

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 in-principle objection to the application from highways maintenance point of view; and
- advisory comments are detailed in **Appendix III**.

Comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, HyD:

- the application site (the Site) for temporary warehouse with ancillary facilities is abutting the Authorised Gazette Scheme boundary of the Northern Link (NOL) Main Line. As there is no piling foundation involved for this application in the proximity of NOL railway facility, he has no adverse comment on the application; and
- advisory comments are detailed in **Appendix III**.

2. Drainage

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

- no in-principle objection to the application from drainage operation and maintenance point of view;
- the applicant shall submit a drainage submission to demonstrate how the rain water falling onto or flowing to the Site will be collected, conveyed and discharged;
- 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;
- 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**.

3. **Environment**

Comments of the Director of Environmental Protection:

- considering the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites', it is noted that the applied use would involve traffic of heavy vehicle and not involve dusty operations. There is no residential premises within 100m from the boundary of the Site. Based on the above, he has no adverse comment on the application from environmental planning perspective;
- no environmental complaints relating to the Site were recorded in the past three years; 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 and water supplies for firefighting being provided to the satisfaction of the Director of Fire Services; and
- advisory comments are detailed in **Appendix III**.

5. **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 2025, the Site is situated in an area of rural inland plain landscape character comprising village houses, ponds, temporary structures, vacant land and scattered tree groups. The applied use is not entirely incompatible with the landscape setting in the proximity;
- with reference to site photos taken in March 2026, the Site is largely paved. Temporary structures, stacks of materials are observed within the Site with some trees of common species adjoining the southwestern boundary. According to the application form, no tree felling is involved;
- in view of the above, significant adverse landscape impact arising from the applied use is not anticipated; and
- advisory comments are detailed in **Appendix III**.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are detailed in **Appendix III**.

7. **Other Departments**

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

- Director of Agriculture, Fisheries and Conservation;
- Project Manager (West), Civil Engineering and Development Department (CEDD);
- Head of Geotechnical Engineering Office, CEDD;
- Chief Engineer/Construction, Water Supplies Department;
- Commissioner of Police; and
- 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) to note the comments of the Project Manager (North), Civil Engineering and Development Department (CEDD) that the Site falls within the boundary of Phase 2 Development of the San Tin Technopole and the earliest departure date for the Site is Q3 2028. The applicant should keep close liaison with CEDD;
- (c) in relation to (b) above, the applicant shall note that 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;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) there is/are unauthorised structure(s) or use(s) on Lot 577 RP in D.D. 105 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
 - (ii) according to LandsD's prevailing guidelines, no Short Term Waiver (STW) application received after Pre-clearance Survey (PCS) will be considered. As PCS for Lot 577 RP in D.D. 105 has been conducted, the STW application (if any) will not be proceeded;
- (e) to note the comments of the Commissioner for Transport that:
 - (i) sufficient maneuvering space shall be provided within the Site or its adjacent area;
 - (ii) no vehicles are allowed to queue back to or reverse onto/from public road 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. Shek Wu Wai Road and the local track); and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Railway Development 1-1, HyD that the Site is abutting the Authorised Gazette Scheme boundary of the Northern Link (NOL) Main Line. The construction impact and interface with the NOL works site and works area which are close to the Site shall be considered and coordinated with the Mass Transit Railway Corporation Limited. The construction traffic of NOL works, in particular

along the local road from Shek Wu Wai Road, 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 Note 1/23;
- (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 rain water 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 & 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 would be properly intercepted and maintained without increasing the flood risk of the adjacent areas;
 - (iv) the proposed 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 proposed drainage works outside the lot boundary to ensure the unobstructed discharge from the Site in future; and
 - (vii) 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 site under proper maintenance at all times;
- (j) to note the comments of the Director of Fire Services (D of FS) 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 where the proposed FSI 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 safety requirements will be formulated upon receipt of formal submission of general building plans;
- (k) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as crown and root pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval; and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that five structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on 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 application;
 - (v) for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 considered as temporary buildings 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.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260326-101912-07576

提交限期
Deadline for submission: 08/04/2026

提交日期及時間
Date and time of submission: 26/03/2026 10:19:12

有關的規劃申請編號
The application no. to which the comment relates: A/STT/32

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 黃光

意見詳情
Details of the Comment :

我是住在石湖圍新村多年的居民，而且是一名GOGO VAN司機，因此這貨倉間中會帶給我一些生意所以我是大力支持這個申請。

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月06日星期一 3:03
收件者: tpbpd/PLAND
主旨: A/STT/32 DD 105 San Tin
類別: Internet Email

A/STT/32

Lot 577 RP in D.D. 105, San Tin, Yuen Long

Site area: About 2,053sq.m

Zoning: "Res (Group A) 2" and "Open Space"

Applied use: Warehouse / 1 Vehicle Parking

Dear TPB Members,

The Applicant has operated at Lot 577RP in D.D. 105 since 2015.

In 2025 the Applicant has also received a letter from the District Lands Office/Yuen Long (DLO/YL) requiring the removal of unauthorised structures on the Application Site.

So, in effect after a decade of unauthorized operation without the need to implement conditions, the operator now seeks to legitimize the existing structures.

As he has shown no intention to abide by regulations for the previous decade, approval of the application is merely a ploy to gain more time. For sure this application will in due course be approved and then revoked, reapplied, approved again, ignoring both regulations and the security of the community.

Mary Mulvihill