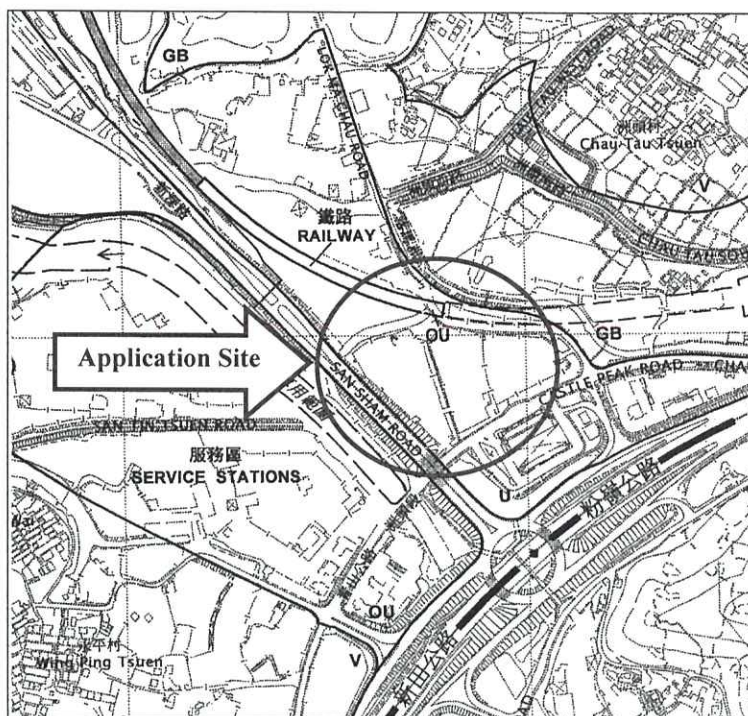


Planning Application  
Under Section 16  
of the  
Town Planning Ordinance  
(Cap. 131)

**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**



Prepared by

**LANBASE Surveyors Limited**

March 2024

## EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lot No. 372sDRP(Part) in DD99 and adjoining Government Land, San Tin, Yuen Long, New Territories. The Site is located adjacent to the junction of San Sham Road and Castle Peak Road - San Tin section and about 40m away from north of the San Tin Interchange. The Site is applied for the use of "Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)". The Site occupies a site area of about 16,442m<sup>2</sup> including Government Land of about 8,708m<sup>2</sup>. In accordance with the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/SST/1 dated 8.3.2024, the Site falls within an area zoned "Other Specified Uses (For "Innovation and Technology" Only)" ("OU ("Innovation and Technology" Only)", "Government, Institution or Community" ("G/IC"), and "Road". 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 1 area.

A planning permission is sought for using the Site as "Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)", which is same or similar to the approved use of temporary car park under previous planning applications No. A/YL-ST/131, A/YL-ST/204, A/YL-ST/229, A/YL-ST/308, A/YL-ST/357, A/YL-ST/409, A/YL-ST/435, A/YL-ST/463, A/YL-ST/523 and A/YL-ST/588, which were respectively approved on 16.6.2000, 9.8.2002, 7.3.2003, 7.4.2006, 13.2.2009, 20.1.2012, 16.8.2013, 22.5.2015, 18.5.2018 and 14.5.2021.

Since the car park 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. In addition, proper fire precaution measures will also be adopted.

The subject application is justified on the following grounds: 1) Previous Planning Permission for Same or Similar Uses; 2) Meeting the Government's Requirements; 3) Meeting the Parking Demand of Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses; 4) Maintenance of Existing Facilities on Site; 5) Compliance with Approval Conditions; 6) Recent Permissions for Similar Uses Near the Site; 7) High Demand for Public Vehicle Park in Lok Ma Chau; 8) Compatible with Surrounding Land Uses; and 9) 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372D餘段(部份)及毗鄰政府土地。申請場地鄰近新深路及青山公路新田段交界，距離新田交匯處北面約40米。現作三年臨時許可申請作「公眾停車場(只供私家車及落馬洲-皇崗穿梭巴士停泊)及附屬設施(包括小食亭)」用途。申請地段佔地共16,442平方米，包括8,708平方米的政府土地。是項申請地段位於新田科技城計劃大綱草圖編號S/STT/1(發表於2024年3月8日)內之「其他指定用途(只適用於「創新及科技」)」、「政府、機構或社區」及「道路」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1類別。

是項臨時許可申請把場地申請用作「公眾停車場(只供私家車及落馬洲-皇崗穿梭巴士停泊)及附屬設施(包括小食亭)」，與分別於2000年6月16日、2002年8月9日、2003年3月7日、2006年4月7日、2009年2月13日、2012年1月20日、2013年8月16日、2015年5月22日及2018年5月18日獲城規會批准的申請編號A/YL-ST/131、A/YL-ST/204、A/YL-ST/229、A/YL-ST/308、A/YL-ST/357、A/YL-ST/409、A/YL-ST/435、A/YL-ST/463、A/YL-ST/523及A/YL-ST/588之臨時公眾停車場用途相同或相類似。

基於是項申請地段已營運數年，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。再者，是項規劃也會採取一些防火措施。

是項申請的理由如下：1)跟以前獲批准的方案相同或相類似； 2)迎合政府要求；3)迎合落馬洲-皇崗過境接駁巴士之泊位需求； 4)維持場內現有設施； 5)履行規劃條款； 6)近期在附近的類似用途申請已獲批准； 7)落馬洲對公眾停車場是有高需求的； 8)符合附近的土地用途； 及9)沒有新增的交通、渠務及環境影響。

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## 1. INTRODUCTION

- 1.1 The Application Site (the 'Site') is located adjacent to the junction of San Sham Road and Castle Peak Road - San Tin section and about 40m away from north of the San Tin Interchange. According to the Draft San Tin Technopole Outline Zoning Plan No. S/STT/1 dated 8.3.2024, the Site falls within an area zoned "Other Specified Uses (For "Innovation and Technology" Only)" ("OU ("Innovation and Technology" Only)"), "Government, Institution or Community" ("G/IC"), and "Road". Please refer to an extract of the plan at **Appendix 1**.
- 1.2 Public vehicle park is always permitted under "Other Specified Uses (For "Innovation and Technology" Only)" ("OU ("Innovation and Technology" Only)"), and "Government, Institution or Community" ("G/IC") zones. However, any temporary use or development on "Road" zone requires permission from the Town Planning Board (the 'Board').
- 1.3 The Site is the subject of ten previous planning applications including:
- a) Planning Application No. A/YL-ST/131 was approved on 16.6.2000 for "Temporary Public Car Park with Ancillary Office and Canteen" for a Period of 3 Years;
  - b) Planning Application No. A/YL-ST/204 was approved on 9.8.2002 for "Temporary Public Car Park with Ancillary Office" for a Period of 3 Years;
  - c) Planning Application No. A/YL-ST/229 was approved on 7.3.2003 for "Temporary Public Car Park (for Private Car) with Ancillary Facilities (including a Refreshment Kiosk)" for a Period of 3 Years;
  - d) Planning Application No. A/YL-ST/308 was approved on 7.4.2006 for "Temporary Public Car Park (for Private Car) with Ancillary Facilities (including a Refreshment Kiosk)" for a Period of 3 Years;
  - e) Planning Application No. A/YL-ST/357 was approved on 13.2.2009 for "Temporary Public Car Park (for Private Car) with Ancillary Facilities (including a Refreshment Kiosk)" for a Period of 3 Years;
  - f) Planning Application No. A/YL-ST/409 was approved on 20.1.2012 for "Temporary Public Car Park (for Private Car) with Ancillary Facilities (including a Refreshment Kiosk)" for a Period of 3 Years;
  - g) Planning Application No. A/YL-ST/435 was approved on 16.8.2013 for "Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)";
  - h) Planning Application No. A/YL-ST/463 was approved on 22.5.2015 for

- “Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)”;
- i) Planning Application No. A/YL-ST/523 was approved on 18.5.2018 for “Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)”;
  - j) Planning Application No. A/YL-ST/588 was approved on 14.5.2021 for “Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)”. The Board’s Approval Letter dated 28.5.2021 is attached 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 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, 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

2.1.1 The Application Site comprises Lot 372sDRP(Part) in DD 99 and the adjoining Government Land in San Tin, Yuen Long, New Territories. The Site occupies an area of about 16,442m<sup>2</sup> including Government Land of about 8,708m<sup>2</sup>. Please refer to Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.

2.1.2 The Site has been paved and is currently being used for the purpose of a “Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)” under planning application No. A/YL-ST/588.

### 2.2 Lease Particulars

The Remaining Portion of Section D of Lot 372 in DD 99 is held under Block Government Lease which is virtually unrestricted, but subject to the standard offensive trade clause.

### 2.3 Surrounding Land Uses

2.3.1 The Site is located at the southeast of the Lok Ma Chau border crossing in San Tin, Yuen Long, New Territories. It is bounded by Lok Ma Chau Road and a nullah to the north, a lorry park to the east, San Sham Road to the west and Castle Peak Road - San Tin section to the south.

2.3.2 The subject area is predominantly occupied by similar use of public car park, which is concentrated along both sides of San Sham Road and Castle Peak Road. Immediate to the north is a temporary container vehicle park and container storage area.

2.3.3 Other uses in the vicinity include the Sheung Shui to Lok Ma Chau Spur Line and the Lok Ma Chau Public Transport Interchange further to the east and south, respectively. The transport interchange has been in operation since 1997 and provides cross-border shuttle bus (Yellow Bus) services to Huanggang, China which has been operated 24-hour a day since 27.1.2003. It is also the drop-off point for those arriving by minibus, taxi or private car and wishing to cross the Chinese border.

2.3.4 Chau Tau Village and Pun Uk Tsuen are located at approximately 300m and 400m away from the Site respectively.



## 2.4 Accessibility

- 2.4.1 The Site is located adjacent to the junction of San Sham Road and Castle Peak Road - San Tin section and about 40m away from north of the San Tin Interchange. It is conveniently linked to other parts of the Territory and the Chinese border via Castle Peak Road, New Territories Circular Road (NTCR), San Tin Interchange and San Sham Road.
- 2.4.2 Vehicular access to the Site is via Castle Peak Road.
- 2.4.3 The subject area is served by various modes of public transport, including franchised buses, minibuses and taxis along the Castle Peak Road. The adjacent public transport interchange also provides Huanggang Cross Boundary Shuttle Buses services.

### 3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Other Specified Uses (For “Innovation and Technology” Only)” (“OU (“Innovation and Technology” Only)”), “Government, Institution or Community” (“G/IC”), and “Road” on the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/SST/1 dated 8.3.2024. Extract of the OZP are attached at **Appendix 1**.
- 3.2 Public vehicle park is always permitted under “Other Specified Uses (For “Innovation and Technology” Only)” (“OU (“Innovation and Technology” Only)”) and “Government, Institution or Community” (“G/IC”) zones. However, any temporary use or development on “Road” zone requires permission from the Town Planning Board (the ‘Board’).
- 3.3 The Site is the subject of ten previous planning applications including:
- a) Planning Application No. A/YL-ST/131 was approved on 16.6.2000 for “Temporary Public Car Park with Ancillary Office and Canteen” for a Period of 3 Years;
  - b) Planning Application No. A/YL-ST/204 was approved on 9.8.2002 for “Temporary Public Car Park with Ancillary Office” for a Period of 3 Years;
  - c) Planning Application No. A/YL-ST/229 was approved on 7.3.2003 for “Temporary Public Car Park (for Private Car) with Ancillary Facilities (including a Refreshment Kiosk)” for a Period of 3 Years;
  - d) Planning Application No. A/YL-ST/308 was approved on 7.4.2006 for “Temporary Public Car Park (for Private Car) with Ancillary Facilities (including a Refreshment Kiosk)” for a Period of 3 Years;
  - e) Planning Application No. A/YL-ST/357 was approved on 13.2.2009 for “Temporary Public Car Park (for Private Car) with Ancillary Facilities (including a Refreshment Kiosk)” for a Period of 3 Years; and
  - f) Planning Application No. A/YL-ST/409 was approved on 20.1.2012 for “Temporary Public Car Park (for Private Car) with Ancillary Facilities (including a Refreshment Kiosk)” for a Period of 3 Years;
  - g) Planning Application No. A/YL-ST/435 was approved on 16.8.2013 for “Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)”;
  - h) Planning Application No. A/YL-ST/463 was approved on 22.5.2015 for “Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a

Refreshment Kiosk)”;

- i) Planning Application No. A/YL-ST/523 was approved on 18.5.2018 for “Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)”; and
  - j) Planning Application No. A/YL-ST/588 was approved on 14.5.2021 for “Temporary Public Car Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)”. The Board’s Approval Letter dated 28.5.2021 is attached at **Appendix 2**.
- 3.4 In accordance with the Town Planning Board Guidelines No. 12C (**TPB PG-NO. 12C**) for Application for Developments within Deep Bay Area, 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. 13F (**TPB PG-NO. 13G**) for Application for Open Storage and Port Back-up Uses, the Site is classified as ‘Category 1’ area, which are considered suitable for open storage and port back-up uses.

## 4. PROPOSED DEVELOPMENT

### 4.1 Applied Use

The subject application is applied for the use of “Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)”, which is same to the existing use approved under Planning Applications No. A/YL-ST/435, No. A/YL-ST/463, No. A/YL-ST/523 and No. A/YL-ST/588, and similar to the use of “Temporary Public Car Park (for Private Car Only) with Ancillary Facilities (including a Refreshment Kiosk)” approved under the Planning Applications No. A/YL-ST/229, No. A/YL-ST/308, No. A/YL-ST/357 and No. A/YL-ST/409.

### 4.2 Site Area

The site boundary and site area are identical to Planning Application No. A/YL-ST/588. The Site would occupy an area of about 16,442m<sup>2</sup> including Government Land of about 8,708m<sup>2</sup>.

### 4.3 Proposed Use and Site Layout

4.3.1 It is proposed to provide “Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)” but excluding container vehicle and open storage at the site.

4.3.2 The proposed number of vehicle parking spaces is identical to Planning Application No. A/YL-ST/588. About 545 number of private car parking spaces are provided on the site to serving cross-border travelers between Hong Kong and the Shenzhen Special Economic Zone (SSEZ), especially to cope with the car parking demand after the round-the-clock boundary crossings at Lok Ma Chau - Huanggang checkpoint that has been operated since 27.1.2003. About 6 number of shuttle bus parking spaces are provided to support the Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses service in San Tin Interchange.

### 4.4 Ancillary Facilities

Shroff, site offices and refreshment kiosk are provided at the site. The refreshment kiosk would mainly provide light refreshments, snacks and soft drinks to the drivers. In addition, lighting facilities are provided at appropriate locations on the Site for safety concerns.

#### 4.5 Operation Hours

The proposed “Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)” would be operated 24 hours a day from Monday to Sunday during the planning approval period to serve the cross-border boundary travelers in the area.

#### 4.6 Traffic

4.6.1 The Site was permitted for same and similar uses of public vehicle park under planning applications No. A/YL-ST/131, A/YL-ST/204, A/YL-ST/229, A/YL-ST/308, A/YL-ST/357, A/YL-ST/409, A/YL-ST/435, A/YL-ST/463, A/YL-ST/523 and A/YL-ST/588. Therefore, the Site has come into existence for more than 10 years. Furthermore, parking of container vehicles will not be included in this application and the provision of the vehicular access would be maintained at the same location on the southern site boundary abutting Castle Peak Road – San Tin as shown on the proposed Layout Plan at **Appendix 5**. In addition, a buffer area approved under Planning Application No. A/YL-ST/409 would be properly maintained. The Site, therefore, will not generate additional number of vehicles under the current application.

4.6.2 The buffer area fronting Castle Peak Road – San Tin would be maintained such that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

#### 4.7 Drainage

The existing drainage facilities are properly maintained at Site. Please see the approved drainage proposal and the relevant compliance letters under Planning Application No. A/YL-ST/588 at **Appendix 6**. The Applicant will continue to provide proper maintenance on the drainage facilities, including the existing drainage facilities along western boundary.

#### 4.8 Fire Precaution Measures

Some fire precaution measures have been adopted on the existing site. Approval conditions for submission and implementation of fire service installations proposal under planning application No. A/YL-ST/588 were complied with. Please see the approved fire service installations proposal and the relevant compliance letters at **Appendix 7**. The fire precaution measures will be continuously provided on the site.

#### 4.9 Landscape

The existing landscape and tree plantings are properly maintained. Approval conditions for submission and implementation of tree preservation proposal under

planning application No. A/YL-ST/523 were complied with. Please see the approved tree preservation proposal and the relevant compliance letters at **Appendix 8**.

#### 4.10 Fencing

The Applicant has provided fencing facilities along most of the boundaries on site under previous planning applications. In order to fence off the site, the Applicant would continue maintaining the existing fencing facilities. However, as it is necessary to reserve spacing for government's maintenance works on the water mains and road signage, emergency exit and villagers walking access, it is unable to provide fencing along the western boundary of the site and some parts of the site boundary respectively. As same as previous planning applications No. A/YL-ST/463, No. A/YL-ST/523 and No. A/YL-ST/588, the Applicant would like to seek exemption from providing fencing along those parts of the site boundary, as shown in the Proposed Layout Plan at **Appendix 5**. Approval condition for provision of boundary fencing under planning application No. A/YL-ST/463 were complied with. Please see the relevant compliance letter at **Appendix 9**.

#### 4.11 Buffer Area and Vehicular Access

A buffer area for traffic circulation approved under Planning Application No. A/YL-ST/409 would be properly maintained. Adequate buffer area and vehicular access would be provided on Site in order to provide access for maintenance works within the site boundary.

## 5. JUSTIFICATIONS

### 5.1 Previous Planning Permissions for Same or Similar Uses

The Site was granted planning permissions for the same or similar uses of temporary public vehicle park under previous planning applications No. A/YL-ST/131, A/YL-ST/204, A/YL-ST/229, A/YL-ST/308, A/YL-ST/357, A/YL-ST/409, A/YL-ST/435, A/YL-ST/463, A/YL-ST/523 and A/YL-ST/588, which were approved on 16.6.2000, 9.8.2002, 7.3.2003, 7.4.2006, 13.2.2009, 20.1.2012, 16.8.2013, 22.5.2015, 18.5.2018 and 14.5.2021 respectively. The proposed site condition would be similar to the existing condition approved under previous planning applications. Without major change of planning circumstances, it is considered that the applied use of “Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)” should be allowed on Site.

### 5.2 Meeting the Government’s Requirements

The Site is currently operated as “Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)” under planning application No. A/YL-ST/588. In order to meet the government’s requirements under approval conditions (a), (j) and (k) with regard to providing setback of the western boundary of the Site from the centerline of the existing 150mm diameter water mains and buffer area fronting Castle Peak Area under planning application No. A/YL-ST/409, the Applicant had revised the layout plan for providing more buffer area on Site under previous planning application No. A/YL-ST/463.

### 5.3 Meeting the Parking Demand of Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses

Lok Ma Chau – Huanggang Cross Boundary Shuttle Bus is one of the main public transportations in the cross-boundary area. However, there is a lack of parking spaces in San Tin Interchange to support the service. In order to provide support to the service, a planning permission is hereby sought to include 6 number of Lok Ma Chau – Huanggang Cross Boundary Shuttle Bus parking spaces for meeting its parking needs in San Tin area.

### 5.4 Maintenance of Existing Facilities on Site

All of the existing facilities including fencing, paving, landscape planting and the drainage facilities would remain unchanged and would be well maintained on Site, except exemption of fencing facilities some parts of the site boundary for government’s maintenance works and walking access. The Applicant is willing to improve the condition upon the Government’s requirements. The proposed site condition would be most similar to the existing condition approved under previous planning applications. Therefore, the applied use of “Temporary Public Vehicle

Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)” should be allowed on Site.

#### 5.5 Compliance with Planning Conditions

All the approval conditions imposed on the Site under Planning Application No. A/YL-ST/588 have been satisfactorily complied with. Please refer to the compliance letters of approval conditions of planning application No. A/YL-ST/588 for submission of photographic records of the existing drainage facilities at **Appendix 6**, and submission and implementation of fire service installations proposal at **Appendix 7**. It was demonstrated that genuine efforts were provided to comply with the approval conditions in the previous planning applications, favourable consideration should be given to the application.

#### 5.6 Recent Permissions for Similar Use Near the Site

5.6.1 There were three planning applications for similar temporary vehicle parks approved in the surrounding in the past two years. These include Applications No. A/YL-ST/619 approved on 24.6.2022 for “Temporary Public Vehicle Park (excluding Container Vehicle)”, No. A/YL-ST/635 approved on 13.1.2023 for “Temporary Container Vehicle Park, Open Storage of Containers and Public Car Park”, and No. A/YL-ST/644 approved on 19.5.2023 for “Temporary Public Vehicle Park (including Private Cars, Container Vehicles and Heavy Goods Vehicles) with Ancillary Facilities (including Vehicle Repair Area, Site Offices and Canteen), Storage of Metal Ware and Construction Material, and Cargo Handling and Forwarding Facilities”.

5.6.2 Given that they are located in the close vicinity of the Site, the permissions granted by the Board for the similar uses revealed that the public car park should be suitable on the Site.

#### 5.7 High Demand for Public Vehicle Park in Lok Ma Chau

A high demand for car parking spaces has continually escalated since the 24-hour boundary crossing of Lok Ma Chau-Huanggang Control Point in 2003. Although the parking demand is temporarily slow down due to the COVID-19, about 545 number of private car parking spaces provided at the Site are important to the supply of car parking spaces to meet the high demand for public vehicle park in Lok Ma Chau for the cross-border activities under the normal situation. As the Site has been providing few hundred private car parking spaces, the car parking spaces would become under-supply in the locality if the subject application were rejected for its continuous operation as a public car park. In addition, there is lack of for Private Car and Lok Ma Chau – Huanggang Cross Boundary Shuttle Bus parking spaces provided near San Tin Interchange. The Site would provide 6 number of Lok Ma Chau – Huanggang Cross Boundary Shuttle Bus parking spaces to support the shuttle bus service at the San Tin Interchange.



## 5.8 Compatible with Surrounding Land Uses

To commensurate with the increasing demand for providing parking facilities since the commencement of 24-hour boundary crossing of Lok Ma Chau-Huanggang Control Point in 2003, most of the sites near the Lok Ma Chau Control Point have been converted to public car parks. In addition, the Site is situated at a prime location in the cross-border area, which is able to help catering for the increasing demand of public vehicle park. In fact, the locality of the Site has been generally occupied by public vehicle parks, open storages and other port back-up uses. The applied use of “Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)” is therefore compatible with the surrounding uses in the area.

## 5.9 No Additional Traffic, Drainage and Environmental Impacts

The Site has been operated as temporary public car park under previous planning applications for many years. Since most of the approval conditions imposed on the Site under previous planning applications had been fully complied with, it is considered that the proposed “Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)” generally reflects the existing site condition for providing private car parking spaces and provide a minimal support to the for Private Car and Lok Ma Chau – Huanggang Cross Boundary Shuttle Bus service in vicinity. In this respect, no additional traffic, drainage and environmental impacts are anticipated.

## 6. CONCLUSION

6.1 The Site has been used as a public car park for many years to cater for cross-border travelers. The Applicant seeks the Board's permission to provide the use of "Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)" on the Site for 3 years or a period considered appropriate under S.16 of the Town Planning Ordinance.

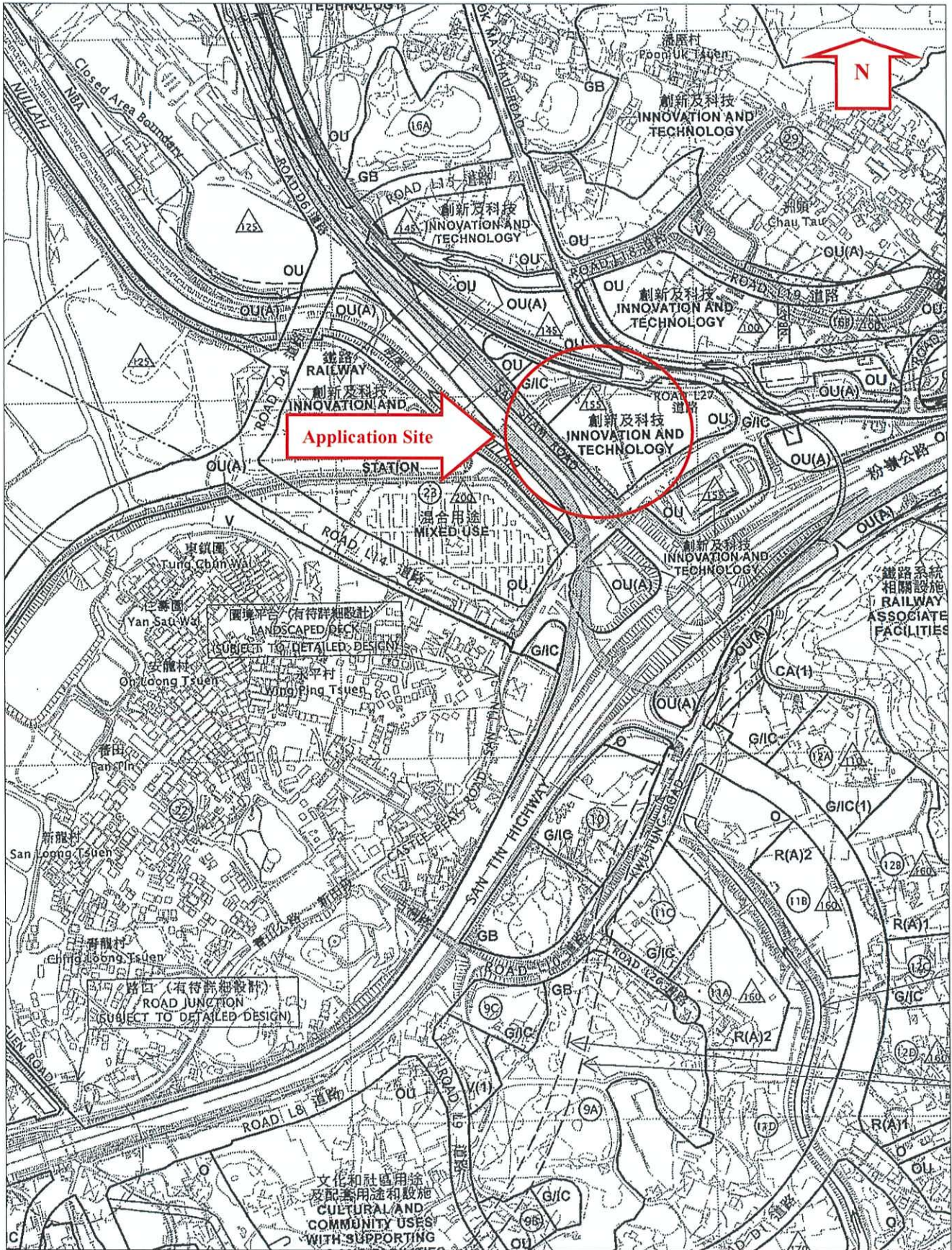
6.2 With regard to the followings:

- previous planning permissions for same or similar uses;
- meeting the government's requirements;
- meeting the parking demand of for Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses;
- maintenance of existing facilities on Site;
- compliance with approval conditions;
- recent planning permissions for similar uses near the Site;
- high demand for public vehicle park in Lok Ma Chau;
- compatible with surrounding land uses; and
- no additional traffic, drainage and environmental impacts.

the Board is requested to approve the planning application for the use of "Temporary Public Vehicle Park (for Private Cars and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (including a Refreshment Kiosk)" on the Site for 3 years or a period considered appropriate.

## **APPENDIX 1**

**Extract of Draft San Tin Technopole Outline Zoning Plan  
No. S/STT/1 dated 8.3.2024 and its Relevant Notes**



For Identification Only

OTHER SPECIFIED USES (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Innovation and Technology" Only

Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facilities Creative Industries Eating Place Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Flat (Staff Quarters only) Government Refuse Collection Point Government Use Hotel Industrial Use Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Refuse Disposal Installation Religious Institution Research, Design and Development Centre Residential Institution	Animal Quarantine Centre (not elsewhere specified) Dangerous Goods Godown Flat (not elsewhere specified) Gas Works Helicopter Landing Pad Sewage Treatment/Screening Plant
--	--

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Innovation and Technology" Only (Cont'd)

- Resource Recovery Park
- School
- Shop and Services
- Social Welfare Facility
- Training Centre
- Utility Installation for Private Project
- Vehicle Repair Workshop
- Warehouse (excluding Dangerous Goods Godown)
- Wholesale Trade

Planning Intention

This zone is intended primarily to provide development space for accommodating a variety of innovation and technology uses, including research and development, production activities, data centre, staff accommodation/talent apartment, supporting commercial/retail facilities and other complementary infrastructure.

Remarks

- (a) 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 the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) On land previously falling within "Conservation Area", "Green Belt", "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area", "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area", or "Undetermined" zone on the approved San Tin Outline Zoning Plan No. S/YL-ST/8, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except all works as required/co-ordinated/implemented by the Government), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the San Tin Interim Development Permission Area Plan No. IDPA/YL-ST/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Flat (Government Staff Quarters only) Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Firing Range Flat (not elsewhere specified) Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services (not elsewhere specified) Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (a) On land designated "Government, Institution or Community (1)", 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 the maximum building height in terms of number of storey(s) or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



- (8) In areas zoned “Conservation Area” or “Conservation Area (1)”,
- (a) the following uses or developments are always permitted:
    - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
    - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
    - (iii) provision of amenity planting by Government; and
  - (b) the following uses or developments require permission from the Town Planning Board:  
  
provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.
- (9) In any area shown as ‘Road’, all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:
- road, toll plaza, on-street vehicle park, railway station and railway track.
- (10) (a) Except in areas zoned “Conservation Area” or “Conservation Area (1)”, temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:
- structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.
- (b) Except as otherwise provided in subparagraph (a) above, and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned “Conservation Area” or “Conservation Area (1)”, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
  - (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

## **APPENDIX 2**

**Copy of Town Planning Board's Approval Letter for  
Previous Planning Permission  
No. A/YL-ST/588 dated 28.5.2021**

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (2739 1913)

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號  
In reply please quote this ref.: TPB/A/YL-ST/588

28 May 2021

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

Dear Sir/Madam,

**Renewal of Planning Approval 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**

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I refer to my letter to you dated 29.3.2021.

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 23.5.2021 to 22.5.2024 and is subject to the following conditions :

- (a) the setting back of the western boundary of the site at least 1.5m from the centreline of the existing 150mm diameter water mains at any time during the planning approval period;
- (b) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period;
- (c) only private cars as defined in the Road Traffic Ordinance and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses are allowed to be parked on the site at any time during the planning approval period;
- (d) a notice should be posted at a prominent location of the site to indicate that only private cars as defined in the Road Traffic Ordinance and Lok Ma Chau – Huanggang Cross Boundary Shuttle Buses are allowed to be parked on the site at any time during the planning approval period;
- (e) no vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity is allowed on the site at any time during the planning approval period;

- (f) the maintenance of the paving on the site at all times during the planning approval period;
- (g) the maintenance of the boundary fencing on the site at all times during the planning approval period;
- (h) the maintenance of the buffer area within the site fronting Castle Peak Road – San Tin and no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (i) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (j) the existing landscape plantings on the site shall be maintained in good condition at all times during the planning approval period;
- (k) the submission of photographic records of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.8.2021;
- (l) 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 23.11.2021;
- (m) in relation to (l) 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 23.2.2022;
- (n) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g), (h), (i) or (j) 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;
- (o) if any of the above planning condition (k), (l) or (m) 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; and
- (p) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.

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, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website ([www.info.gov.hk/tpb/](http://www.info.gov.hk/tpb/)), 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 23.5.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

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

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 14.5.2021 are 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 18.6.2021). 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 Ms. Irene Lai 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 officers is attached herewith for your reference.

Yours faithfully,



( Raymond KAN )  
for Secretary, Town Planning Board

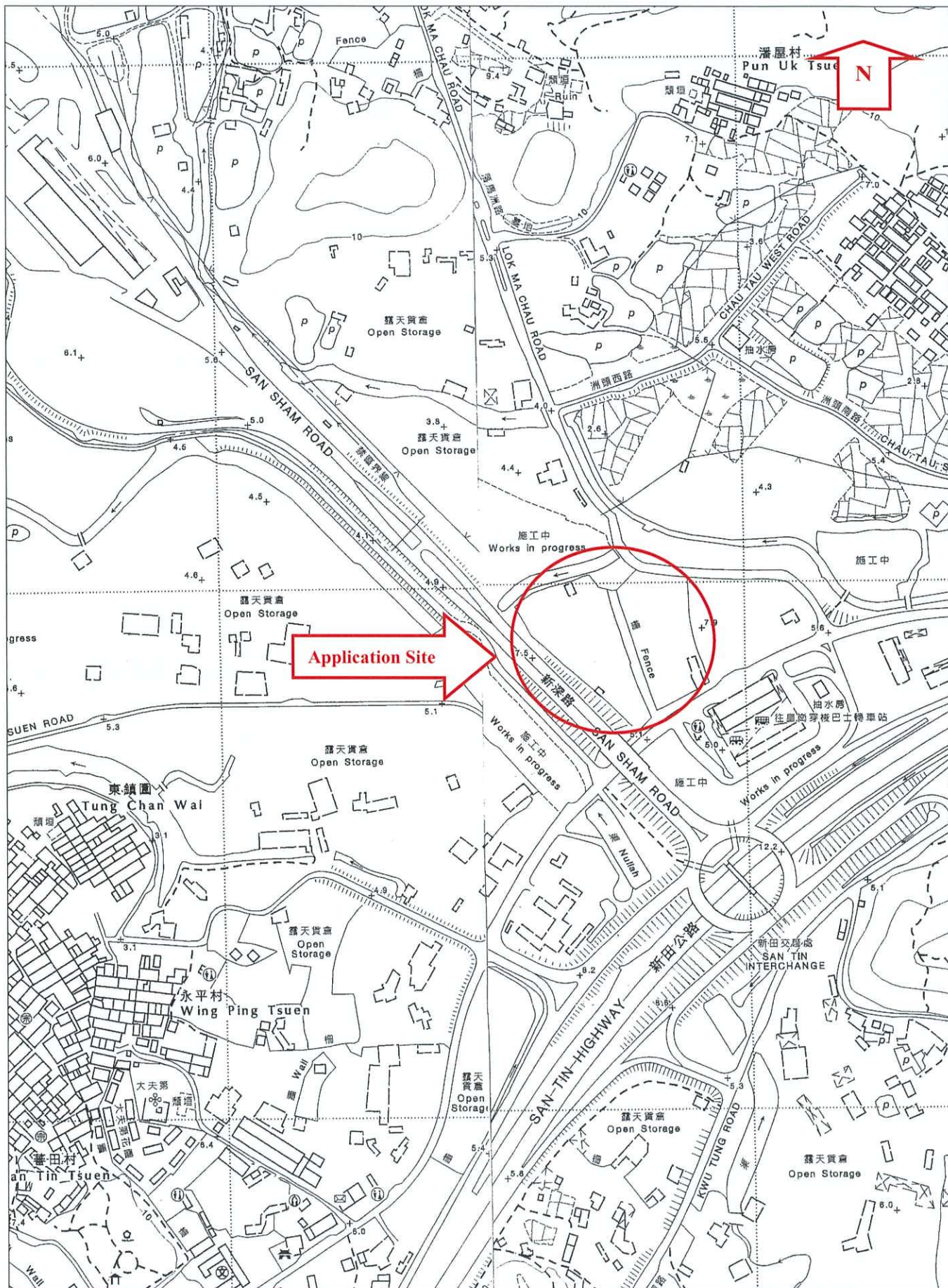
## List of Government Department Contacts

(Application No. A/YL-ST/588)

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.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	馬勵勤先生 Mr. MA Lai Kun, Roderick	2300 1693	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	黃浩然先生 Mr. WONG Ho Yin	2733 7737	2739 8775

## **APPENDIX 3**

### **Location Plan**



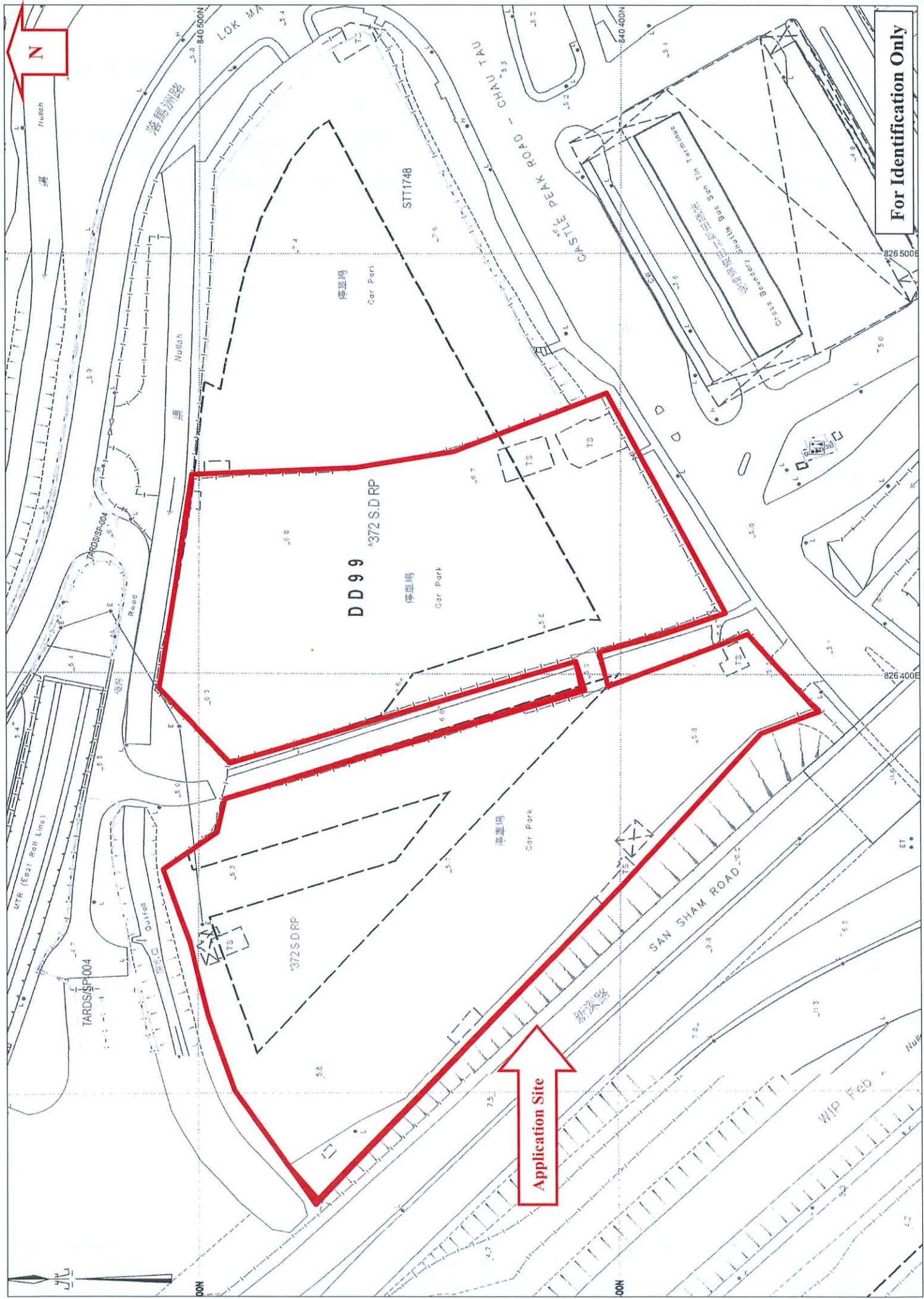
**For Identification Only**



## **APPENDIX 4**

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

For Identification Only

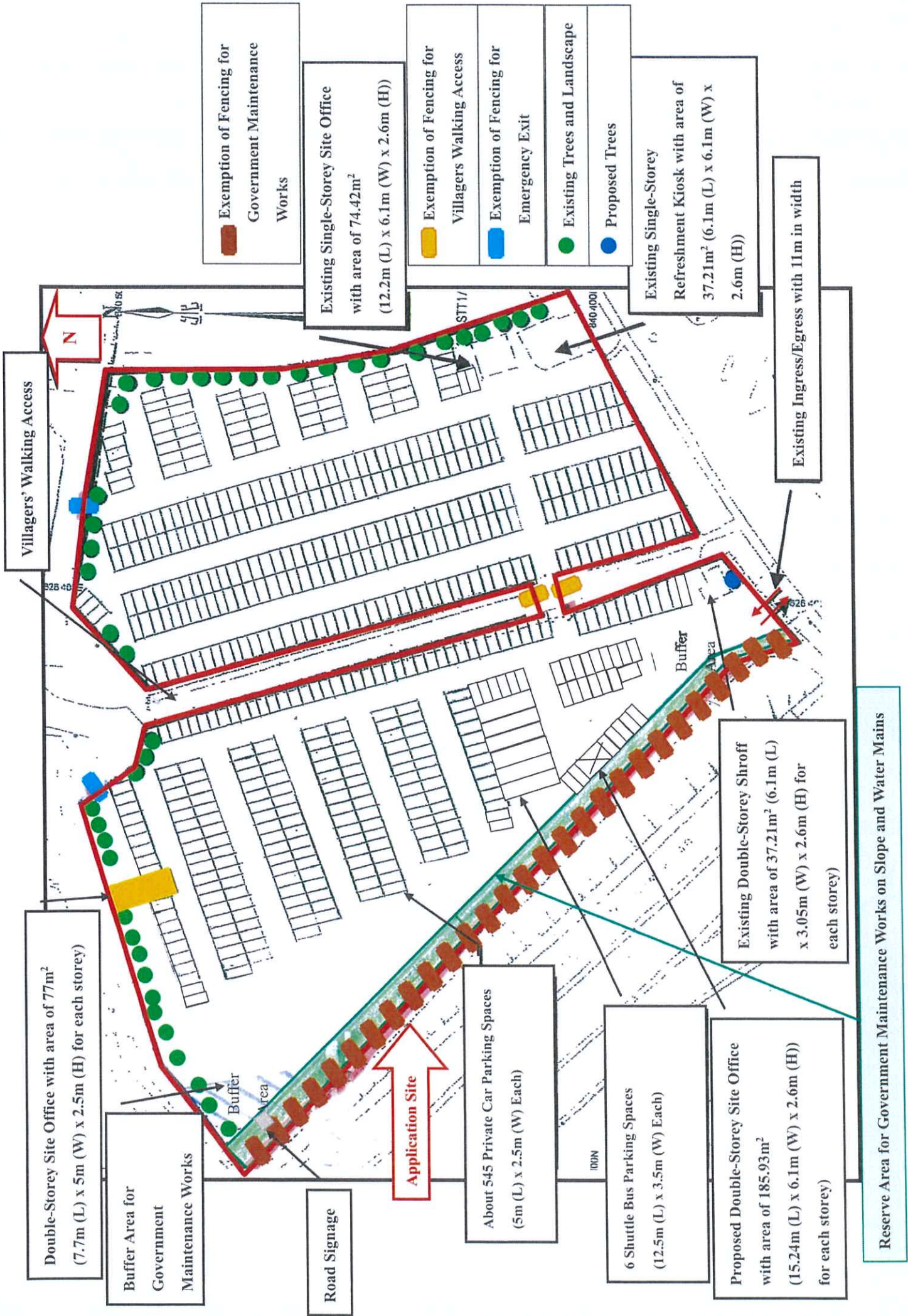


Application Site



## **APPENDIX 5**

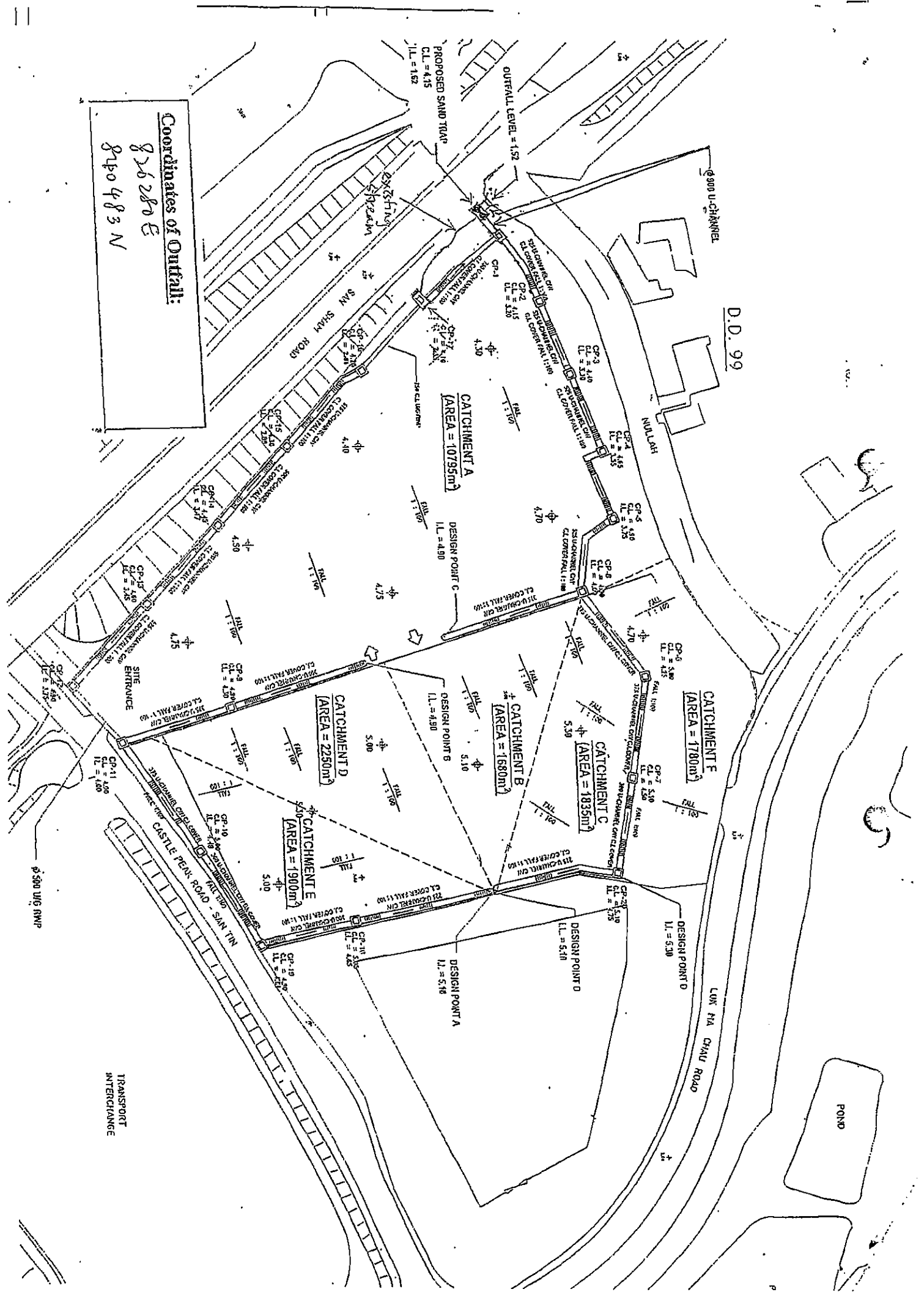
### **Proposed Layout Plan**



## **APPENDIX 6**

**The Approved Drainage Proposal and the Compliance  
Letter for Submission of Photographic Records of the  
Existing Drainage Facilities under  
Planning Application No. A/YL-ST/588**

Coordinates of Outfall:  
 826 280 E  
 840 483 N



D.D. 99

TRANSPORT INTERCHANGE

## 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/L05  
本署檔號 Our Reference ( ) in TPB/A/YL-ST/588  
電話號碼 Tel. No.: 3168 4041  
傳真機號碼 Fax No.: 3168 4074/ 3168 4075

12 October 2021

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

Dear Mr. TSANG,

**Renewal of Planning Approval 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)  
Compliance with Approval Condition (k)**

I refer to your submission dated 14.7.2021 regarding the submission of photographic records of the existing drainage facilities on the site and the joint site inspection held between Drainage Services Department (DSD) and the applicant on 17.8.2021. 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 find the detailed comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) at Appendix.

- 2 -

Should you have any queries on the comments, please contact Mr. L. K. MA (Tel: 2300 1693) of DSD direct.

Yours sincerely,

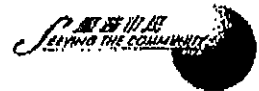


(Alice Y. Y. CHEUNG)  
for District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

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

(Attn: Mr. L. K. MA)

AC/PC/pc





- 3 -

**Appendix****Detailed comments of CE/MN, DSD**

As revealed by the joint site inspection held with the applicant's representative on 17.8.2021, construction for the above application has not been completed to our satisfaction. During the inspection, the lot owner and the consultant have been informed of the site defects to be rectified.

## **APPENDIX 7**

**The Approved Fire Service Installations Proposal and the  
Compliance Letters for Submission and Implementation of  
Fire Service Installations Proposal  
under Planning Application No. A/YL-ST/588**

**FIRE SERVICES CONTRACTOR:**

S & L Engineering Services Ltd.  
 Room 302, 3/F, Block 4,  
 Nan Fung Ind. City,  
 Tin Hau Road, Tuen Mun, N.T.

TEL: 24151299 FAX: 24901699

**PROJECT :**

元朗新田史萊約份第99約地盤第372號  
 D分段餘段(部分)及毗連政府土地

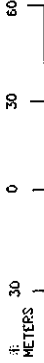
**F.S. Note**

- (a) Sufficient Emergency lighting shall be provided throughout the entire buildings/structures in accordance with BS5266: Part 1 and BS EN 1838.
- (b) Sufficient directional and Exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (c) Sufficient F.E. (Fire Extinguishers) should be provided and at the fire service code of pattern.
- (d) The Power Supply (220V A.C.) of all Exit Sign & Emergency Light is supplied by others.

**LEGEND**

- 5 kg CO2 F.E.
- 9 L Water F.E.
- EXIT SIGN
- EMERGENCY LIGHTING
- Container (Metal Vore)

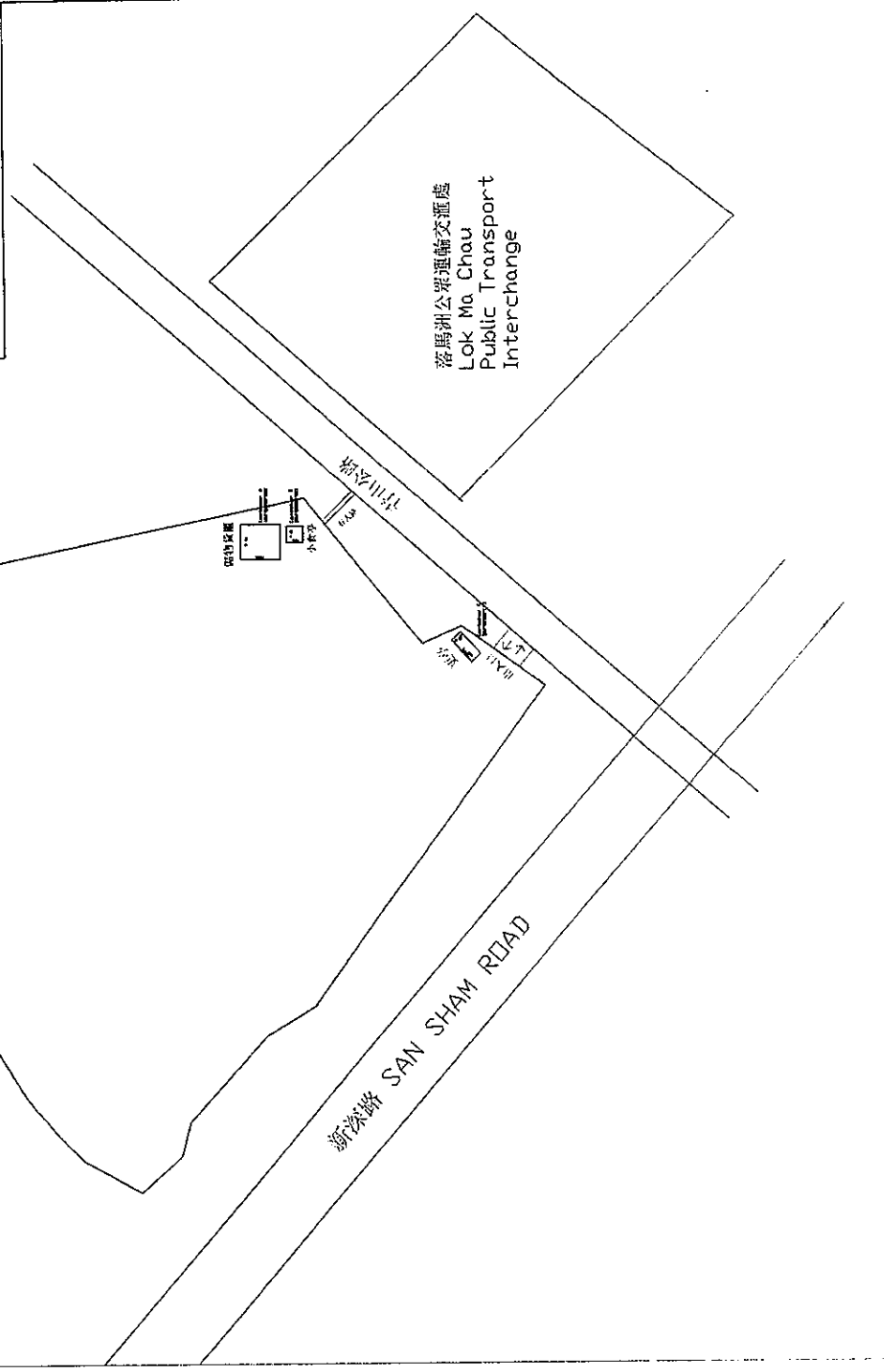
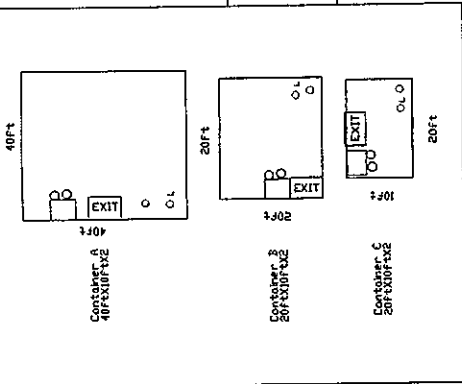
SCALE 1 : 1500



**DRAWING TITLE:**

FIRE EXTINGUISHER, EXIT SIGN,  
 EMERGENCY LIGHT LOCATION  
 LAYOUT PLAN

SCALE: N.T.S  
 DRAWN BY: TAMMY  
 CHECKED BY: EDDIE  
 DRAWING NO.: FS\_001  
 DATE: 09/2009



規 劃 署

RECEIVED 19 NOV 2021



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/588  
電話號碼 Tel. No.: 3168 4072  
傳真機號碼 Fax No.: 3168 4074

By Post & Fax (2739 1913)

16 November 2021

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

Dear Mr. Tsang,

**Renewal of Planning Approval 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)  
Compliance with Approval Conditions (l) and (m)**

I refer to your submissions dated 11.6.2021 and 15.10.2021 and related correspondence concerning the compliance with the captioned approval conditions regarding the submission and implementation of the fire service installations proposal. The relevant department has been consulted on your submissions. Further to our letter dated 5.11.2021, your submissions are considered:

- Acceptable. The captioned conditions have been complied with. Please be reminded that the existing FSIs implemented on the site shall be maintained in efficient working order at all times.
- 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 detailed departmental comments.

Should you have any queries, please contact Mr. WONG Ho-yin (Tel: 2733 7737) of the Fire Services Department directly.

Yours sincerely,



(Anthony LUK)

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

c.c.

D of FS  
CTP/TPB(2)

(Attn: Mr. WONG Ho-yin)

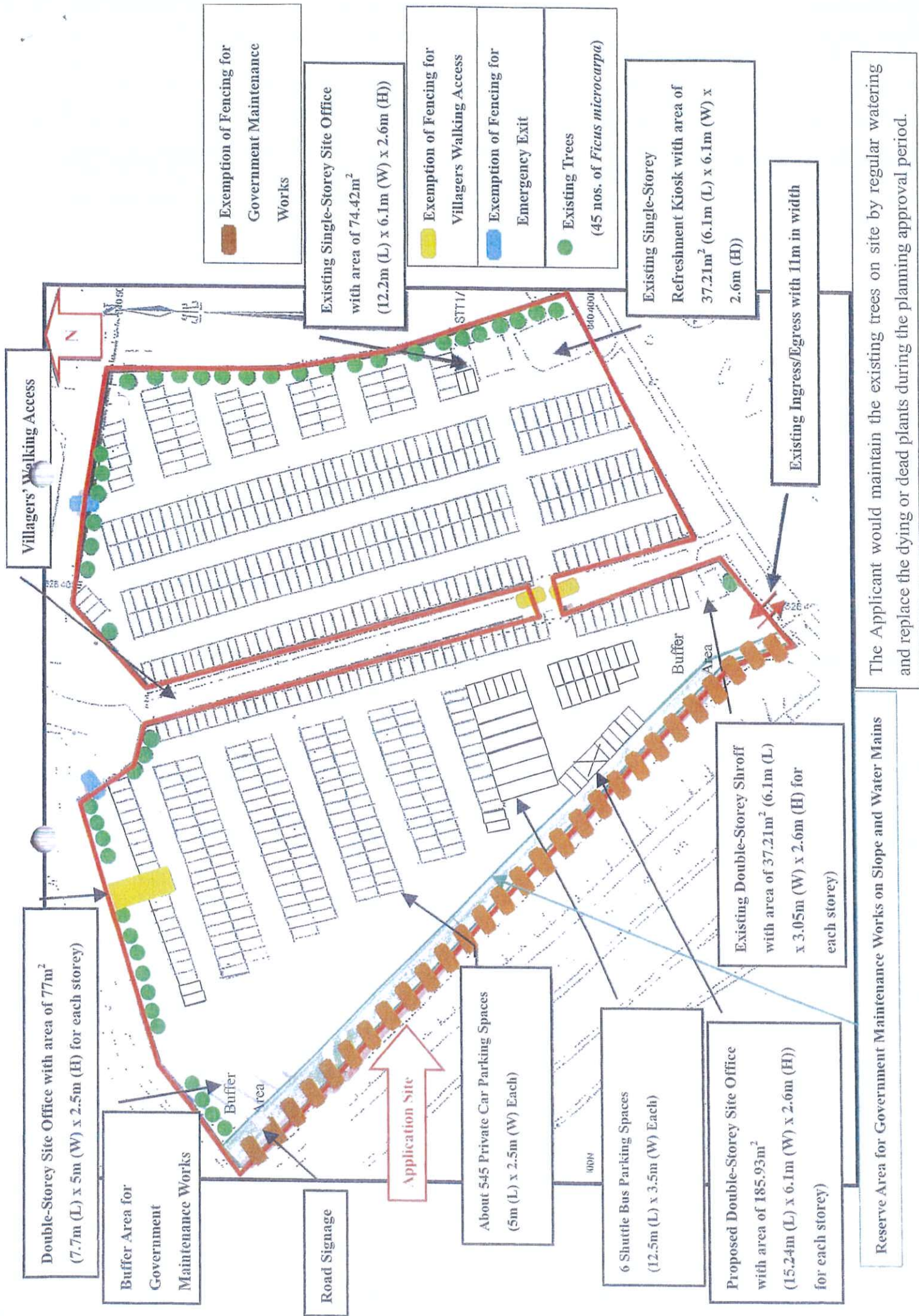
Internal

Site Record

AL/CC/AC/BT

## **APPENDIX 8**

**The Approved Tree Preservation Proposal and the  
Compliance Letters for Submission and Implementation of  
Tree Preservation Proposal under  
Planning Application No. A/YL-ST/523**



Double-Storey Site Office with area of 77m<sup>2</sup>  
(7.7m (L) x 5m (W) x 2.5m (H) for each storey)

Buffer Area for  
Government  
Maintenance Works

Road Signage

Application Site

About 545 Private Car Parking Spaces  
(5m (L) x 2.5m (W) Each)

6 Shuttle Bus Parking Spaces  
(12.5m (L) x 3.5m (W) Each)

Proposed Double-Storey Site Office  
with area of 185.93m<sup>2</sup>  
(15.24m (L) x 6.1m (W) x 2.6m (H))  
for each storey

Exemption of Fencing for  
Government  
Maintenance  
Works

Existing Single-Storey Site Office  
with area of 74.42m<sup>2</sup>  
(12.2m (L) x 6.1m (W) x 2.6m (H))

Exemption of Fencing for  
Villagers Walking Access

Exemption of Fencing for  
Emergency Exit

Existing Trees  
(45 nos. of *Ficus microcarpa*)

Existing Single-Storey  
Refreshment Kiosk with area of  
37.21m<sup>2</sup> (6.1m (L) x 6.1m (W) x  
2.6m (H))

Existing Ingress/Egress with 11m in width

Existing Double-Storey Shroff  
with area of 37.21m<sup>2</sup> (6.1m (L)  
x 3.05m (W) x 2.6m (H) for  
each storey)

The Applicant would maintain the existing trees on site by regular watering and replace the dying or dead plants during the planning approval period.

Reserve Area for Government Maintenance Works on Slope and Water Mains

### **Tree Care Measures**

The Applicant would provide a growing environment for trees by:

- allowing adequate space for future growth both above and below ground;
- regularly pruning tree crowns and remove dead / broken branch;
- monitoring the health conditions of trees within the site; and
- keeping a suitable distance between trees and the structures on site.

### **Tree Protection Measures**

The Applicant would NOT:

- excavate near tree roots;
- step on tree roots;
- place or store heavy objects near trees (including no parking near trees);
- place liquids such as chemicals near trees;
- damage tree bark (including no graffiti or bark removal); and
- hang nor attach items on trees permanently.

### **Tree Maintenance Measures**

The Applicant would:

- not make a flush cut;
- not make a wound dressing;
- not make a large pruning cut;
- not leave stub;
- avoid bark tearing;
- not nail items on trees;
- store materials or chemicals near trees;
- not raise or lower soil level;
- not top trees;
- not hang or attach items on trees;
- not leave stake for too long;
- not let guy wire girdle trunk; and
- not leave wrap around trunk for too long.



# 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/523  
電話號碼 Tel. No. : 2158 6271  
傳真機號碼 Fax No. : 3105 0057

RECEIVED 17 OCT 2018

9 October 2018

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

Dear Sir,

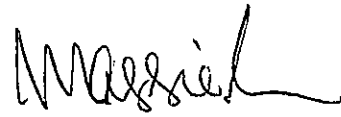
**Planning Application No. A/YL-ST/523**  
**Compliance with Approval Condition (j)**

I refer to your submission dated 5.9.2018 regarding the submission of tree preservation and landscape proposal. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.** Please find the detailed comments of Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) at **Appendix.**
- 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 Mr. Eric WONG (Tel: 2231 4720) direct.

Yours sincerely,



(Ms. Maggie CHIN)  
District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

c.c.  
CTP/UD&L  
CTP/TPB(2)

(Attn: Mr. Eric WONG)

**Detailed Comments of CTP/UD&L, PlanD**

The applicant may proceed to implement the approved proposal for compliance with the planning condition (k).

Upon completion of the landscape implementation works, photo record showing all existing trees shall be submitted for his consideration. The photo record shall be accompanied with a key plan showing the location and view angle of photos captured.

# 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/523  
電話號碼 Tel. No. : 2158 6271  
傳真機號碼 Fax No. : 3105 0057

RECEIVED 16 APR 2019

11 April 2019

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

Dear Sir,

**Planning Application No. A/YL-ST/523**  
**Compliance with Approval Condition (k)**

I refer to your submission dated 27.2.2019 regarding the implementation of tree preservation and landscape proposal. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.** Please find the detail comments of Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) at **Appendix.**
- 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 Mr. Eric WONG (Tel: 2231 4720) direct.

Yours sincerely,

**C.K. YIP**

( C. K. YIP )  
District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

c.c.  
CTP/UD&L  
CTP/TPB(2)

(Attn: Mr. Eric WONG)

Detail Comments of CTP/UD&L, PlanD:

2. Further to our comments given via my memo dated 8.1.2019, it is noted that the broken branch was removed based on the submitted photo. Please note that I consider the "implementation of tree preservation and landscape proposal" acceptable from the landscape planning perspective and thus, approval condition (k) has been fulfilled.

3. The applicant is reminded on the following:

(a) Routine horticultural maintenance, such as watering and weed removing etc. shall be carried out to ensure healthy plant growth.

(b) To observe and follow the guidelines promulgated by GLTM Section of DEVB for good horticultural maintenance:

- 護養樹木的簡易圖解

[https://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Pictorial\\_Guide\\_for\\_Tree\\_Maintenance.pdf](https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf)

- 樹木修剪的錦囊(小冊子)

[https://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/factsheet\\_c.pdf](https://www.greening.gov.hk/filemanager/content/pdf/tree_care/factsheet_c.pdf)

- 減低樹木風險的樹木護養簡易圖解

[https://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Pictorial\\_GuideForTreeMaintenanceToReduceTreeRisk\(eng\).pdf](https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_GuideForTreeMaintenanceToReduceTreeRisk(eng).pdf)

## **APPENDIX 9**

**Compliance Letter for Provision of Boundary Fencing under  
Planning Application No. A/YL-ST/463**

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/463  
電話號碼 Tel. No. : 2158 6289  
傳真機號碼 Fax No. : 3105 0057

RECEIVED 9 JUL 2015

7 July 2015

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

Dear Sir,

**Planning Application No. A/YL-ST/463**  
**Compliance with Approval Condition (n)**

I refer to your submission dated 16.6.2015 regarding the provision of boundary fencing. Staff of this Office have conducted site inspections and 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/TPB



## **APPENDIX 10**

### **Site Photo**

## Site Photo

### Application Site

