

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/STT/32

- Applicant** : Welllink Group Limited represented by Lawson David & Sung Surveyors Limited
- Site** : Lot 577 RP in D.D. 105, Ngau Tam Mei, Yuen Long
- Site Area** : About 2,053 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2
- Zonings** : “Residential (Group A)2” (“R(A)2”) (about 78%)
[restricted to a maximum plot ratio of 6.5 and a maximum building height of 170mPD]

“Open Space” (“O”) (about 22%)
- Application** : Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of three years at the application site (the Site), which falls within an area mainly zoned “R(A)2” (about 1,593m² or about 78%) with a minor portion zoned “O” (about 460m² or about 22%) on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently hard-paved and occupied by the applied use without valid planning permission (**Plans A-2 to A-4b**).
- 1.2 The Site is accessible from a local access leading to Shek Wu Wai Road (**Plan A-2**) with an ingress/egress (about 9m wide) at its western part. According to the applicant, the applied use, with a total floor area of about 1,529m², involves two single-storey structures (with height of not more than 7.6m) for warehouse for storage of plywood, two single-storey structures (with height of not more than 2.5m) for ancillary site office and storage uses, as well as one single-storey shelter (with height of not more than 7.6m). The applied use is for storage of plywood in support of the timber and plywood business, and no workshop and open storage activities will be carried out on the Site at

all times. A loading/unloading (L/UL) space for medium goods vehicle (MGV) (3.5m x 11m) is provided within the Site mainly beneath the aforementioned single-storey shelter. The operation hours are from 8:00 a.m. to 6:00 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 9.3.2026 **(Appendix I)**
- (b) Planning Statement attached to the Application Form **(Appendix Ia)**

2. Justifications from the Applicant

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

- (a) The applicant has been operating its plywood business in Hong Kong for over 10 years, which plays an important role in the construction industry by supplying timber and plywood for local construction projects. Due to the shortage of brownfield sites, there is difficulty for the applicant to identify another site for relocation. Having considered that the Site is situated in an area characterised by temporary structures, open storage yards and warehouse in the vicinity, the applied use is not incompatible with the surrounding areas.
- (b) The Site falls within Phase 2 development of the San Tin Technopole (the Technopole) with uncertain land resumption programme. The temporary nature of the applied use would not jeopardise the future development of the Technopole and the applicant commits to vacating the Site when it is resumed by the Government for the development of the Technopole.
- (c) No workshop and open storage activities will be carried out on the Site. The applicant 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 to minimise the potential environmental impacts on the surrounding areas. No significant adverse environmental impact is anticipated. Besides, upon approval of the application, the applicant would submit drainage and fire service installations proposals.
- (d) The applicant will implement traffic management measures to ensure pedestrian safety and no queuing of vehicles outside the Site, including deployment of on-site staff to manage traffic flow, installation of warning lights at the site entrance, use of appointment system, etc.. With minimal traffic generated by the applied use, no adverse traffic impact is anticipated.

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

The applicant is not a “current land owner” of 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 owner”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is currently not subject to any active planning enforcement action.

5. Previous Application

There is no previous application covering the Site.

6. Similar Application

There is no similar application within the same “R(A)2” and “O” zones on the OZP in the past five years.

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

7.1 The Site is:

- (a) currently hard-paved and occupied by the applied use without valid planning permission; and
- (b) accessible from the west via a local access leading to Shek Wu Wai Road.

7.2 The surrounding areas are rural in character and predominated by open storage of construction machinery and materials, storage yards, parking of vehicles/container trucks/trailers, residential settlements, grassland and vacant land.

8. Planning Intentions

8.1 The planning intention of the “R(A)” zone is for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

8.2 The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

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 department objects to the application:

Land Administration

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

- (a) objects to the application;
- (b) the Site comprises Old Schedule Agricultural Lot 577 RP in D.D. 105 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (c) LandsD has reservation on the planning application since 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
- (d) 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.

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. Based on the current schedule, the earliest departure date for the Site is Q3 2028. The applicant should keep close liaison with CEDD.

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

- (a) no in-principle objection to the application since the application is for three years only; and
- (b) there is no plan to develop the Site into a public open space in the coming three years.

10. Public Comments Received During Statutory Publication Period

On 17.3.2026, the application was published for public inspection. During the statutory public inspection period, two public comments were received from individuals (**Appendix IV**). One individual supports the application mainly on the grounds that the applied use would provide

business opportunities, while another individual expresses concern that the application is legitimising the existing unauthorised operation.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of three years at the Site mainly zoned “R(A)2” with a minor portion zoned “O” (**Plan A-1**). Whilst the applied use is not in line with the planning intentions of the “R(A)2” and “O” zones, 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 date for the Site is Q3 2028 and DLCS has no objection to the application as there is no plan to develop the Site into a public open space in the coming three years. In this regard, the applied use of 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 open storage of construction machinery and materials, storage yards, parking of vehicles/container trucks/trailers, residential settlements, grassland and vacant land (**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 entirely incompatible with the landscape setting in the proximity and significant adverse landscape impact arising from the applied use is not anticipated.
- 11.3 Relevant government departments consulted, including the Director of Environmental Protection, Commissioner for Transport, Director of Fire Services and Chief Engineer/Mainland North of Drainage Services Department, 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. It is also recommended to advise the applicant to follow the latest ‘CoP’ to minimise any potential environmental nuisances on the surrounding areas. Regarding DLO/YL of LandsD’s concern on the unauthorised structure(s) or use(s) on the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.
- 11.4 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 8.5.2029.

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 8.11.2026;
- (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 8.2.2027;
- (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 8.11.2026;
- (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 8.2.2027;
- (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 intentions of the "Residential (Group A) 2" and "Open Space" zones, which are primarily for providing high-density residential developments and provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public respectively. There is no strong planning justification in the submission for a departure from the planning intentions, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

- 13.2 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.
- 13.3 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.

14. Attachments

Appendix I	Application Form received on 9.3.2026
Appendix Ia	Planning Statement
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
Plans A-4a to A-4b	Site Photos

**PLANNING DEPARTMENT
MAY 2026**