Back-up Uses.

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

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/559*	Temporary Shop and Services (Motor Vehicle Showroom) for a Period of 3 Years	15.11.2019 Approved by RNTPC (3 Years) (Revoked on 15.2.2022)
2.	A/YL-ST/592*	Temporary Shop and Services for a Period of 3 Years	13.8.2021 Approved by RNTPC (3 Years)
3.	A/YL-ST/595*	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	12.11.2021 Approved by RNTPC (3 Years) (Revoked on 24.12.2021)
4.	A/YL-ST/600*	Proposed Temporary Shop and Services for a Period of 3 Years and Associated Filling and Excavation of Land	24.12.2021 Approved by RNTPC (3 Years) (Revoked on 24.9.2023)

\* 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) Nos. 372S.D RP, 744 RP in D.D.99 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 and Government Land (GL);
- the private lot no. 744 RP in D.D.99 is covered by Short Term Waiver No. 4045 for the purpose of “Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, and Ancillary Offices”;
- the GL within the application site is covered by Short Term Tenancy No. 2830 for the purpose of “Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, and Ancillary Offices”; 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. Environment**

Comments of the Director of Environmental Protection (DEP):

- no environmental complaints relating to the Site was recorded in the past 3 years;
- the application includes 2 parking spaces for heavy goods vehicles/container vehicles and the use of heavy vehicles is expected. No sensitive receiver within 100 m from the

site boundary and 50 from the access road is found. As such, in accordance with the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites”, he has no objection to the application; and

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

#### **4. Landscape**

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

- based on the aerial photo of 2022, the Site is located in a rural landscape character comprising of car parks, temporary structures, ponds, scattered tree groups and dense vegetation to the west. Comparing the aerial photo of 2022 and 2019, there is no significant change to the landscape character of the surrounding area. According to the proposed layout plan, there is no significant change in the layout. The planning statement stated that the existing landscape and tree plantings would be properly maintained. Further significant adverse landscape impact within the Site arising from the continuous use is not anticipated. As such, she has no objection to the application from landscape planning perspective.

#### **5. Drainage**

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

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- the site layout under this application is basically the same as the drainage proposal submitted and accepted under previous planning application No. A/YL-ST/575 and A/YL-ST/655 and he has no further comment on the submitted drainage proposal;
- the applicant shall provided DSD a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs; and
- advisory comments as detailed in **Appendix V**.

#### **6. Fire Safety**

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

- no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- a set of legible FSI proposal for the planning application shall be provided for further consideration; and

- comments on the submitted FSI proposal and advisory comments as detailed in **Appendix V**.

## **7. Food and Environmental Hygiene**

Comments of the Director of Food and Environment Hygiene (DFEH):

- no adverse comment on the subject planning application;
- advisory comments as detailed in **Appendix V**.

## **8. 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) Director of Food and Environmental Hygiene;
- (e) Project Manager (West), Civil Engineering and Development Department, Civil Engineering and Development Department (CEDD);
- (f) Head of Geotechnical Engineering Office, CEDD;
- (g) Chief Engineer/Construction, Water Supplies Department;
- (h) Chief Building Surveyor/New Territories West, Buildings Department;
- (i) Commissioner of Police; and
- (j) 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 LandsD for modification of the STT/STW conditions where appropriate. The owner(s) of lots without STW will need to immediately apply to LandsD to permit the structures to be erected or regularise any irregularity on site, if any. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by the Government in its capacity as 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 among others the payment of rent or fee, as may be imposed 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 local access which is not managed by the Transport Department. The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with 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 Tun Yu Road; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
  - the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” 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 DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained; and
- the applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;

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

- on the FS Notes of the submitted fire services installation (FSI) proposal:
  - (i) the standards and specification of the proposed automatic sprinkler system shall be revised to 'LPC BS EN 12845:2015 and the FSD Circular Letter No. 5/2020';
  - (ii) automatic sprinkler system shall be provided to every storey of each structure;
  - (iii) the standards and specification of the proposed fire detection system shall be revised to 'BS 5839-1:2017 and the FSD Circular Letter No. 6/2021';
  - (iv) the provision of fire alarm system shall be demonstrated in form of FS Notes with all relevant standards and specifications (i.e. BS 5839-1:2017 and the FSD Circular Letter No. 6/2021);
  - (v) the standards and specification of the proposed emergency lighting shall be revised to 'BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021';
  - (vi) the standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'; and
  - (vii) justifications for the non-provision of smoke extraction systems to Structures 1 and 6 shall be specified in the FS Notes;
- the applicant shall submit a set of legible FSI proposal in hard copy, preferably in A1 size; and
- if the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- no facilities of her department will be affected;

- proper licence/permit issued by Food and Environmental Hygiene Department (FEHD) is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. In accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression “food business” means any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from this department. However, the operation of any eating place providing foods to outsiders with payment should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from this department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
  - the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and
  - proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;
- (i) to note the comments of the Chief Highway Engineer/Railway Development 2-1, Railway Development Office, Highways Department (CE/RD 2-1, RDO, HyD) that:
- the Site is in close proximity to the Northern Link (NOL) Spur Line alignment which is under development by the Mass Transit Railway Corporation Limited (MTRCL);
  - the applicant is required to consult MTRCL with respect to the design and construction of the proposed works, whether it would affect the NOL Spur Line;



- deep foundation such as piling is not permitted at the Site unless MTRCL's agreement is sought; and
  - as the detailed design of the NOL Spur Line project has not commenced, MTRCL or HyD may provide further comment in future;
- (j) to note the comments of Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that:
- the Site is located near the Development of Lok Ma Chau Loop: Main Works Package 1 – Site Formation and Infrastructure Works Project. The applicant should take note of the proposed works which are near the Site;
- (k) 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 the Buildings Ordinance (BO); and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
  - if the existing structures are erected on leased land without approval of BA, they are unauthorised building works (UBW) under BO and should not be designated for the use under the application;
  - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
  - before any new building works (including containers and open sheds as temporary buildings) 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;
  - if the applied use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary building which are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the B(P)R respectively;

- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage; and
- detailed checking under the BO will be carried out at building plan submission stage.