

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/STT/31

- Applicant** : Ka Shun Metal Company Limited represented by Toco Planning Consultants Limited
- Site** : Lots 461 and 3373 (Part) in D.D. 102 and Adjoining Government Land (GL), San Tin, Yuen Long
- Site Area** : About 1,581.5m² (including GL of about 278.1 m² or about 17.6%)
- Lease** : (a) Block Government Lease (demised for agricultural use)
(Lot 461 in D.D. 102)
- (b) New Grant No. 1343 (for agricultural purpose only)
(Lot 3373 in D.D. 102)
- Plan** : Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2
- Zoning** : “Other Specified Uses” annotated “Cultural and Community Uses with Supporting Uses and Facilities” (“OU(CCUSUF)”)
- Application** : Temporary Vehicle Repair Workshop with Ancillary Open Storage for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary vehicle repair workshop with ancillary open storage for a period of three years at the application site (the Site), which falls within an area zoned “OU(CCUSUF)” on the OZP (**Plan A-1**). 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 Town Planning Board (the Board). The Site is currently fenced-off, hard-paved, erected with temporary structures and occupied by the applied use without valid planning permission (**Plans A-2 to A-4**).
- 1.2 The Site is accessible from a local access leading to Ka Lung Road (**Plan A-2**) with a run-in and a run-out (about 11.3m wide each) at its southern boundary. According to the applicant, the applied use, with a floor area of about 520.9m², involves two semi-enclosed structures with canopies (with height of not more than 6m) for vehicle repair workshop for heavy goods vehicles (HGVs), underneath which four two-storey structures for storage and office uses are located; as well as four single-storey structures

(with height of not more than 5.18m) for office, storage, toilet and E&M facilities. The Site also involves an area of about 189.1m² (i.e. about 12% of the Site) for ancillary open storage of vehicle services-related uses, such as vehicle parts, tools and equipment, to support the operation of the applied use. All vehicle repairing activities will be conducted within the semi-enclosed structures. Environmental mitigation measures to minimise the potential impact of the applied use are proposed, including use of soundproofing material and installation of activated carbon adsorption system within the semi-enclosed structure to minimise noise impact and odour nuisance respectively. No car washing, dismantling and paint spraying will be involved for the applied use. Six parking spaces, including four for HGVs and two for private cars for workers, and four loading/unloading (L/UL) spaces for HGVs are provided within the Site. Septic tank and soakaway system are used to collect sewage within the Site. Staff will be deployed to monitor the traffic situation and alarms will be installed to monitor vehicles entering and leaving the Site to ensure traffic safety and that the local access will not be affected. The operation hours are from 10:00 a.m. to 5:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The layout plan submitted by the applicant is at **Drawing A-1**.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 20.1.2026 and **(Appendix I)**
Supplementary Information (SI) received on 21.1.2026
- (b) Supplementary Planning Statement (SPS) **(Appendix Ia)**
- (c) Further Information (FI) received on 4.3.2026* **(Appendix Ib)**
** accepted and exempted from publication and recounting requirements*

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SI, SPS and FI at **Appendices I to Ib**, and can be summarised as follows:

- (a) While the Site was previously used for open storage use which was always permitted in the “Open Storage” (“OS”) zone¹ on the then Ngau Tam Mei OZP, in view of the recent economic downturn, the Site has been converted into a vehicle repair workshop since October 2024 to meet the demand for vehicle repair services from the surrounding logistics/warehouse operators. The application is to regularise the current vehicle repair workshop for HGVs with ancillary open storage use at the Site.
- (b) The applied use is compatible with the surrounding environment which comprises mainly open storage/storage yards, warehouses, vehicle repair workshops and logistics uses. While the Site is reserved for proposed cultural and community complex and may be subject to land resumption, considering that the applied use is on temporary basis, the long-term planning intention of the Site will not be affected.
- (c) The Site is currently fenced off by an existing metal sheet boundary wall. To minimise the potential noise and odour nuisance, soundproofing materials and carbon adsorption

¹ The Site fell within an area zoned “OS” on the then approved Ngau Tam Mei OZP No. S/YL-NTM/12. In order to take forward the San Tin Technopole (the Technopole) development, the draft San Tin Technopole OZP No. S/STT/1, which covers the Site among others, was exhibited under section 5 of the Town Planning Ordinance on 8.3.2024. The draft OZP was subsequently approved by the Chief Executive in Council on 17.9.2024 and the approved San Tin Technopole OZP No. S/STT/2 was gazetted on 20.9.2024. The Site now falls within an area zoned “OU(CCUSUF)” on the OZP.

system will be installed within the semi-enclosed structure of the vehicle repair workshop. The vehicle repair activities will also be carried out inside the semi-enclosed structures at the Site. Besides, septic tank and soakaway system are used to collect sewage within the Site. The applicant also commits to following the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (CoP) issued by the Environmental Protection Department (EPD). Proper drainage system and fire service installations will be installed to ensure that there are no adverse drainage and fire safety impacts.

- (d) Prior appointment is required for vehicle repair services and walk-in is not catered. Besides, the Site has allowed sufficient manoeuvring spaces for vehicles. To ensure traffic safety and that the local access will not be affected, staff will be deployed to monitor the traffic situation and alarms will be installed to monitor vehicles entering and leaving the Site. No more than six to eight vehicles will enter/exit the site per day and no vehicles will be allowed to queue back to or reverse onto/from public roads during the operation of the applied use. As such, adverse traffic impact is not anticipated.
- (e) Upon approval of the application, the applicant is committed to submitting Short Term Waiver/ Short Term Tenancy application to the Lands Department (LandsD) based on the approved scheme.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a “current land owner” of the private land within the Site but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by obtaining consent of the “current land owners”. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion of the Site, the requirements as set out in TPB PG-No. 31B are not applicable.

4. Background

Part of the Site is subject to an active planning enforcement action against unauthorized development (UD) (No. E/YL-STT/0478) involving workshop use (including vehicle repair workshop and container vehicle repair workshop) and storage use (including deposit of containers) (**Plan A-2**). An Enforcement Notice was issued on 9.12.2025 requiring discontinuation of the UD by 9.3.2026. If the notice is not complied with, prosecution action would be considered.

5. Previous Application

There is no previous application covering the Site.

6. Similar Application

There is no similar application within the same “OU(CCUSUF)” zone on the OZP in the past five years.

7. The Site and Its Surrounding Areas (Plans A-1a to A-4)

7.1 The Site is:

- (a) currently fenced-off, hard-paved, erected with temporary structures and occupied by the applied use without valid planning permission; and
- (b) accessible from the south via a local access leading to Ka Lung Road.

7.2 The surrounding areas are rural in character and predominated by warehouses, open storage/storage yards, logistics uses, a vehicle repair workshop, a workshop for recycling and recovery plastic products (with planning permission), residential structures, a pig farm, graves and grassland.

8. Planning Intention

The planning intention of the “OU(CCUSUF)” zone is for the provision of a cultural and community complex serving the needs of the local residents and/or a wider district, region or territory. Retail, dining, recreational, entertainment and other uses and facilities in support of the complex may also be included and are always permitted.

9. Comments from Relevant Government Departments

9.1 Apart from the government departments as set out in paragraphs 9.2 and 9.3 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses, if any, are provided in **Appendices II** and **III** respectively.

9.2 The following government departments have adverse comments on or do not support the application:

Land Administration

9.2.1 Comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL of LandsD):

- (a) has adverse comments on the application;
- (b) the Site comprises GL, and Old Schedule Agricultural Lot 461 in D.D. 102 held under the Block Government Lease and Lot 3373 RP in D.D. 102 held under New Grant No. 1343 which both contain the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (c) no permission is given for occupation of 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;

- (d) LandsD has reservation on the application since there is/are unauthorised structure(s) on Lot 461 in D.D. 102 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD; and
- (e) advisory comments are detailed at **Appendix III**.

Environment

9.2.2 Comments of the Director of Environmental Protection (DEP):

- (a) the applied use would involve traffic of heavy vehicle and dusty operations. There are residential structures within 100m from the boundary of the Site, and the nearest one is around 9.5m to the north-east to the Site. Based on the above, he does not support the application from environmental planning perspective;
- (b) one substantiated complaint related to effluent discharge and two non-substantiated environmental complaints related to noise and paint spraying were recorded in the past three years. The substantiated complaint received in 2024 was related to effluent discharge from the garage at the Site, which was subsequently rectified by the person in charge of the garage at the Site. No enforcement action was taken by DEP; and
- (c) advisory comments are detailed at **Appendix III**.

9.3 The following government departments have specific comments on the application:

Long-term Development

9.3.1 Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N) of CEDD):

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.

9.3.2 Comments of the Director of Leisure and Cultural Services (DLCS):

given the application would not have any implication on CEDD's site formation work and the Leisure and Cultural Services Department (LCSD)'s subsequent development of the proposed cultural and community complex, she has no objection on the application.

10. Public Comments Received During Statutory Publication Period

On 20.2.2026, the application was published for public inspection. During the statutory public inspection period, two public comments were received from two individuals (**Appendix IV**). One individual objects to the application mainly on the grounds that the applied use would

generate noise, dust and odour nuisances to the surrounding residents, and the operation of heavy vehicles would cause adverse traffic and road safety impacts. Another individual expresses concern that the applied use is not in line with the development of the Technopole.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary vehicle repair workshop with ancillary open storage for a period of three years at the Site which is zoned “OU(CCUSUF)” (**Plan A-1**). Whilst the applied use is not in line with the planning intention of the “OU(CCUSUF)” zone, from a long-term planning development perspective, PM(N) of CEDD advises that the Site falls within Phase 2 Development of the Technopole where the estimated departure schedule for the Site is between Q1 2027 and Q2 2028 and DLCS has no objection to the application as it would not have any implication on CEDD’s site formation work and LCSD’s subsequent development of the proposed cultural and community complex. In this regard, the applied use on a temporary basis will not affect the long-term planning intention of the Site. Should the Committee decide to approve the application, the applicant will be advised that the Site may be resumed by the Government and the applied use may be terminated at any time during the planning approval period for implementation of Government projects. In view of the above and taking into account the planning assessments below, there is no objection to the applied use on a temporary basis for a period of three years.
- 11.2 The applied use is considered not incompatible with the surrounding areas which are rural in character and predominated by warehouses, open storage/storage yards, logistics uses, a vehicle repair workshop, a workshop for recycling and recovery plastic products, residential structures, a pig farm, graves and grassland (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective and considers that the applied use is not incompatible with the landscape setting in the proximity and significant adverse landscape impact arising from the applied use is not anticipated.
- 11.3 DEP does not support the application as the applied use involves traffic of heavy vehicles and dusty operations, and there are sensitive receivers in the vicinity of the Site, and one substantiated complaint against the Site was received in the past three years. In this regard, according to the applicant, the vehicle repair activities will be carried out within the semi-enclosed structures, and the applicant has also committed to implementing relevant mitigation measures, such as the use of soundproofing materials, installation of carbon adsorption system, and complying with all relevant pollution control ordinances to minimise potential environmental impacts. To address DEP’s concerns, the applicant will be advised to follow the revised CoP and implement the committed environmental mitigation measures to minimise any potential environmental nuisance caused by the applied use. The operation of the applied use is also subject to the relevant pollution control ordinances. Regarding DLO/YL of LandsD’s concern on the unauthorised structure(s) on the concerned lot and the illegal occupation of GL, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.
- 11.4 Other relevant government departments consulted including the Commissioner for Transport, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services have no objection to or no adverse comment on the application. To address the technical requirements of the concerned departments, relevant approval

conditions are recommended in paragraph 12.2 below.

- 11.5 Regarding the public comments as stated in paragraph 10 above, the planning considerations and departmental comments above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 13.3.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) 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 Town Planning Board by 13.9.2026;
- (b) in relation to (a) 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 Town Planning Board by 13.12.2026;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) 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 Town Planning Board by 13.9.2026;
- (e) in relation to (d) 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 Town Planning Board by 13.12.2026;
- (f) if the above planning condition (c) 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
- (g) if any of the above planning condition (a), (b), (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.

Advisory clauses

The recommended advisory clauses are attached at **Appendix III**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applied use is not in line with the planning intention of the “Other Specified Uses” annotated “Cultural and Community Uses with Supporting Uses and Facilities” zone, which is primarily for providing a cultural and community complex serving the needs of the local residents and/or a wider district, region or the territory. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form received on 20.1.2026 and SI received on 21.1.2026
Appendix Ia	Supplementary Planning Statement
Appendix Ib	FI received on 4.3.2026
Appendix II	Government Departments’ General Comments
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comments
Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
MARCH 2026**