

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-NTM/487**

- Applicant** : Southern Sea Investment Limited represented by R-riches Planning Limited
- Site** : Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long
- Site Area** : 4,929m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/16  
(currently in force)
- Draft Ngau Tam Mei OZP No. S/YL-NTM/15  
(at the time of submission)
- [the zoning and development restrictions of the application site (the Site)  
remain unchanged on OZP No. S/YL-NTM/16]
- Zoning** : “Government, Institution or Community” (G/IC) (about 71%) and  
area shown as ‘Road’ (about 29%)
- Application** : Temporary Container Vehicle (CV) Park and Open Storage (OS) of  
Construction Material and Machinery with Ancillary Facilities for a Period  
of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for temporary CV park and OS of construction material and machinery with ancillary facilities for a period of three years at the Site partly zoned “G/IC” (about 3,499.6m<sup>2</sup> or 71%) and partly shown as ‘Road’ (about 1,429.4m<sup>2</sup> or 29%) 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, and all uses within area shown as ‘Road’ require planning permission from the Town Planning Board (the Board). The Site is currently fenced-off, largely hard-paved and occupied by the applied uses without valid planning permission (**Plans A-2 and A-4**).
- 1.2 According to the applicant, the application is submitted on behalf of a brownfield operator, namely Chun Sing Engineering Company Limited, to facilitate relocation of its brownfield operations in the San Tin Technopole (the Technopole), which was affected by the government project of the Phase 1 of the Technopole development.

- 1.3 The Site is accessible from San Tam Road (**Plan A-2**), with an ingress/egress (about 9m wide) at its western part. According to the applicant, the applied uses involve two OS yards with a total area of about 1,300m<sup>2</sup> (about 26.4% of the Site) for storage of construction material and machinery, five CVs parking spaces, and two single-storey structures (about 4.5m in height) with a total floor area of about 432m<sup>2</sup> for storage of construction material and machinery, ancillary site office and washroom. Four private car parking spaces and two loading/unloading (L/UL) spaces (one for CV and one for light goods vehicle (LGV)) are also provided at the Site to support the operation of the applied uses. A 2.5-m high solid metal fencing will be erected along the Site boundaries to minimise the potential environmental impact. The remaining uncovered areas at the Site are used as circulation and manoeuvring spaces. The operation hours are from 7:00 a.m. to 7:00 p.m. from Mondays and Saturdays, with no operation on Sundays and public holidays. The layout plan submitted by the applicant is at **Drawing A-1**.
- 1.4 The Site, in part or in whole, is the subject of two previous applications (details at paragraph 6 below). The last previous application (No. A/YL-NTM/478) for proposed temporary OS for construction material and machinery with ancillary facilities for a period of three years and associated filling of pond was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 4.10.2024, and its planning permission was subsequently revoked on 4.7.2026 due to non-compliance with time-limited approval conditions. Compared with the last previous application, the current application at the same Site submitted by the same applicant involves a different layout with reduction in OS area (-1,414m<sup>2</sup> or -52.1%) and addition of CV park use.
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form and Supplementary Information (SI) (**Appendix I**)  
received on 13.5.2026 and 22.5.2026 respectively
  - (b) Further Information (FI) received on 9.6.2026\* (**Appendix Ia**)
  - (c) FI received on 2.7.2026\* (**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 and FIs at **Appendices I to Ib**, and can be summarised as follows:

- (a) The current application is submitted by Southern Sea Investment Limited, on behalf of Chun Sing Engineering Company Limited, to facilitate the continuation of brownfield operations for which the original site in the Technopole has already been reverted to the Government for implementation of Phase 1 of the Technopole development. The applicant has undergone a site search process to identify alternative sites for relocation of the CV park and OS business. However, those sites were considered not suitable or impracticable due to various issues. The Site is considered the most suitable one as it is relatively flat and easily accessible from San Tam Road via a local access. In addition, the Site has similar site area and floor area as the original business in San Tin.
- (b) Previous application (No. A/YL-NTM/478) for temporary OS of construction material and machinery to facilitate relocation of brownfield operations from the Technopole was approved in 2024. Compared with the previous application, the current application

submitted by the same applicant at the same Site includes an additional use of temporary CV park. According to the applicant, the original business in the Technopole had also served as a CV park for parking of the operator's own fleet for delivering construction material and machinery. Hence, the current application is intended to regularise the actual operational needs at the Site.

- (c) The application on a temporary basis of three years will not jeopardise the long-term planning intentions of the concerned zones. The applicant notes that the Site falls within the boundary of Ngau Tam Mei New Development Area (NTM NDA) development, and will liaise with the Government on handing over the Site should it be resumed during the planning approval period. Besides, the Site is not incompatible with the surrounding land uses mainly occupied by OS yards, warehouse and vacant land.
- (d) In support of the current application, the applicant has submitted a drainage proposal, a fire service installations (FSIs) proposal in accordance with the current layout, as well as a run-in/out proposal which are considered acceptable by relevant government departments. Noting the revocation of the planning permission under the previous application, the applicant is committed to complying with all relevant approval conditions if the current application is approved by the Committee.
- (e) The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' (CoP) issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisances to the surrounding areas. The applicant will also comply with all relevant environmental protection and pollution control ordinances and practice notes to minimise potential air quality, water quality, drainage and sewerage impacts. The applicant has also carried out preventative measures including conducting regular site inspection and covering the stored construction materials prior to adverse weather conditions in response to the environmental complaints previously received.

### **3. Compliance with the "Owner's Consent/Notification" Requirements**

The applicant is not a "current land owner" 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 posting site notice and sending notice to the San Tin Rural Committee. Detailed information would be deposited at the meeting for Members' inspection.

### **4. Town Planning Board Guidelines**

The Town Planning Board Guidelines for Application for OS and Port Backup Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) is relevant to the application. The Site falls within the NTM NDA, which is regarded as a new development area. Relevant extract of the Guidelines is at **Appendix II**.

### **5. Background**

- 5.1 The Site fell within an area zoned "Residential (Group D)" ("R(D)") on the then approved Ngau Tam Mei OZP No. S/YL-NTM/14. In order to take forward the NTM

NDA development, the draft Ngau Tam Mei OZP No. S/YL-NTM/15, which covers the Site among others, was exhibited under section 5 of the Town Planning Ordinance on 31.10.2025, and approved by the Chief Executive in Council on 12.5.2026. The Site now falls within an area partly zoned “G/IC” and partly shown as ‘Road’ on the approved Ngau Tam Mei OZP No. S/YL-NTM/16 gazetted on 22.5.2026.

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

## **6. Previous Applications**

- 6.1 The Site, in part or in whole, is the subject of two previous applications (No. A/YL-NTM/15 and A/YL-NTM/478) involving temporary open storage use. Details of the previous applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 Application No. A/YL-NTM/15 which covers most part of the Site and submitted by a different applicant for temporary OS of vehicle and vehicle parts for a period of 12 months was rejected by the Committee in 1997 mainly on the grounds that the proposed use was not in line with the planning intention of the then “R(D)” zone and there was no strong justification for a departure from the planning intention; the proposed use was not compatible with the surrounding rural area and the village settlement; and approval of the application would set an undesirable precedent for similar applications.
- 6.3 The last application No. A/YL-NTM/478, which was submitted by the same applicant as the current application for temporary OS of construction material and machinery with ancillary facilities for a period of three years and associated filling of pond, was approved with conditions by the Committee on 4.10.2024, mainly on the considerations that policy support was given to the proposed use for facilitating the continued operation of displaced brownfield operations; the proposed use would not frustrate the long-term planning intention of the then “R(D)” zone; the proposed use was considered not incompatible with the surrounding land uses; and there was no adverse comment from relevant government departments consulted or their concerns could be addressed by approval conditions. Subsequently, its planning permission was revoked on 4.7.2026 due to non-compliance with time-limited approval conditions on the implementation of drainage, FSIs and run-in/out proposals. Compared with the last application, the current application at the same Site involves a different layout with reduction in OS area and addition of CV park use.

## **7. Similar Application**

During the past five years, there was no similar application for CV park or OS use within the same “G/IC” zone or area shown as ‘Road’ on the OZP.

## **8. The Site and Its Surrounding Areas (Plans A-1 to A-4)**

8.1 The Site is:

- (a) currently fenced-off, largely hard-paved, and occupied by the applied uses without valid planning permission;

- (b) accessible from San Tam Road; and
- (c) located at the western end of the planned NTM NDA.

8.2 The surrounding areas are rural fringe in character with an intermix of OS yards, parking of vehicles (including private cars and LGVs) (with valid planning permission), vehicle repair workshop, warehouse, existing and planned residential developments including the temporary transitional housing (with valid planning permission), scattered residential structures, ponds, grave and grassland. The area to the east of the Site will be developed into the NTM NDA with the Northern Metropolis University Town, residential developments and various Government, institution and community (GIC) facilities. To the west across San Tin Highway and San Tam Road is an “Open Storage” zone mainly with parking of vehicles including CVs.

## **9. Planning Intentions**

- 9.1 The “G/IC” zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. According to the Explanatory Statement of the OZP, a secondary school is planned in the “G/IC” zone in Area 4E at which part of the Site situated.
- 9.2 The area shown as ‘Road’ of the Site forms part of the area reserved for the future Road D1 of the NTM NDA.

## **10. Comments from Relevant Government Bureau/Departments**

- 10.1 Apart from the government bureau/departments as set out in paragraph 10.2 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 IV and V** respectively.
- 10.2 The following government bureau/departments have the following comments on the application:

### **Policy Aspect**

#### **10.2.1 Comments of the Secretary for Development (SDEV):**

- (a) the applicant seeks planning permission for relocation of the affected brownfield operations in the Technopole in order to continue its operation;
- (b) facilitating relocation of affected brownfield operations is crucial to the smooth clearance of land and implementation of the Technopole. From the perspective of ensuring timely development of the Technopole and delivery of land for innovation and technology development, as well as

facilitating the continued operation of displaced brownfield operations that meet the needs of economy, she supports the application; and

- (c) it should however be noted that the Site falls within the boundary of NTM NDA subject to land resumption and clearance programme. Notwithstanding this, she has no objection to the applied temporary uses at the Site.

### **Project Interface**

10.2.2 Comments from the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- (a) he does not have adverse comment on the application; and
- (b) the Site falls within the boundary of NTM NDA. According to the latest tentative development programme, it is targeted to commence the clearance and site formation works at the Site in early 2027. As the land resumption and clearance programme shall follow the departure schedule notwithstanding the validity period of the planning permission, the applicant should be reminded that the Site may be resumed at any time during the planning approval period.

### **Environment**

10.2.3 Comments from the Director of Environmental Protection (DEP):

- (a) he does not support the application from environmental planning perspective in accordance with the latest CoP as the application involves traffic of heavy vehicles and there are sensitive receivers in the vicinity (i.e. a residential structure is about 81m south-east of the Site);
- (b) there were four substantiated environmental complaints received against the Site in 2024 and 2025 regarding the soil and muddy water from construction or loading activities. Site inspections revealed that no discharge of soil or muddy water was observed on site. No violation of the Environmental Ordinance was observed and no enforcement action was taken by his office; and
- (c) advisory comments are at **Appendix V**.

## **11. Public Comment Received During Statutory Publication Period**

On 26.5.2026, the application was published for public inspection. During the statutory public inspection period, one public comment was received (**Appendix VI**) from an individual objecting to the application as the approval conditions of the previous application had not been complied with, and approving the application may arise potential adverse impacts to the surrounding areas.

## **12. Planning Considerations and Assessments**

- 12.1 The application is for temporary CV park and OS of construction material and machinery with ancillary facilities for a period of three years at the Site partly zoned “G/IC” (about 71%) and partly shown as ‘Road’ (about 29%) (**Plan A-1**). Whilst the applied uses are not in line with the planning intentions of the “G/IC” zone and area shown as ‘Road’, according to the applicant, the applied uses are to facilitate the continuation of business operations displaced by Phase 1 of the Technopole development and on which SDEV has rendered support from policy perspective. From long-term development perspective, PM(W) of CEDD does not have adverse comment on the application and advises that the Site falls within the boundary of the NTM NDA in which the clearance and site formation works at the Site is targeted to commence tentatively in early 2027, and the land resumption and clearance programme shall follow the departure schedule notwithstanding the validity period of the planning permission. In this regard, should the Committee decide to approve the application, it is recommended to incorporate an advisory clause reminding the applicant that the Site may be resumed by the Government and the applied uses may be terminated at any time during the planning approval period for implementation of Government projects. Taking into account the above and the planning assessments below, there is no objection to the applied uses on a temporary basis for a period of three years.
- 12.2 The applied uses are considered not incompatible with the surrounding areas which are rural fringe in character with an intermix of OS yards, parking of vehicles (including private cars and LGVs), vehicle repair workshop, warehouse, existing and planned residential developments, scattered residential structures, ponds, grave and grassland. The Site, together with the area to its east, will also be developed into the NTM NDA. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective and advises that the Site was largely formed and no distinctive landscape resources or mature trees were observed within the Site.
- 12.3 The application is generally in line with TPB PG-No. 13G in that the Site falls within the NTM NDA and one previous planning approval involving temporary OS use had been approved by the Committee in 2024. While the planning permission of the last previous application No. A/YL-NTM/478 has been revoked due to non-compliance with the time-limited approval conditions on the implementation of drainage, FSIs and run-in/out proposals, the applicant has submitted drainage, FSIs and run-in/out proposals in support of the current application, and these proposals are accepted by the Chief Engineer/Mainland North of Drainage Services Department (CE/MN of DSD), Director of Fire Services (D of FS), as well as Commissioner for Transport (C for T) and Chief Highway Engineer/New Territories, Highways Department (CHE/NT, HyD) respectively. In this regard, sympathetic consideration may be given to the current application. Should the application be approved by the Committee, the applicant will be advised that should he fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application.
- 12.4 DEP does not support the application as the applied uses involve the use of heavy vehicles and there are sensitive receivers in the vicinity of the Site, and advises there were four substantiated environmental complaints received during the past three years due to construction or loading activities. Notwithstanding, the Site is accessible from

its west via a local access road directly connecting to San Tam Road without passing through the surrounding residential structures (**Plan A-2**), and no violation of the Environmental Ordinance was observed and no enforcement action regarding the received environmental complaints was taken by DEP. The applicant has also carried out preventative measures including conducting regular site inspection and covering the stored construction materials prior to adverse weather conditions in response to the environmental complaints previously received. The applicant will also erect a 2.5-m high solid metal fencing along the Site boundaries to minimise the potential impact. Should the application be approved by the Committee, the applicant will also be advised to follow the CoP issued by EPD to minimise any potential environmental impacts caused by the applied uses on the surrounding areas. Besides, operation of the applied uses is also subject to relevant pollution control ordinances and environmental protection regulations which the applicant has committed to complying with.

- 12.5 Other relevant government departments consulted, including C for T, CE/MN of DSD and D of FS have no objection to or no adverse comment on the application. To address the technical requirements of the concerned departments including the provision of run-in/out as advised by C for T and CHE/NT of HyD, relevant approval conditions are recommended in paragraph 13.2 below.
- 12.6 Regarding the public comment as stated in paragraph 11 above, the planning considerations and departmental comments above are relevant.

### **13. Planning Department's Views**

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comment mentioned in paragraph 11, PlanD has no objection to the application.
- 13.2 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 10.7.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

#### Approval conditions

- (a) the implementation of the accepted 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 10.4.2027;
- (b) in relation to (a) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the implementation of the accepted 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 10.4.2027;
- (d) the implementation of the accepted run-in/out proposal within **9** months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board by 10.4.2027;
- (e) if the above planning condition (b) 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

- (f) if any of the above planning condition (a), (c) or (d) 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 V**.

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

The applied uses are not in line with the planning intentions of the "G/IC" zone and the area shown as 'Road', which are primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory, and for road development respectively. There is no strong planning justification in the submission for a departure from the planning intentions, 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**

|                     |                                                                     |
|---------------------|---------------------------------------------------------------------|
| <b>Appendix I</b>   | Application Form received on 13.5.2026 and SI received on 22.5.2026 |
| <b>Appendix Ia</b>  | FI received on 9.6.2026                                             |
| <b>Appendix Ib</b>  | FI received on 2.7.2026                                             |
| <b>Appendix II</b>  | Relevant Extracts of TPB PG-No. 13G                                 |
| <b>Appendix III</b> | Previous Applications                                               |
| <b>Appendix IV</b>  | Government Departments' General Comments                            |
| <b>Appendix V</b>   | Recommended Advisory Clauses                                        |
| <b>Appendix VI</b>  | Public Comment                                                      |
| <b>Drawing A-1</b>  | Layout Plan                                                         |

|                 |                                          |
|-----------------|------------------------------------------|
| <b>Plan A-1</b> | Location Plan with Previous Applications |
| <b>Plan A-2</b> | Site Plan                                |
| <b>Plan A-3</b> | Aerial Photo                             |
| <b>Plan A-4</b> | Site Photos                              |

**PLANNING DEPARTMENT  
JULY 2026**