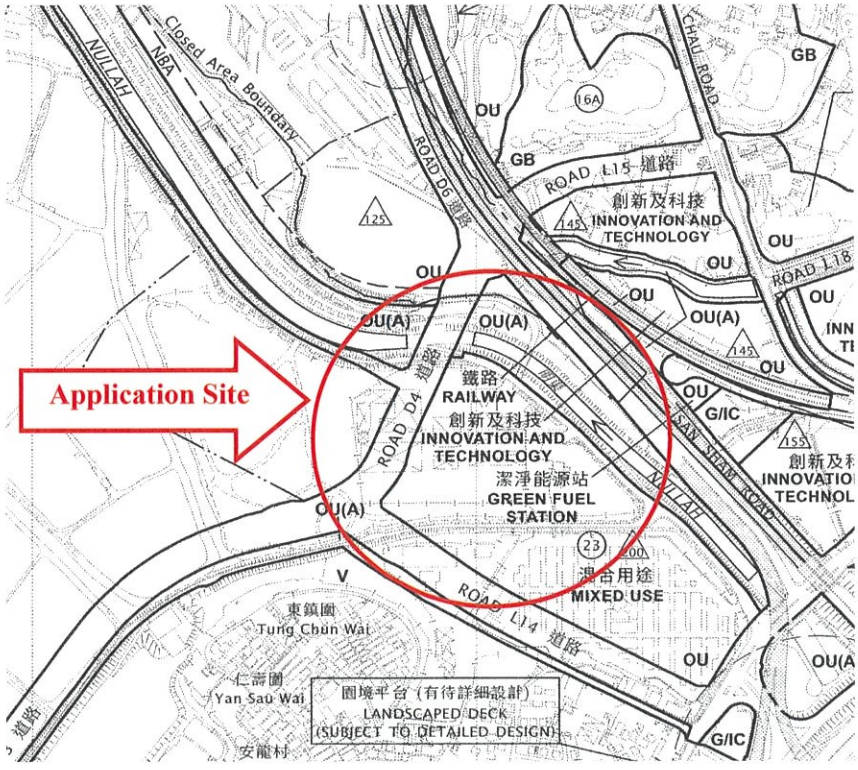
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Planning Application
under Section 16
of the Town Planning Ordinance
(Cap. 131)

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



Prepared by

LANBASE Surveyors Limited

September 2026

EXECUTIVE SUMMARY

The Application Site (the Site) comprises Lots 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part) in D.D. 99 and adjoining Government Land, San Tin, Yuen Long. It is located at 300m to the south-east of Lok Ma Chau Control Point and 200m to the north-west of the Interchange for Huanggang Shuttle Bus in Lok Ma Chau. The Site has an area of about 36,503m^2, including Government Land of about 723m^2. According to the Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 (the OZP) dated 20.9.2024, the Site falls within an area partly zoned "Other Specified Uses (Mixed Use)" ("OU(MU)"), partly zoned "Other Specified Uses (Innovation and Technology)" ("OU(I&T)") and partly shown as 'Road' on the OZP. According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No.12C), the Site falls within the 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 falls within Category 2 area.

The applicant seeks renewal of planning approval for temporary vehicle park (including container vehicles), container storage area, storage of new unlicensed container tractors, storage of construction materials, tyre repair, shop and services (sale of container vehicles and the related parts/accessories), vehicle repair and services, eating place and ancillary offices for a period of 3 years under Section 16 of the Town Planning Ordinance, which is the current use of the Site with a valid planning permission under planning application No. A/YL-ST/664 until 26.1.2027. The current application is submitted by the same applicant for the same use at the same site. The site boundary, applied use, layout, development parameters, implemented drainage facilities and fire service installations remain unchanged compared to the last application No. A/YL-ST/664.

The Site is the subject of ten previous applications (No. A/YL-ST/312, 363, 411, 438, 447, 506, 575, 627, 655 and 664) for the same/similar applied uses approved between 2006 and 2024. All the approval conditions of the last application No. A/YL-ST/664 have been complied with. Since the applied uses has been in existence for many years, no additional traffic, adverse drainage and landscape impacts are anticipated. The existing landscape works, drainage facilities and fire service installations implemented will be properly maintained.

The current application is justified on the following grounds: 1) Previous planning permissions for the same/similar use; 2) genuine efforts in compliance with planning approval conditions; 3) Compatible with the surrounding land uses; 4) Meeting the demand for port back-up uses and eating place in Lok Ma Chau; 5) No impact to the Northern Link; and 6) No additional traffic, drainage and environmental impacts.

行政摘要

申請地點為元朗新田丈量約份第 99 約地段第 372 號 D 分段餘段（部份）、第 743 號餘段（部份）及第 744 號餘段（部份）和毗連政府土地。申請地點距離落馬洲管制站東南面約300米及位於州頭南路和落馬洲皇崗穿梭巴士站交滙處西北面約200米。申請地點佔地共36,503平方米，包括723平方米的政府土地。申請地點坐落在《新田科技城分區計劃大綱核准圖編號 S/STT/2》上部份劃為「其他指定用途」註明「混合用途」地帶、部份劃為「其他指定用途」註明「創新及科技」地帶及部份顯示為「道路」的地方。根據城市規劃委員會規劃指引編號12C有關「擬於后海灣地區內進行發展」，申請地點被指定為「濕地緩衝區」。根據城市規劃委員會規劃指引編號13G有關「擬作露天貯物及港口後勤用途」，申請地點列作第2類地區。

申請人根據《城市規劃條例》第16條申請規劃許可續期，擬把申請地點用作臨時汽車停車場（包括貨櫃車）、貨櫃貯存區、存放未領有牌照的新貨櫃車拖頭、存放建築材料、車胎修理、商店及服務行業 （貨櫃車及其零件/配件銷售）、汽車修理及保養、食肆及附屬辦公室用途（為期 3 年）用途。該地點目前正用作此用途，並持有按規劃申請編號 A/YL-ST/664 核准的有效規劃許可，有效期至2027年1月26日。是次申請由同一申請人就同一場地及同一用途提出。與先請申請（編號 A/YL-ST/664）相比，擬議地點界線、申請用途、佈局、發展參數、已落實的排水設施及消防裝置均保持不變。

該地點先前曾涉及10宗同類申請（編號A/YL-ST/312、363、411、438、447、506、575、627、655及664）作相同/類近用途，並於2006年至2024年間獲批。先前申請編號A/YL-ST/664的所有附帶規劃條款均已妥善履行。鑑於申請用途已運作多年，相信並不會引致額外的交通流量、不良的渠務及景觀影響。現有的樹木、排水設施及消防裝置將繼續妥善維護。

是次申請的規劃理據如下：1）跟以前獲批准的用途相同/類近；2）真心實意地履行規劃條款；3）與周邊的土地用途兼容；4）迎合落馬洲對港口後勤用途及食肆的需求；5）不會影響北環線；及6）沒有額外的交通、渠務及環境影響。

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1. INTRODUCTION

1.1 The Application Site (the Site) comprises Lots 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part) in D.D. 99, San Tin, Yuen Long, New Territories. It is located at 300m to the south-east of Lok Ma Chau Control Point and 200m to the north-west of the Interchange for Huanggang Shuttle Bus in Lok Ma Chau. The Site is accessible from San Tin Tsuen Road via Castle Peak Road. In accordance with the Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 (the OZP) dated 20.9.2024, the Site falls within an area zoned "Other Specified Uses (Mixed Use)" ("OU(MU)") zone on the OZP. Please refer to an extract of the OZP and its relevant Notes at **Appendix 1**, Location Plan at **Appendix 3** and Site Plan (Lot Index Plan) at **Appendix 4**.

1.2 The Site is currently used as temporary vehicle park (including container vehicles), container storage area, storage of new unlicensed container tractors, storage of construction materials, tyre repair, shop and services (sale of container vehicles and the related parts/accessories), vehicle repair and services, eating place and ancillary offices with a valid planning permission under planning application No. A/YL-ST/664 until 26.1.2027. The current application seeks planning permission from the Town Planning Board (the Board) to continue using the Site for the said temporary use, thereby providing strong support for cross-border and local port-back up activities in the area.

1.3 The current application is submitted by the same applicant for the same use at the same site. The proposed site boundary, applied use, development parameters, implemented drainage facilities and fire service installations remain unchanged compared to the last application No. A/YL-ST/664.

1.4 The Applicant, Howan Limited, has commissioned Lanbase Surveyors Limited to submit a planning application on its behalf for the said temporary use under Section 16 of the Town Planning Ordinance (Cap. 131).

1.5 This Planning Statement serves to describe the existing site condition 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 (the Site) comprises Lots 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part) in D.D. 99 and adjoining Government Land, San Tin, Yuen Long, New Territories. The Site has an area of about 36,503m^2, including Government Land of about 723m^2, which is identical to previous planning application No. A/YL-ST/664. Please refer to Location Plan at **Appendix 3** and Site Plan (Lot Index Plan) at **Appendix 4**.

2.1.2 The Site is currently used for the applied uses approved under planning application No. A/YL-ST/664 valid until 26.1.2027. Please refer to the site photos at **Appendix 11**.

2.2 Lease Particulars

The subject lots are held under Block Government Lease for D.D. 99 and are demised as agricultural land.

2.3 Surrounding Land Uses

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

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

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

2.3.4 To its immediate west is unused land and further southwest is a nullah and the village settlement of Tung Chan Wai.

2.4 Accessibility

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

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

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

3. TOWN PLANNING

3.1 The Site falls within an area partly zoned "Other Specified Uses (Mixed Use)" ("OU(MU)"), partly zoned "Other Specified Uses (Innovation and Technology)" ("OU(I&T)") and partly shown as 'Road' on the Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 (the OZP) dated 20.9.2024. An extract of the OZP and its Notes are available at **Appendix 1**.

3.2 According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

3.3 The Site is the subject of ten previous planning applications No. A/YL-ST/312, A/YL-ST/363, A/YL-ST/411, A/YL-ST/438, A/YL-ST/447, A/YL-ST/506, A/YL-ST/575, A/YL-ST/627, A/YL-ST/655 and A/YL-ST/664, which were approved by the Board on 1.9.2006, 31.7.2009, 16.3.2012, 11.10.2013, 22.8.2014, 11.8.2017, 15.9.2020, 23.9.2022, 8.9.2023 and 26.1.2024 respectively. Please refer to the approval letter from the Board for planning application No. A/YL-ST/664 at **Appendix 2**.

3.4 According to Town Planning Board Guidelines No. TPB PG-NO. 12C for Application for Developments within Deep Bay Area, the Site falls within the 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. TPB PG-NO. 13G for Application for Open Storage and Port Back-up Uses, the Site falls within Category 2 areas. Subject to no adverse departmental comments and location objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

4.1.1 The applicant proposes to continue using the Site as temporary vehicle park (including container vehicles), container storage area, storage of new unlicensed container tractors, storage of construction materials, tyre repair, shop and services (sale of container vehicles and the related parts/accessories), vehicle repair and services, eating place and ancillary offices for a period of 3 years, thereby providing strong support for cross-border and local port-back up activities in the area.

4.1.2 There is no change in applied use compared to the last application No. A/YL-ST/664 submitted by the same applicant.

4.2 Proposed Layout and Development Parameters

4.2.1 There are 19 structures (2.6m to 8m in height) with a total gross floor area of about 14,136.2m^2 for vehicle repairing and servicing areas, shop, office and storeroom, tyre repairing area, eating place, security office, CLP transformer room, container storage area and storage of construction materials uses.

4.2.2 Seven private car parking spaces, one medium/heavy goods vehicle parking space, one container vehicle parking space and one LGV loading/unloading space are provided at the Site.

4.2.3 There is no change in layout and development parameters compared to the last application No. A/YL-ST/664. Please refer to the Approved Layout Plan at **Appendix 5**.

4.3 Operation Hours

4.3.1 Identical to the last application No. A/YL-ST/644, the temporary vehicle park (including container vehicles), container storage area, storage of new unlicensed container tractors, storage of construction materials, tyre repair, shop and services (sale of container vehicles and the related parts/accessories), vehicle repair and services and ancillary offices use will be operated from 8am to 11pm from Monday to Saturday, and from 10am to 5pm on Sundays and public holidays.

4.3.2 Identical to the last application No. A/YL-ST/644, the temporary eating place will be operated from 7am to 10pm daily (from Monday to Sunday including public holidays).

4.4 Drainage

The existing drainage facilities approved under previous planning applications would be properly maintained. Please refer to the approved drainage proposal,

records of the existing drainage facilities and the relevant compliance letters at **Appendix 6**.

4.5 Landscape

The existing landscape and tree plantings would be properly maintained. Should there be any reinforcement/maintenance works, the Applicant is willing to plant further trees of species similar to those in the accepted landscaping proposal. Also, please refer to the approved landscape and tree preservation proposal and the relevant compliance letters at **Appendix 7**.

4.6 Traffic

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

4.7 Fire Precaution Measures

The existing fire precaution measures and fire service installations (FSIs) approved under previous planning applications would be properly maintained. Please refer to the approved FSIs proposal, certificate of fire service installations and equipment (FS251) and the relevant compliance letters at **Appendix 8**.

5. JUSTIFICATIONS

5.1 Previous Planning Permissions for the Same/Similar Use

Temporary approvals for the same/similar port-back up uses were granted to the Site under 10 previous planning applications as mentioned in Paragraph 3.3 above. The site condition is more or less the same as the last application No. A/YL-ST/644. Without material change in planning circumstances, it is considered that the planning approval should be renewed to serve the area.

5.2 Genuine Efforts in Compliance with Planning Approval Conditions

All the approval conditions imposed on previous planning application No. A/YL-ST/664 were satisfactorily complied with to the satisfaction of relevant government departments within the specified time limits, as follows:

Item	Planning Condition	Compliance Date
(e)	The submission of records of the existing drainage facilities.	18.3.2024 (Please refer to the relevant compliance letter at **Appendix 6**)
(g)	The submission of a fire service installations proposal.	8.7.2025 (Please refer to the approved proposal and the relevant compliance letter at **Appendix 8**)
(h)	The implementation of the fire service installations proposal.	23.10.2025 (Please refer to the relevant compliance letter at **Appendix 8**)

It was demonstrated that the applicant had made genuine efforts to comply with the planning conditions under previous approvals, thus favourable consideration should be given to the application.

5.3 Compatible with Surrounding Land Uses

The Site is bounded by the Eastern Main Drainage Channel and to its immediate south across San Tin Tsuen Road are mainly vehicle parks and repair workshops and vacant land. The applied uses are compatible with the adjacent vehicle parks, open storage and other port back-up uses, and the public transport interchange. As the nearest villages are located at about 100 meters away from the Site, no interface problem with the villagers is anticipated. In this connection, the current application for renewal of planning approval for the same nature of port back-up uses should be allowed on the Site.

5.4 Meeting the Demand for Port Back-up Uses and Eating Place in Lok Ma Chau

5.4.1 There is a strong demand for port back-up uses to support cross-border activities, and many sites around Lok Ma Chau have been well-established or converted for such uses. Given its proximity to the boundary and strategic road networks, the Site has served as an important port back-up site in Lok Ma Chau for many years. To meet continuing demand, it is necessary to retain port back-up uses on the Site.

5.4.2 Since the San Tin Cross-Boundary Shopping Centre ceased operating, only a few restaurants have remained in the surrounding area. Further development of the boundary area and an increase in nearby construction works have also led to growing demand for eating place in the area.

5.4.3 Renewing the planning approval for the applied uses will continue to provide strong support for cross-border and local port back-up activities in the area.

5.5 No Impact to the Northern Link

Although the Site is located within the Area of Influence for the Northern Link (NOL), it is located far away from the proposed NOL alignment. The Applicant is willing to vacate the influenced area for the construction of the proposed NOL, should the government required. Therefore, the temporary uses would not have impact on the NOL.

5.6 No Additional Traffic, Drainage and Environmental Impacts

5.6.1 The Site has been operated for the same/similar port back-up uses under ten previous planning applications for many years. Without major change in planning circumstances and site conditions, the Site should be allowed for the applied uses to serve the area.

5.6.2 With regard to vehicular circulation, the Applicant would only make use of the section of San Tin Tsuen Road linking Tun Yu Road and Castle Peak Road – Chau Tau, as shown in the attached **Figure 1** at **Appendix 10**. There is no sensitive receiver in the immediate vicinity of that section of the San Tin Tsuen Road. Other section of San Tin Tsuen Road adjoining the southern boundary of the Site is only a one-way local access road with 3m in width, which is not wide enough for heavy vehicle to drive through; therefore, it will not be used by the vehicles of this application. Also, there would be no ingress/egress along that unused section of San Tin Tsuen Road. Under such circumstances, nuisance affecting the local residents is not expected.

5.6.3 As the site boundary, applied use, layout, development parameters, implemented drainage facilities and fire service installations remain unchanged as the last application No. A/YL-ST/664, additional traffic, drainage and environmental impacts are not anticipated.

6. CONCLUSION

6.1 The Site has been operated to provide port back-up uses for many years. The Applicant seeks renewal of planning approval to continue operating the "Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices" use for a period of 3 years under Section 16 of the Town Planning Ordinance.

6.2 With regard to the following justifications:

- previous planning permissions for the same/similar use;
- genuine efforts in compliance with planning approval conditions;
- compatible with the surrounding land uses;
- meeting the demand for port back-up uses in Lok Ma Chau;
- no impact to the Northern Link; and
- no additional traffic, drainage and environmental impacts.

the Board is requested to approve the current application for "Renewal of Planning Approval for Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices for a Period of 3 Years" at Lots 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part) in D.D. 99 and adjoining Government Land, San Tin, Yuen Long.