

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering perspective; and
- advisory comments are detailed in **Appendix III**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no comment on the application from highways maintenance point of view; and
- advisory comments are detailed in **Appendix III**.

2. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in June 2025, the application site (the Site) is located in an area of rural inland plain landscape character comprising open storage, temporary structures, farmland and scattered tree groups. The applied use is not incompatible with the landscape setting in the proximity; and
- according to site photos taken in January 2026, the Site is paved with some temporary structures and heavy vehicles and no vegetation is observed. According to the application form, no tree felling will be involved. Significant adverse landscape impact arising from the applied use is not anticipated.

3. Drainage

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

- no in-principle objection to the application from drainage point of view;
- the applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rainwater falling onto or flowing to the Site;
- after completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan;
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on the Site under proper maintenance at all times; and
- advisory comments are detailed in **Appendix III**.

4. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided on the Site; and
- advisory comments are detailed in **Appendix III**.

5. **Other Departments**

The following government departments have no objection to or no adverse comment on the application and their advisory comments, if any, are in **Appendix III**:

- (a) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (b) Director of Agriculture, Fisheries and Conservation;
- (c) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD;
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Chief Building Surveyor/New Territories West, Buildings Department;
- (g) Commissioner of Police; and
- (h) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) Prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the Site falls within the boundary of Phase 2 Development of the San Tin Technopole (the Technopole). The Site may be resumed by the Government and the applied use at the Site may be terminated at any time during the planning approval period for implementation of Government projects;
- (c) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (CEDD) that the Site falls within the boundary of Phase 2 Development of the Technopole and the estimated departure schedule for the Site is between Q1 2027 and Q2 2028. The applicant should keep close liaison with CEDD;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) no permission is given for occupation of Government Land (GL) (about 278.1m² as mentioned in the Application Form) included in the Site. Any occupation of GL without Government's proper approval is an offence under Cap. 28;
 - (ii) there is/are unauthorised structures and/or use(s) on Lot 461 in D.D. 102 covered by the application which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - (iii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structure(s) erected within the private lot(s) of the Site and the occupation of GL. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW/STT, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - (i) sufficient manoeuvring spaces shall be provided within the Site or its adjacent area;
 - (ii) no vehicles are allowed to queue back to or reverse onto/from public roads at any time during the planning approval period; and
 - (iii) the local track connecting the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing department of the local track for using it as the vehicular access to the Site;

- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of the proposed access connecting the Site (i.e. Ka Lung Road and other local tracks); and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, HyD that the existing Ka Lung Road would be diverted during the Northern Link (NOL) construction as shown on the NOL Main Line Scheme Gazette Amendment Plans which is close to the location of the Site and the construction traffic of NOL works shall be considered;
- (h) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' shall be followed; and
 - (ii) sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Notes 1/23 (ProPECC PN 1/23). The applicant should also strictly observe all relevant pollution control ordinances, particularly air pollution and noise, and put in place necessary precautionary/pollution control measures to prevent any pollution/ nuisance to nearby sensitive receivers as a result of the construction/ operation activities;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
 - (i) a drainage submission shall be submitted to demonstrate how he will collect, convey and discharge rainwater falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/ catchpits/ outfalls and ground levels justifying waterflow etc.) with supporting design calculations and charts should be included. For preparation of the drainage proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at [https://www.dsd.gov.hk/EN/Files/Technical Manual/dsd_guideline/Drainage Submission.pdf](https://www.dsd.gov.hk/EN/Files/Technical Manual/dsd_guideline/Drainage_Submission.pdf) for reference. Approval of the drainage proposal must be sought prior to the implementation of drainage works on Site;
 - (ii) after completion of the required drainage works, a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan shall be provided to DSD for reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
 - (iii) all existing flow paths should be properly intercepted and maintained without increasing the flooding risk of the adjacent area;

- (iv) the drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
 - (v) no public sewerage maintained by DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained;
 - (vi) DLO/YL, LandsD should be consulted regarding all the drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
 - (vii) all the drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;
- (j) to note the comments of the Director of Fire Services that:
- (i) relevant layout plans incorporated with the proposed fire service installations (FSIs) shall be submitted to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that six structures are proposed in the subject application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied use under the subject application;

- (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月16日星期一 16:36
收件者: tpbpd/PLAND
主旨: Objection to Planning Application No. A/STT/31
類別: Internet Email

Dear Sir and Madam,

Objection to Planning Application No. A/STT/31

Location: Lots 461 and 3373 (Part) in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long

Proposal: Temporary Open Storage and Vehicle Repair Workshop for a Period of 3 Years

This is written to the Town Planning Board to object to the captioned Application with the following reasons:

1. The vehicle repair workshop and open storage have been illegally operated for years already. If the Board approved the application now, it would encourage landlords/illegal operators that they can get prize from the authorities by changing land usage without Application approval in prior. If the Board members wanted the lands development in N.T. being disordered, mixed up and chaotic, they may ignore my complaint.
2. The illegal site operation is damaging the peace of the village/land and generating serious annoyance to the environment. That is a lorry repairing depot, it makes noise. Their equipment generates heavy noise, annoying all residents around it. They even test lorry engine under high speed rotation which produces huge noise. It causes continue annoyance to the living environment and leads to mental health problems in some families.
3. It brings dirt, wasted oil, dust, smoke, smell, and ugly appearance, poisoning the health of residents/villagers, underground water and the soil of the area.
4. Driving huge lorries via a narrow village van track endangers the safety of villagers, pedestrians and all the track users, especially for the elderly and children.
5. The oversize lorries are never suitable on the narrow single-way van track that they always block the passage of traffic under the operator's irresponsible operating manner.
6. Unexpected heavy lorry loading on the village van track causing damage to the road structure and utility services underneath.

Therefore, I request the Board to reject the captioned application.

Resident of Siu Hum Tsuen, San Tin

Mr. Y T Chan

Tel.: [REDACTED]

e-mail: [REDACTED]

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月19日星期四 2:47
收件者: tpbpd/PLAND
主旨: A/STT/31 DD 102 San Tin
類別: Internet Email

A/STT/31

Lots 461 and 3373 (Part) in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long Site area: About 1,581.5sq.m Includes Government Land of about 278.1sq.m

Zoning: "Other Specified Uses" annotated "Cultural And Community Uses With Supporting Uses And Facilities"

Applied use: Open Storage and Vehicle Repair Workshop / 8 Vehicle Parking

Dear TPB Members,

So, after all the hyperbole, grandiose announcements, world class IT centre, cutting edge research and innovations, attracting the top IT firms to set up shop in a premier, sustainable, and high-quality "live-work" community, the reality is more of the same old same old brownfield.

What is the point of all the hoo haw and extensive rezonings when applications like this indicate that the vision will remain nothing more than a mirage.

Approval of the application will merely endorse community scepticism.

Mary Mulvihill