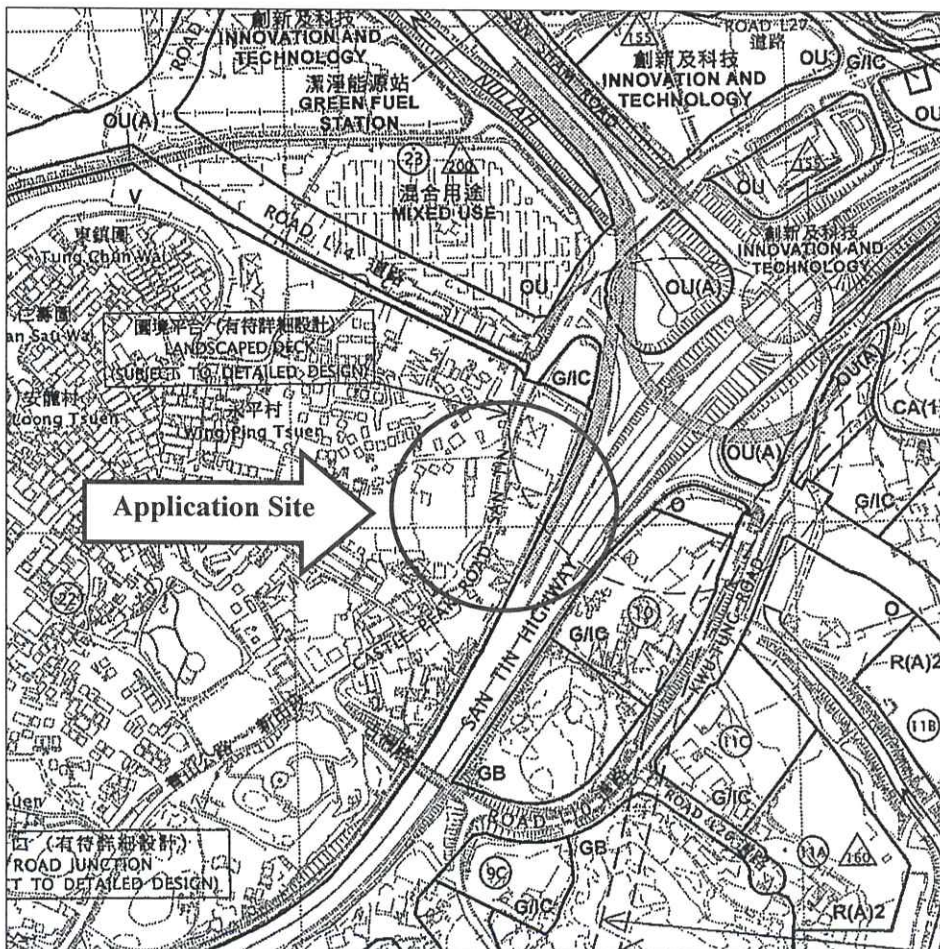


Planning Application
 Under Section 16
 of the Town Planning Ordinance
 (Cap. 131)

**Planning Application for
 Temporary Shop and Services
 Lots 180RP and 182sCRP in D.D. 102
 and adjoining Government Land
 San Tin, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

April 2024

EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lots 180RP and 182sCRP in D.D. 102 and adjoining Government Land, San Tin, Yuen Long, New Territories. It directly abuts Castle Peak Road – San Tin Section at its northwest and located at about 80m northeast of San Tin Post Office. The Site is applied for “Temporary Shop and Services” use for a period of 3 years. The Site has an area of about 730m², including Government Land of about 396m². In accordance with the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 dated 8.3.2024, the Site falls within an area zoned “Village Type Development” (“V”). 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 4 area.

The Site was the subject of previous Planning Application Nos. A/YL-ST/605 approved on 28.1.2022 for the use of “Temporary Shop and Services”. Since the Site is small in scale and it has been operating as public vehicle park and retail shops for many years, no traffic, drainage and landscape impacts are anticipated.

The subject application for planning permission is justified on the following grounds: 1) No Contravention to the Planning Intention; 2) Minor Amendment to Previous Planning Application; 3) Previous Planning Permissions for Same Use; 4) Recent Planning Permissions for Similar Use Next to the Site; 5) Compliance with Previous Planning Conditions; 6) Provision of Fire Service Installations; 7) Compatible with the Surrounding Land Uses; 8) Meeting the Local Demand; 9) No Adverse Ecological Impact; 10) No Adverse Environmental Impact; and 11) No Adverse Traffic Impact.

申請摘要

申請場地乃新界元朗新田丈量約份第102約地段第180號餘段及第182號C段餘段，及毗鄰政府土地。申請場地前臨青山公路 - 新田段，距離新田郵政局東北面約80米。現申請用作三年「臨時商店及服務行業」用途。申請地段佔地約730平方米，包括政府土地約396平方米。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「鄉村式發展」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4類別。

申請場地乃早前於2022年1月28日獲批准的規劃申請編號：A/YL-ST/605之場地，作「臨時商店及服務行業」用途。基於是項申請場地規模細小及已營運多年作公眾停車場及零售商店，相信並不會引致生態、環境影響及新增的交通流量。

是項申請的理由如下： 1)無違反規劃意向； 2)對早前的規劃申請作輕微改動； 3)跟早前獲批准的用途相同； 4)在場地毗鄰已有相類似用途的規劃申請獲批准； 5)履行之前的規劃條款； 6)提供消防設施裝置； 7)與附近的土地用途相融； 8)迎合本地需求； 9)沒有對生態造成不良影響； 10)沒有對環境造成不良影響；及11)沒有對交通造成不良影響。

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Appendix 3	Site Plan (Lot Index Plan)
Appendix 4	Proposed Layout Plan
Appendix 5	Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/YL-ST/605 dated 18.2.2022
Appendix 6	The Approved Fire Service Installations Proposal and the Compliance Letter for Submission of Fire Service Installations Proposal under Previous Planning Application No. A/YL-ST/605
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1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lots 180RP and 182sCRP in D.D. 102 and adjoining Government Land, San Tin, Yuen Long, New Territories. It directly abuts Castle Peak Road – San Tin Section at its northwest and located at about 80m northeast of San Tin Post Office. In accordance with the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 dated 8.3.2024, the Site falls within an area zoned “Village Type Development” (“V”). Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.
- 1.2 The current application is applied for the use of “Temporary Shop and Services” for a period of 3 years. According to the Notes of the OZP, “Shop and Services” is categorized as Column 2 use. Therefore, it is required to seek a planning permission from the Town Planning Board (the ‘Board’).
- 1.3 The Site was the subject of previous Planning Application No. A/YL-ST/605 approved on 28.1.2022 for the use of “Temporary Shop and Services”.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “Temporary Shop and Services” 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 180RP and 182sCRP in D.D. 102 and adjoining Government Land, San Tin, Yuen Long, New Territories. The Site has an area of about 730m², including Government Land of about 396m². Please refer to Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.

2.2 Lease Particulars

The subject lots are held under Block Government Lease for D.D. 102 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 Existing Condition

The Site is currently being used as "Temporary Shop and Services" under Planning Application No. A/YL-ST/605 approved on 28.1.2022.

2.4 Surrounding Land Uses

2.4.1 It directly abuts Castle Peak Road – San Tin Section at its northwest and located at about 80m northeast of San Tin Post Office.

2.4.2 To its immediate north and west are open storages.

2.4.3 To its immediate south is public vehicle park and to its immediate east is San Tin Highway.

2.4.4 There are shop and services and /or eating places located in the area adjacent to San Tin Post Office at its southwest.

2.5 Accessibility

2.5.1 The Site is accessible from Castle Peak Road – San Tin Section.

2.5.2 With its close proximity to the Lok Ma Chau Public Transport Interchange, the Site is conveniently accessible by taking public transports.

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

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Village Type Development” (“V”) on the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 dated 8.3.2024. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, “Shop and Services” is categorized as Column 2 use. A planning permission is required by the Board for the proposed “Temporary Shop and Services” use.
- 3.3 The Site was the subject of previous Planning Application Nos. A/YL-ST/605 approved on 28.1.2022 for the use of “Temporary Shop and Services”.
- 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. 13G (TPB PG-NO. 13G) for Application for Open Storage and Port Back-up Uses, the Site is classified as ‘Category 4’ area.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to provide the use of “Temporary Shop and Services” on Site for a period of 3 years in order to provide some shop and services such as retail shop, fast food shop and commercial service to serve local community.

4.2 Proposed Use and Site Layout

It is proposed to develop two 3-storey structures to provide shop and services to local community. Please refer to the Proposed Layout Plan at **Appendix 4**.

4.3 Site Area and GFA

The Site has an area of about 730m², including Government Land of about 396m². The proposed GFA is about 1,002m².

4.4 Operation Hours

The proposed “Temporary Shop and Services” would be operated from 8am to 11pm daily (from Monday to Sunday and Public Holidays), which is identical to Planning Application No. A/YL-ST/605.

4.5 Traffic

4.5.1 Due to small scale of the Site and provision of loading / unloading area, no heavy traffic flow would be generated.

4.5.2 There would be some traffic arrangement, as listed below:

- (a) a loading/unloading area for light goods vehicles would be provided;
- (b) there would be only 1 to 2 times of good delivery by light goods vehicles per day;
- (c) the light goods vehicles would be driven out from the Site after delivering goods;
- (d) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site; and
- (e) the proposed access would also serve as pedestrian access due to limited vehicular trip.

4.5.3 In addition, the Site is mainly to serve local community so that the main customers can reach the Site by walking. Therefore, no adverse traffic impact is anticipated.

4.6 Landscape

As there is no existing tree and hard paving on the ground, no tree preservation and planting is required.

4.7 Fire Precaution Measures

There was fire service installations proposal approved under previous Planning Application No. A/YL-ST/605, as shown in the relevant compliance letter at **Appendix 6**. The Applicant will provide proper maintenance on the existing fire service installations and provide enhancement works within the Site, if required.

4.8 Drainage

There are existing drainage facilities approved under previous Planning Application No. A/YL-ST/605, as shown in the relevant compliance letters at **Appendix 7**. The Applicant will provide proper maintenance on the existing drainage facilities and provide enhancement works within the Site, if required.

5. JUSTIFICATIONS

5.1 No Contravention to the Planning Intention

Although the subject “V” zone is primarily intended for development of Small Houses by indigenous villagers and to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services, selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House, and other commercial, community and recreational uses may be permitted on application to the Town Planning Board. In addition, approval of the proposed use on a temporary basis will not prejudice the future long term planning of the area. Therefore, the proposed “Temporary Shop and Services” use is considered not contravene to the subject planning intention.

5.2 Minor Amendment to the Previous Planning Application

Compared with previous Planning Application No. A/YL-ST/605, additional Government Land is included. However, the proposed use and temporary structures remain unchanged.

5.3 Previous Planning Permission for Same Use

The Site is the subject of the previous planning application No. A/YL-ST/605 for the same use of “Temporary Shop and Services”. Except inclusion of more adjoining Government Land, the proposed scale and facilities are identical to the existing condition approved under previous planning application No. A/YL-ST/605. Without major change of planning circumstances, it is considered that the Site should be allowed for the applied use of “Temporary Shop and Services”.

5.4 Recent Permissions for Similar Use Near the Site

There was a number of planning applications approved in 2023 for shop and services use in San Tin area such as Planning Application No. A/YL-ST/642 for the use of “Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services” approved on 31.3.2023, Planning Application No. A/YL-ST/654 for the use of “Proposed Temporary Shop and Services (Convenience Store)” approved on 25.8.2023, and Planning Application No. A/YL-ST/657 for the use of

“Temporary Shop and Services (Motor-vehicle Showroom and Sales Centre), Eating Place and Public Vehicle Park (Excluding Container Vehicle)” approved on 22.9.2023. Therefore, permission should be granted by the Board for the proposed “Temporary Shop and Services” use at the Site.

5.5 Compliance with Previous Planning Conditions

5.5.1 Most of the approval conditions under previous planning application No. A/YL-ST/605 have been satisfactorily complied with, as shown below:

Application No. A/YL-ST/605		
<u>Conditions</u>		<u>Date of Compliance</u>
(c)	Submission of Fire Service Installations Proposal	28.11.2022 (see Appendix 6)
(e)	Submission of Drainage Proposal	1.6.2022 (see Appendix 7)
(f)	Implementation of Drainage Proposal	29.6.2022 (see Appendix 7)

5.5.2 Should the current application be approved, the Applicant would continue to well maintain the existing facilities on the site and would complete the fire service installation works on the Site.

5.6 Provision of Fire Service Installations

There was fire service installations proposal approved under previous Planning Application No. A/YL-ST/605, as shown in the relevant compliance letter at **Appendix 6**. Although it was unable to comply with the approval condition for implementation of fire service installations proposal by the specified time limit due to a lack of water supply from Water Supplies Department (WSD), the supply of fresh water for fire service was provided by WSD on 19.1.2024 after revocation of the planning application. The Applicant will complete the fire service installation works after obtaining approval of the current planning application.

5.7 Compatible with the Surrounding Land Uses

The Site is located at about 80m northeast of San Tin Post Office with some commercial development in the surrounding including some “Shop and Services” and “Eating Place” uses. In addition, there are other commercial activities like public car parks and open storages in the vicinity. Therefore, the proposed

“Temporary Shop and Services” use is compatible with the surrounding land uses.

5.8 Meeting the Local Demand

The Site is situated in a central location of San Tin where can serve local community conveniently. Due to its advantageous location, San Tin has become a cross-boundary service station in traffic, logistic and commercial aspects for many years. In contrast, local shops and services providing daily necessities for serving local community become lack in supply. Under this situation, the proposed “Temporary Shop and Services” would provide local residents a convenient supply depot in support of their daily necessities, and no activities associated with general merchandise operators would be allowed.

5.9 No Adverse Ecological Impact

Although the Site falls within the Water Buffer Area (“WBA”) stated in the TPB PG-No. 12C, which is intended to protect the ecological integrity of the fish ponds and wetland, it is far away from the fish ponds/wetlands in the Deep Bay Area. In addition, the proposed “Temporary Shop and Services” is a less ecological sensitive use, and the Site has been hard-paved for many years. Therefore, the proposed use would unlikely have significant negative impact on the ecological value of the Wetland Conservation Area (“WCA”).

5.10 No Adverse Environmental Impact

The Site has been operated as public vehicle park for many years, no significant environmental impact was found during that period. It is considered that the proposed “Temporary Shop and Services” use is a less environmental sensitive use, and there are appropriate drainage facilities and landscaping provided within the Site. Therefore, no adverse environmental impact is anticipated.

5.11 No Adverse Traffic Impact

5.11.1 The Site has come into existence for the use of public vehicle park for many years. The proposed “Temporary Shop and Services” use would not generate heavy amount of vehicles to the Site.

5.11.2 There would be some traffic arrangement, as listed below:

(a) a loading/unloading area for light goods vehicles would be provided;

- (b) there would be only 1 to 2 times of good delivery by light goods vehicles per day;
- (c) the light goods vehicles would be driven out from the Site after delivering goods;
- (d) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site; and
- (e) the proposed access would also serve as pedestrian access due to limited vehicular trip.

5.11.3 In addition, the Site is mainly to serve local community so that the main customers can reach the Site by walking. Therefore, no adverse traffic impact is anticipated.

6. CONCLUSION

6.1 The Applicant seeks the Board's permission for "Temporary Shop and Services" on the Site for a period of 3 years under S.16 of the Town Planning Ordinance.

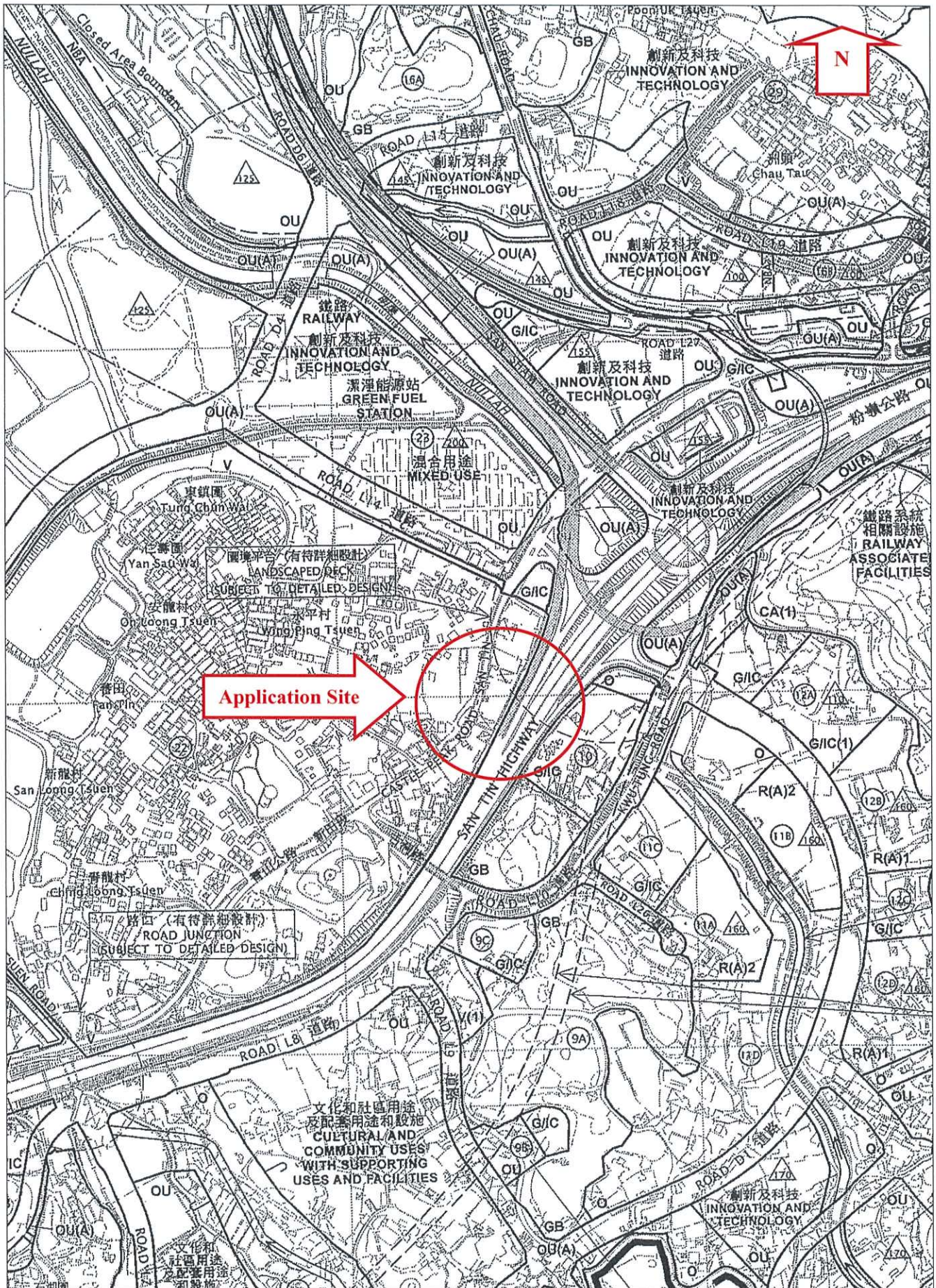
6.2 With regard to the followings:

- no contravention to the planning intention;
- minor amendment to the previous planning application;
- previous planning permission for same use;
- recent planning permissions for similar use next to the Site;
- compliance with previous planning conditions;
- provision of fire service installations;
- compatible with the surrounding land uses;
- meeting the local demand;
- no adverse ecological impact;
- no adverse environmental impact; and
- no adverse traffic impact,

the Board is requested to approve the planning application for the use of "Temporary Shop and Services" on the Site for 3 years or a period considered appropriate.

APPENDIX 1

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



For Identification Only

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Field Study/Education/Visitor Centre Flat Government Use (not elsewhere specified)# Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified)# Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified)# Residential Institution# School# Shop and Services Social Welfare Facility# Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

- Eating Place
- Library
- School
- Shop and Services

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board. For land designated "Village Type Development (1)", the planning intention is to provide land considered suitable for reprovisioning of village houses affected by Government projects.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) 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) On land previously falling within the “Village Type Development” zone on the approved San Tin Outline Zoning Plan No. S/YL-ST/8 or the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12, 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 developments 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 San Tin Interim Development Permission Area Plan No. IDPA/YL-ST/1 or the draft Ngau Tam Mei Development Permission Area Plan No. DPA/YL-NTM/1, whichever the case may be, without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (d) On land not previously falling within the “Village Type Development” zone on the approved San Tin Outline Zoning Plan No. S/YL-ST/8 or the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 as set out in paragraph (c) above, 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 developments 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 draft San Tin Technopole Outline Zoning Plan No. S/STT/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

APPENDIX 2

Location Plan

APPENDIX 3

Site Plan (Lot Index Plan)

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

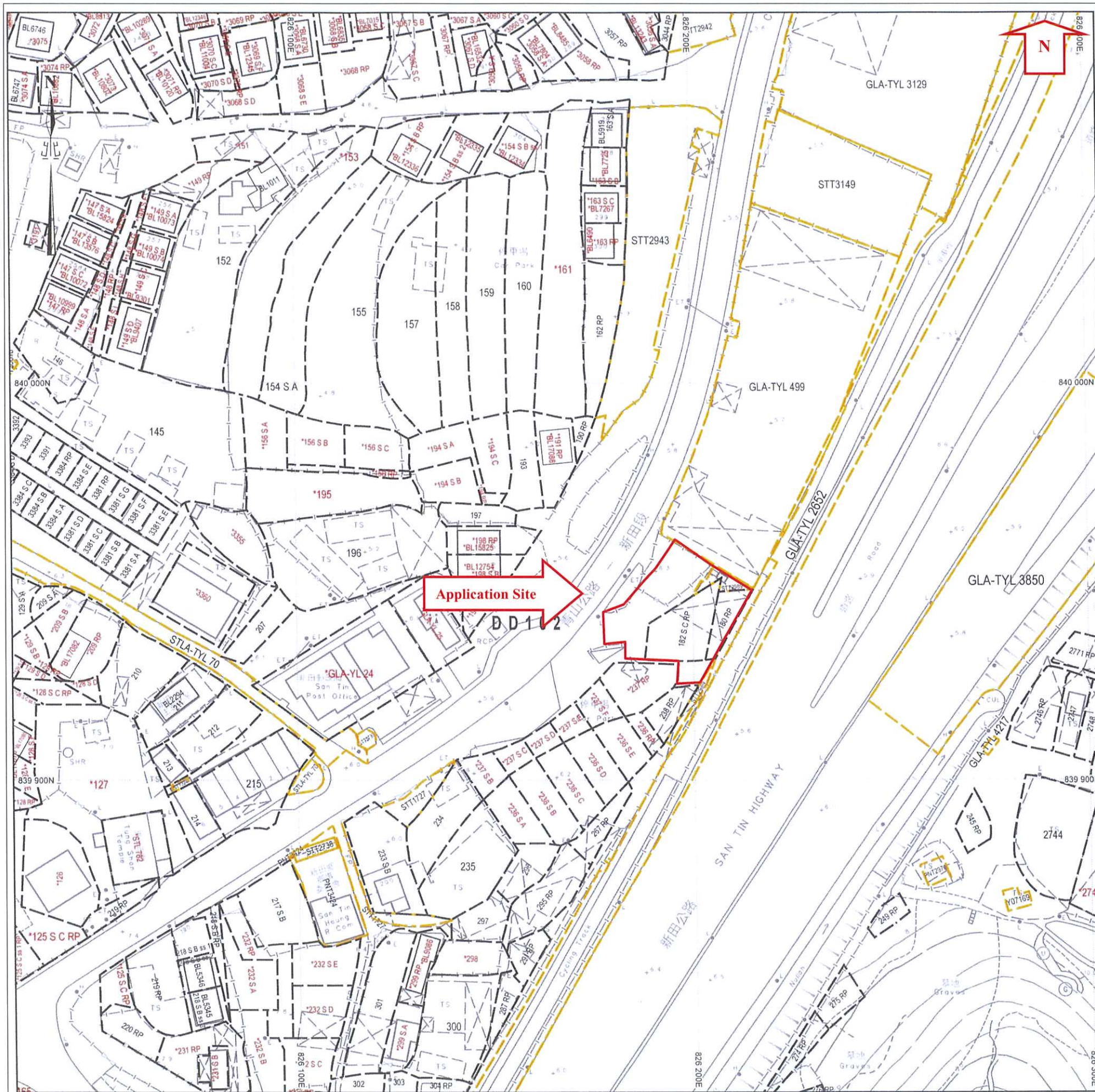


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Survey and Mapping Office
Lands Department

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

Locality :
Lot Index Plan No. : ags_S00000125475_0001
District Survey Office : Lands Information Center
Date :02-Apr-2024
Reference No. : 2-SE-8C,2-SE-8D



APPENDIX 4

Proposed Layout Plan

地段索引圖 LOT INDEX PLAN

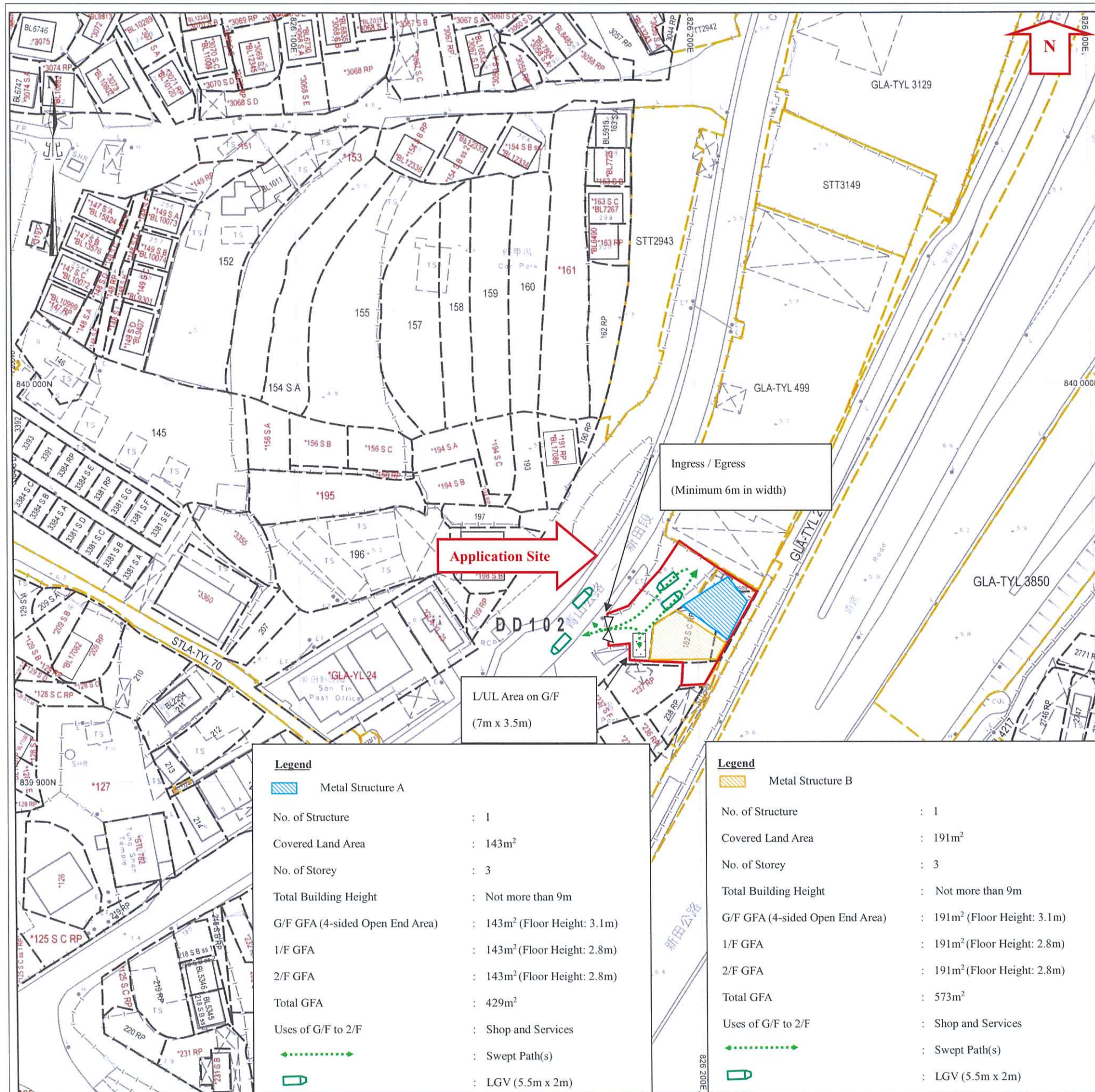
摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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Ingress / Egress
(Minimum 6m in width)

Application Site

L/UL Area on G/F
(7m x 3.5m)

Legend	
	Metal Structure A
No. of Structure	: 1
Covered Land Area	: 143m ²
No. of Storey	: 3
Total Building Height	: Not more than 9m
G/F GFA (4-sided Open End Area)	: 143m ² (Floor Height: 3.1m)
1/F GFA	: 143m ² (Floor Height: 2.8m)
2/F GFA	: 143m ² (Floor Height: 2.8m)
Total GFA	: 429m ²
Uses of G/F to 2/F	: Shop and Services
	: Swept Path(s)
	: LGV (5.5m x 2m)

Legend	
	Metal Structure B
No. of Structure	: 1
Covered Land Area	: 191m ²
No. of Storey	: 3
Total Building Height	: Not more than 9m
G/F GFA (4-sided Open End Area)	: 191m ² (Floor Height: 3.1m)
1/F GFA	: 191m ² (Floor Height: 2.8m)
2/F GFA	: 191m ² (Floor Height: 2.8m)
Total GFA	: 573m ²
Uses of G/F to 2/F	: Shop and Services
	: Swept Path(s)
	: LGV (5.5m x 2m)



Locality :
Lot Index Plan No. : ags_S00000125475_0001
District Survey Office : Lands Information Center
Date : 02-Apr-2024
Reference No. : 2-SE-8C, 2-SE-8D

APPENDIX 5

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application No. A/YL-ST/605
dated 18.2.2022**

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

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/605

18 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,

**Proposed Temporary Shop and Services for a Period of 3 Years
in "Village Type Development" Zone, Lots 180 RP and 182 S.C RP
in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long**

I refer to my letter to you dated 20.1.2022.

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 until 28.1.2025 and is subject to the following conditions :

- (a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.7.2022;
- (c) in relation to (b) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.10.2022;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.7.2022;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.10.2022;
- (f) in relation to (e) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;

- (g) if any of the above planning condition (a) or (f) 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
- (h) if any of the above planning condition (b), (c), (d) or (e) 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.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 29.1.2025. 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.

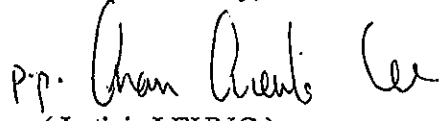
A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 28.1.2022 are enclosed herewith for your reference.

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 11.3.2022). 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. Christine Cheung 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,


(Leticia LEUNG)

for Secretary, Town Planning Board

LL/CC/el

List of Government Department Contacts

(Application No. A/YL-ST/605)

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	封雪女士 Ms. FENG Xue	2300 1254	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 6

**The Approved Fire Service Installations Proposal and the
Compliance Letter for Submission of Fire Service
Installations Proposal under Previous Planning Application
No. A/YL-ST/605**

LEGEND

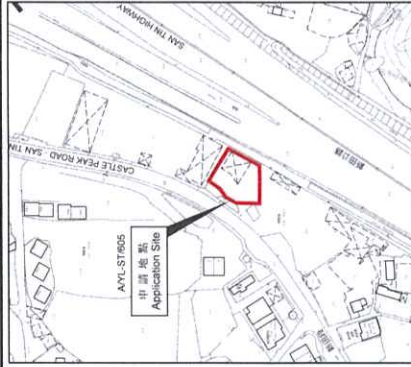
-  EMERGENCY LIGHT
-  EXIT SIGN
-  4KG DRY POWDER F.E.
-  5KG CO2 F.E.
-  SAND BUCKET
-  VISUAL ALARM
-  ALARM BELL
-  MANUAL CALL POINT
-  HOSE REEL
-  2.2KW FIRE PUMP
-  H/R PANEL
-  FIRE CONTROL PANEL

NOTES

1. NO. STRUCTURE A (3-Storey) WITH Rain Shelter (143m²) (G/F, 4 side open, Carpark Area, No Structure, No goods) (1/F, 4 nos 20ft Container, Structure Area 58.9m²) (2/F, 4 nos 20ft Container + Structure A Office, Structure Area 109.56m²)
1. NO. STRUCTURE B (3-Storey) WITH Rain Shelter (130m²) (G/F, 4 side open, Carpark Area, No Structure, No goods) (1/F, Structure Area 110m²) (2/F, Structure Area 110m²)

***No Communication Between

Structure A & Structure B (Separated about 1m)***



NOT TO SCALE



STRUCTURE A

Height 8.8m

Rain Shelter
143m²

Rain Shelter
(Not Enclose by wall)

Structure A Office

Structure A Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

Office

STRUCTURE B

Height 8.7m

Rain Shelter
130m²

Rain Shelter
(Not Enclose by wall)

Rain Shelter
(Not Enclose by wall)

Structure Area 110m²
Height 2.8m

2/F (Shop)

DN G/F & UP 2/F

Rain Shelter
(Not Enclose by wall)

Structure Area 110m²
Height 2.8m

1/F (Shop)

UP 1/F & 2/F

Rain Shelter
(Not Enclose by wall)

Height 3.1m

G/F (Carpark)

F.S. NOTES

HOSE REEL SYSTEM

1. THE LENGTH OF RUBBER HOSES SHALL NOT BE MORE THAN 30m.
2. DUTY AND STANDBY FIXED FIRE PUMPS SHOULD BE PROVIDED FOR THE HOSE REEL SYSTEM.
3. A NEW FIBERGLASS F.S. WATER TANK OF EFFECTIVE STORAGE CAPACITY NOT LESS THAN 2000 LITRES SHALL BE PROVIDED ON G/F FOR HOSE REEL SYSTEM.

FIRE ALARM SYSTEM

1. ACTUATION OF ANY BREAKGLASS UNIT IN THE SITE WILL START THE FIXED FIRE PUMP AND ALL THE ALARM BELLS & VISUAL ALARM IN THE WHOLE SITE.
2. THE CAPACITY OF BATTERY IS SUFFICIENT TO MAINTAIN THE SYSTEM IN NORMAL CONDITION FOR 24 HOURS (M.F.A. SYSTEM) AND IT SHALL BE ABLE TO OPERATE THE SYSTEM AT ALARM CONDITION FOR 30 MINUTES.
3. ALL FSI AND EQUIPMENT SHALL FULLY COMPLY WITH "CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012".
4. A MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2002+A2:2008, FSD CIRCULAR LETTER NO. 1/2009 & 3/2010 FOR THE SITE.
5. VISUAL FIRE ALARM SHOULD BE PROVIDED IN ACCORDANCE WITH DESIGN MANUAL : BARRIER FREE ACCESS 2008 AND F.S.D. CIRCULAR LETTER NO. 2/2012

DUPLICATED POWER SUPPLIES FOR ALL FSI COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS AND OTHER TEED OFF BEFORE THE MAIN SWITCH.

OTHERS

1. ALL EXITS AND EXIT ROUTES SHALL COMPLY WITH CODE OF PRACTICE & FSD C.L. 5/08 AND TO BE CLEARLY INDICATED BY ILLUMINATED "EXIT" SIGN AND DIRECTIONAL SIGNS IN CHINESE AND ENGLISH CHARACTERS OF NOT LESS THAN 125mm HIGH W/ 1.5mm WIDE STROKES.
2. EMERGENCY LIGHTING SHALL COMPLY WITH BS 5266 : PART 1 : 2016 AND BS EN 1838 : 2013 AND TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING EXCEPT THAT OF EXIT SIGNS.

PORTABLE FIRE EXTINGUISHER

1. 5KG CO2 F.E.
2. 4KG DRY POWDER F.E.
3. SAND BUCKET

FAN AH FIRE ENGINEERING COMPANY

Unit 4, 16/F, Yue Fung Industrial Building,
No. 35-45 Chai Wan Kok Street, Tsuen Wan, N.T.
TEL : 2414 5811 FAX : 2414 5798 E-MAIL : fanahfire@gmail.com

PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS

ADDRESS: LOTS 180 RP AND 182 S.C RP IN D.D. 102 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG

APPLICATION NO.: TPB/AYL-ST/605

DRAWN NO: F2207-02-3

SCALE: 1 : 300 @ A3

VER 4

DATE: 21 OCT 2022

DRAWN BY: KEITH NG

規 劃 署

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



By Fax (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/2330B/L06
本署檔號 Our Reference () in TPB/A/YL-ST/605
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

RECEIVED 29 NOV 2022

28 November 2022

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

Dear Sir/Madam,

**Compliance with Approval Condition (b) -
Submission of Fire Service Installations Proposal
Temporary Shop and Services for a Period of 3 Years
in "Village Type Development" Zone,
Lots 180 RP and 182 S.C RP in D.D. 102 and
Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/605)**

I refer to your letter received on 21.10.2022 regarding the submission of a fire service installations proposal for compliance with approval condition (b) 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 find the detailed comments.

Please refer to the advisory comments from the Director of Fire Services (D of FS) at Appendix. Should you have any queries, please contact Mr. WONG Ho Yin (Tel: 2733 7737) or Mr. LI Leong Kiu (Tel: 2733 7781) of the Fire Services Department 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.: Attn.: Mr. WONG Ho Yin)

AL/AC/dl

Appendix

Detailed Comments of D of FS

The installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to D of FS.

[E

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 Drainage Proposal and the Compliance
Letters for Submission and Implementation of Drainage
Proposal under Previous Planning Application
No. A/YL-ST/605**

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/TFN/2330B/L06
本署檔號 Our Reference () in TPB/A/YL-ST/605
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

1 June 2022

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

Dear Sir/Madam,

**Compliance with Approval Condition (d) -
Submission of Drainage Proposal**

**Temporary Shop and Services for a Period of 3 Years
in "Village Type Development" Zone,
Lots 180 RP and 182 S.C RP in D.D. 102 and
Adjoining Government Land, Sau Tin, Yuen Long
(Planning Application No. A/YL-ST/605)**

I refer to your letter received on 26.5.2022 regarding the submission of as-built drainage proposal for compliance with approval condition (d) 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 find the detailed comments.

Should you have any queries, please contact Ms. FENG Xue, Stephanie (Tel: 2300 1254) of DSD directly.

- 2 -

Yours faithfully,

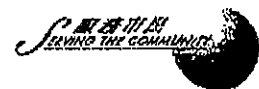


(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
CE/MN, DSD
CTP/IPB(2)
Site record

(Attn.: Ms. FENG Xue, Stephanie)

AL/CC/AC/bt



規 劃 署

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



By Fax (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/2330B/L08
本署檔號 Our Reference () in TPB/A/YL-ST/605
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

RECEIVED 04 JUL 2022

29 June 2022

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

Dear Sir/Madam,

Compliance with Approval Condition (e) - Implementation of Drainage Proposal

**Temporary Shop and Services for a Period of 3 Years in "Village Type Development" Zone,
Lots 180 RP and 182 S.C RP in D.D. 102 and
Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/605)**

I refer to your letter dated 24.6.2022 regarding the submission of photographic records of the existing drainage facilities for compliance with approval condition (e) 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 find the detailed comments.

Should you have any queries, please contact Ms. FENG Xue, Stephanie (Tel: 2300 1254) of DSD directly.

Yours faithfully,



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

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

(Attn.: Ms. FENG Xue, Stephanie)

AL/CC/AC/bt

APPENDIX 8

Site Photo

Application Site

