

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/STT/41

- Applicant** : Smart Union Motors (Asia) Company Limited represented by Top Bright Consultants Ltd.
- Site** : Various Lots in D.D.99 and Adjoining Government Land (GL), San Tin, Yuen Long
- Site Area** : About 5,856m² (including GL of about 5,414 m² or about 92.5%)
(at the time of consideration which is after resumption of private land on 26.9.2026¹)
- About 5,856m² (including GL of about 315 m² or about 5.4%)
(at the time of submission)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2
- Zonings** : (i) Area shown as ‘Road’ (about 69%);
- (ii) “Other Specified Uses” (“OU”) annotated “Amenity Area” (“OU(A)”) (about 23%); and
- (iii) “OU” annotated “Mixed Use” (“OU(MU)”) (about 8%)
[Restricted to a maximum plot ratio of 7 and a maximum building height of 200mPD]
- Application** : Temporary Warehouse with Ancillary Open Storage of Cables, Wires, Transformers and Spare Parts and Associated Filling and Excavation of Land for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary warehouse with ancillary open storage of cables, wires, transformers and spare parts and associated filling and excavation of land for a period of three years at the application site (the Site), which falls within an area partly shown as ‘Road’ (about 69%) and areas partly zoned “OU(A)” (about 23 %) and “OU(MU)” (about 8%) on the OZP (**Plan A-1a**). According

¹ According to the Gazette Notice G.N. 3831 gazetted on 26.6.2026, a majority of the private lots of the Site (about 5,099m² or about 87% of the Site) within the “Resumption of Land for the Development of San Tin Technopole (Phase 1) at Yuen Long (Second Batch)” has reverted to the Government on 26.9.2026 (**Plan A-2b**).

to the covering Notes of the OZP, temporary use or development of any land or building 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 hard-paved, partly fenced off, and occupied by temporary structures for the applied use without valid planning permission (**Plans A-2a to A-4**).

- 1.2 The Site is accessible from Tung Wing On Road leading to Castle Peak Road – San Tin via a local track (**Plans A-2a and A-3**) with an ingress/egress (about 8m wide) at its southern edge. According to the applicant, the applied use, with a floor area of about 1,830m², involves two single-storey structures (not exceeding 11.6m in height) for warehouses and one single-storey structure (not exceeding 2.5m in height) for F.S. Pump Room. The Site also involves an area of about 816m² (about 14% of the Site) for ancillary open storage with stacking height of not exceeding 3m; while its remaining area (about 3,210m² or 55% of the Site) is used for car parking and loading/unloading (L/UL) spaces, including three parking spaces for private cars and two L/UL spaces for medium goods vehicles, as well as vehicle manoeuvring areas. According to the applicant, the warehouses and open storage areas are for storage of cables, wires, transformers and spare parts by CLP Power Hong Kong Limited, who is the sub-tenant of the Site. No workshop and repairing activities will be involved for the applied use. The applicant also applies for associated filling of land for about 45m² (about 0.8% of the Site) with concrete of about 0.35m to 1.19m in depth and excavation of land for about 51.89m² (about 0.9% of the Site) with a depth of about 0.8m to 1.66m, for construction of drainage facilities². The applied use operates between 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The layout plan and land filling and excavation plans submitted by the applicant are at **Drawings A-1 to A-3**.

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

- (a) Application Form with Supplementary Statement (**Appendix I**) received on 20.8.2026 and Supplementary Information (SI) received on 25.8.2026
- (b) Further Information (FI) received on 2.10.2026* (**Appendix Ia**)
* *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, Supplementary Statement, SI and FI at **Appendices I and Ia**, and can be summarised as follows:

- (a) To support the electricity supply and utility infrastructure in the Northern Metropolis, there is an increasing demand for associated storage use. The Site is currently being used by CLP Power Hong Kong Limited for storage of cables, wires, transformers and spare parts. The wires and spare parts will be properly packed before arriving at the Site.

² About 56% of the area for filling of land and about 56% of the area for excavation of land fall within area shown as 'Road', which requires planning permission from the Board.

- (b) The applied use is compatible with the surrounding areas which are also currently being used for open storage, container storage, vehicle repair workshops, etc. While it is noted that the Site forms part of the development of the San Tin Technopole (the Technopole), the temporary nature of the applied use will not jeopardise the long-term development of the area. The applicant will liaise closely with the government and agree to vacate the Site when it is resumed by the government or developed for its intended use.
- (c) To minimise potential environmental impact to the surrounding area, corrugated metal sheets of 2m in height around the Site will be maintained to minimise dust and visual impacts. Noise-generating activities such as workshop and repairing activities will not be carried out on the Site. Good site management will also be adopted during operation. Adverse environmental impacts are therefore not anticipated. Besides, drainage and fire service installations proposals have been included in the submission to demonstrate that no adverse drainage and fire safety impacts are anticipated.
- (d) The applied use only involves low frequency of delivery trips to and from the Site, which can be accommodated by the existing road network. Sufficient space is also reserved within the Site for manoeuvring of vehicles. 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 posting site notice and sending notice to the San Tin Rural Committee. 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. **Town Planning Board Guidelines**

- 4.1 The Site is located within the Wetland Buffer Area (WBA) in Deep Bay Area (**Plan A-1a**). The Town Planning Board Guidelines for ‘Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 12C) is relevant to the application. Relevant extract of the Guidelines is at **Appendix II**.
- 4.2 The Site is partly located within the “OU(MU)” zone on OZP. However, the Town Planning Board Guidelines for ‘Designation of “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) zone and Application for Development within “OU(MU)” zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 42) are not relevant to the current application which is for temporary warehouse located within temporary structures at the Site.

5. **Background**

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

6. Previous Applications

Part of the Site is the subject of seven previous applications (No. A/YL-ST/36, 192, 262, 445, 559, 600 and 667) of which two for cross-boundary traffic services use were rejected by the Rural and New Town Planning Committee (the Committee) and the remaining five for shop and services or cross-boundary traffic services uses were approved with conditions by the Committee of the Board. Considerations of these previous applications are not relevant to the current application due to different uses involved. Details of the previous applications are summarised at **Appendix III** and their locations are shown on **Plan A-1a**.

7. Similar Application

There is no similar application within the same “OU(A)”, “OU(MU)” zones or area shown as ‘Road’ on the OZP in the past five years.

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

8.1 The Site is:

- (a) currently hard-paved, partly fenced off, and occupied by temporary structures for the applied use without valid planning permission;
- (b) accessible from Tung Wing On Road leading to Castle Peak Road – San Tin via a local track;
- (c) located within the WBA in Deep Bay Area; and
- (d) located within the “Resumption of Land for the Development of San Tin Technopole (Phase 1) at Yuen Long (Second Batch)”, in which the concerned private lots (about 5,099m² or about 87% of the Site) have reverted to the Government on 26.9.2026.

8.2 The surrounding areas are rural in character and predominated by residential dwellings, the Construction Industry Council San Tin Training Ground (with valid planning permission), vehicle parks, storage of container/container tractors/construction materials, vehicle/tyre repair workshops (some with valid planning permission), open storage of machinery, grassland and vacant land.

9. Planning Intentions

- 9.1 The area shown as ‘Road’ forms part of the area reserved for future Road L14 of the Technopole.
- 9.2 The “OU(A)” zone is for the provision of landscaping and planting to enhance the amenity value and to serve as visual buffers between existing villages and new developments.
- 9.3 The “OU(MU)” zone is intended primarily for high-density residential development and commercial development in close proximity to the railway station. Flexibility for the development/redevelopment/conversion of residential or other uses, or a combination

of various types of compatible uses including commercial, residential, educational, cultural, recreational and entertainment uses, either vertically within a building or horizontally over a spatial area, is allowed to meet changing market needs. Physical segregation has to be provided between the non-residential and residential portions within a new/converted building to prevent non-residential uses from causing nuisance to the residents.

10. Comments from Relevant Government Departments

- 10.1 Apart from the government departments as set out in paragraph 10.2 below, other departments consulted have no objection to or no adverse comments 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 departments object to or have reservation on the application:

Long-term Development and Land Administration

- 10.2.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL of LandsD) and Chief Estate Surveyor/Acquisition, Lands Department (CES/A of LandsD):
- (a) object to the application;
 - (b) the Site comprises GL and Old Schedule Agricultural Lots 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) a majority of the Site (about 92%³) falls within the “Resumption of Land for the Development of San Tin Technopole (Phase 1) at Yuen Long (Second Batch)” (Phase 1 Batch 2 Land Resumption) and the remaining part of the Site (about 8%) falls within “Resumption of Land for the Development of San Tin Technopole (Phase 1) at Yuen Long (Third Batch)” (Phase 1 Batch 3 Land Resumption), in which the Pre-Clearance Survey has been conducted (**Plan A-2b**). According to G.N. No. 3831 gazetted on 26.6.2026 and G.N. No. 6027 gazetted on 25.9.2026, the private lots under Phase 1 Batch 2 Land Resumption and Phase 1 Batch 3 Land Resumption has reverted / will revert to the Government on 26.9.2026 and 25.12.2026 respectively (“the Reversion Dates”). In this regard, approval for the planning application beyond the Reversion Dates is not supported. Besides, DLO/YL will not process either regularisation or new applications for short term waiver (STW)/short term tenancy (STT) in this case;
 - (d) Lot 744 RP in D.D.99 is covered by STW No. 4045 for the purpose of “temporary vehicle park (including container vehicles), container storage area, storage of new unlicensed container tractors, storage of

³ Including private lots of about 5,099m² (about 87% of the Site) and GL of about 315m² (about 5% of the Site).

construction materials, tyre repair, shop and services (sale of container vehicles and the related parts/accessories), vehicle repair and services, and ancillary offices, shop and services and ancillary uses as may be approved by DLO/YL; and

- (e) the GL within the Site is covered by STT No. STTYL0225 for the purposes of “temporary shop and services and ancillary uses as may be approved by DLO/YL”.

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

- (a) objects to the application; and
- (b) the Site falls directly upon Road L14 and the “OU(A)” zone which are within Phase 1 development of the Technopole. The applied period of three years would jeopardise the development programme of Road L14 and the surrounding areas which are planned to commence in 2027 tentatively. Under the latest programme, the handover of the concerned land from LandsD to CEDD is expected to be in Q1 2027. Hence, the application is not supported.

10.2.3 Comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department (CE/RD 1-1, RDO of HyD);

- (a) have reservation on the application; and
- (b) part of the Site will be directly in conflict with the planned Chau Tau Station of Northern Link (NOL) Spur Line (**Plan A-2a**), and will be required for the construction of the planned Chau Tau Station from 2027 onward.

Environment

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

- (a) has reservation on the application;
- (b) considering the latest ‘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 would not involve dusty operations. There are residential premises within 100m from the boundary of the Site and the nearest residential premise is located around 36m to the southwest of the Site. Based on the above, he does not support the application from environmental planning perspective;
- (c) no adverse comment on the associated filling and excavation of land;
- (d) no environmental complaints relating to the Site were recorded in the past three years; and

- (e) advisory comments are detailed in **Appendix V**.

11. Public Comment Received During Statutory Publication Period

On 28.8.2026, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual objecting the application mainly on the grounds that the Site is being occupied by the applied use without planning permission which could lead to safety and security concerns (**Appendix VI**).

12. Planning Considerations and Assessments

- 12.1 The application is for temporary warehouse with ancillary open storage of cables, wires, transformers and spare parts and associated filling and excavation of land for a period of three years at the Site partly shown as 'Road' and areas partly zoned "OU(A)" and "OU(MU)" on the OZP (**Plan A-1a**). The applied use with associated filling and excavation of land are not in line with the planning intentions of area shown as 'Road', and "OU(A)" and "OU(MU)" zones, which are intended for road use, the provision of landscaping and planting, and for high-density residential development and commercial development in close proximity to the railway station respectively for the implementation of the Technopole.
- 12.2 The Site falls within Phase 1 development of the Technopole and within the resumption limits of second and third batches of land resumption for Phase 1 development (**Plan A-2b**). According to DLO/YL and CES/A of LandsD, majority of the Site has reverted to the Government on 26.9.2026, while the remaining part will revert to the Government on 25.12.2026. PM(N) of CEDD advises that the development programme of Road L14 and the surrounding areas are planned to commence in 2027. Under the latest programme, the handover of the concerned land from LandsD to CEDD for the construction works is expected to be in Q1 2027. CE/RD 1-1, RDO of HyD also advises that part of the Site will be required for the construction of the planned Chau Tau Station of NOL Spur Line from 2027 onward. In this regard, DLO/YL and CES/A of LandsD, PM(N) of CEDD and CE/RD 1-1, RDO of HyD object to or have reservation on the application. Taking into account the imminent land resumption and implementation programme of the Technopole and the NOL Spur Line, and the fact that the Technopole is one of the major land supply sources of the Development Bureau's Latest 10-year Formation Forecast of "Spade-ready Sites" (2027-28 to 2036-37), approval of the current application, even on a temporary basis, would jeopardise the implementation of the planned developments of the Site under the Technopole and NOL Spur Line.
- 12.3 DEP does not support the application as the applied use involves traffic of heavy vehicles, and there are sensitive receivers in the vicinity of the Site. Other relevant government departments consulted, including the Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD), Chief Engineer/Mainland North of the Drainage Services Department, Commissioner for Transport, Director of Fire Services and the Director of Agriculture, Fisheries and Conservation have no objection to or no adverse comment on the application.
- 12.4 Regarding the public comment as stated in paragraph 11 above, the planning considerations and assessments 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 above, PlanD does not support the application for the following reason:

the Site falls within Phase 1 development of the San Tin Technopole with imminent land resumption and development programme. Approval of the application would jeopardise the planned developments at the Site under the San Tin Technopole.

- 13.2 Alternatively, 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 9.10.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission of a revised 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 9.4.2027;
- (b) in relation to (a) above, the implementation of the revised 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 9.7.2027;
- (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 revised 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 9.4.2027;
- (e) in relation to (d) above, the implementation of the revised 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 9.7.2027;
- (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 V**.

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 reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 Alternatively, 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.

15. Attachments

Appendix I	Application Form with Supplementary Statement received on 20.8.2026 and SI received on 25.8.2026
Appendix Ia	FI received on 2.10.2026
Appendix II	Relevant Extract of TPB PG-No. 12C
Appendix III	Previous Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
Drawing A-1	Layout Plan
Drawing A-2	Land Filling Plan
Drawing A-3	Land Excavation Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Application Plan
Plans A-2a to A-2b	Site Plans
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2026**