

Our Ref.: YL/TPN/767K/L02

26 March 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,

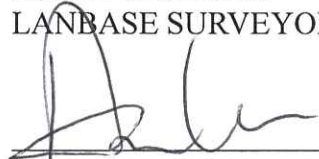
**Planning Application
for a “Temporary Public Car Park (for Private Cars and Lok Ma Chau - Huanggang
Cross Boundary Shuttle Buses Only)
with Ancillary Facilities (Including a Refreshment Kiosk)”
For a Period of Three Years
Lot 372sDRP (Part) in DD 99 and Adjoining Government Land,
San Tin, Yuen Long, New Territories
(Planning Application No. A/STT/1)**

We refer to the captioned planning application.

We submit herewith revised page 3 and page 10 of the application form, and Planning Department’s letter dated 16 February 2022 for replacing Planning Department’s letter dated 12 October 2021 at Appendix 6 of the Planning Statement.

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

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
Encl.
RK/AL

c.c.
DPO / FSS & YLE (Attn.: Mr. Ryan Chan Email)



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



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Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOT 372sDRP (PART) IN D.D. 99 AND ADJOINING GOVERNMENT LAND IN SAN TIN, YUEN LONG, NEW TERRITORIES.
Site area 地盤面積	16,442 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 8,708 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1
Zoning 地帶	"OTHER SPECIFIED USES ("INNOVATION AND TECHNOLOGY")", "GOVERNMENT, INSTITUTION OR COMMUNITY", AND "ROAD"
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY PUBLIC VEHICLE PARK (FOR PRIVATE CARS AND LOK MA CHAU – HUANGGANG CROSS BOUNDARY SHUTTLE BUSES ONLY) WITH ANCILLARY FACILITIES (INCLUDING A REFRESHMENT KIOSK)

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN (OZP) NO. S/STT/1
(e) Land use zone(s) involved 涉及的土地用途地帶	"OTHER SPECIFIED USES ("INNOVATION AND TECHNOLOGY")", "GOVERNMENT, INSTITUTION OR COMMUNITY", AND "ROAD"
(f) Current use(s) 現時用途	TEMPORARY PUBLIC VEHICLE PARK (FOR PRIVATE CARS AND LOK MA CHAU - HUANGGANG CROSS BOUNDARY SHUTTLE BUSES ONLY) WITH ANCILLARY FACILITIES (INCLUDING A REFRESHMENT KIOSK) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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 YL/TPN/767J/L11
本署檔號 Our Reference () in TPB/A/YL-ST/588
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

16 February 2022

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

Dear Sir/Madam,

**Compliance with Approval Condition (k)
Submission of Photographic Records of the Existing Drainage Facilities**

**Renewal of Planning Application for Temporary Public Vehicle Park
(For Private Cars and Lok Ma Chau - Huanggang Cross Boundary Shuttle Buses Only)
with Ancillary Facilities (Including a Refreshment Kiosk) for a Period of 3 Years
in "Undetermined" Zone, Lot 372 S.D RP (Part) In D.D. 99 and
Adjoining Government Land in San Tin, Yuen Long
(Planning Application No. A/YL-ST/588)**


I refer to your letter dated 17.1.2022 regarding the submission of the revised as-built drainage plan for compliance with approval condition (k) of the subject application. 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.

Please refer to the advisory comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) at Appendix. Should you have any enquires, please contact Ms. Stephanie FENG (Tel: 2300 1254) of DSD.

- 2 -

Yours faithfully,



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

c.c.
CE/MN, DSD
CTP/TPB(2)

(Attn: Mr. Stephanie FENG)

AL/CC/AC/BT

Detail comments of CE/MN, DSD:

Appendix

Please maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. You are required to rectify the drainage system at your own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation.