RNTPC Paper No. A/STT/43
For Consideration by
the Rural and New Town
Planning Committee
on 20.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/STT/43

Applicant	:	Mr. MAN, Ritch Hon represented by Mr. WONG Sun Wo William
Site	:	Lot 99 S.C ss.1 (Part) in D.D. 102 and Adjoining Government Land (GL), San Tin, Yuen Long
Site Area	:	About 76 m² (including GL of about 27 m² or about 35.5%)
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2
Zoning	:	"Village Type Development" ("V") *[restricted to a maximum building height of 3 storeys (8.23m)]*
Application	:	Temporary Office for a Period of 3 Years

1. The Proposal

1.1 The applicant seeks planning permission for temporary office for a period of three years at the application site (the Site), which falls within an area zoned "V" on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use 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 a temporary structure for the applied use without valid planning permission **(Plans A-2 to A-4)**.

1.2 The Site is accessible from Castle Peak Road – San Tin via a local access **(Plan A-2)**. According to the applicant, the applied use, with a total floor area of about 76m^2, involves a single-storey structure (with a height of not more than 3.5m) for office use, which is intended to support the clerical and administrative work of the applicant's motor vehicle business. No shop and services, motor vehicle showroom, vehicle repair, cleansing or other workshop activities will be involved at the Site at all times. No neon signs will be installed and no parking or loading/unloading space will be provided within the Site. The applied use operates 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 with attachments and Supplementary Information (SI) received on 30.9.2026 and 8.10.2026 respectively **(Appendix I)**

(b) Further Information (FI) received on 11.11.2026* **(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, SI and FI at **Appendices I and Ia**, and can be summarised as follows:

(a) The temporary office is solely for supporting the administrative work of the applicant's motor vehicle business, including clerical work, business discussions and meetings. No shop and services, motor vehicle showroom, vehicle repair, cleansing or other workshop activities will be carried out at the Site at all times.

(b) The applied use will not generate noise nuisance to the surrounding areas, and no neon signs will be installed. In addition, a drainage plan has also been submitted in support of the application.

(c) While no parking spaces are provided within the Site, staff members and business counterparts could make use of public transport services which are available within short walking distance to the Site.

(d) Upon approval of the planning application, the applicant will submit applications for short term tenancy and short term waiver to the Lands Department (LandsD).

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(s)". 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

The Site is located within the Wetland Buffer Area (WBA) in Deep Bay Area (**Plan A-1**). 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 extracts of the Guidelines are at **Appendix II**.

5. Background

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

6. Previous Application

There is no previous application covering the Site.

7. Similar Application

There is no similar application within the same "V" zone on the OZP in the past five years.

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

8.1 The Site is:

(a) hard-paved and occupied by a temporary structure for the applied use without valid planning permission;

(b) accessible via a local access leading to Castle Peak Road – San Tin; and

(c) located within WBA in Deep Bay Area.

8.2 The surrounding areas are rural in character comprising mainly village settlements of San Loong Tsuen and Ching Loong Tsuen, vehicle repair workshops, woodland, grassland and unused land. To the south-east of the Site is Castle Peak Road – San Tin.

9. Planning Intention

The planning intention of the "V" zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small House (SH) by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House (NTEH). Other commercial, community and recreational uses may be permitted on application to the Board.

10. Comments from Relevant Government Departments

10.1 Apart from the government department 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 III** and **IV** respectively.

10.2 The following government department has adverse comment on the application:

Land Administration

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

(a) has adverse comment on the application;

(b) the Site comprises GL and Old Schedule Agricultural Lot held under Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;

(c) LandsD has reservation on the application since there is/are unauthorized structure(s) on the Lot 99 S.C ss.1 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;

(d) no permission is given for occupation of GL (about 27m^2 as mentioned in the application form) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28;

(e) there is no SH application under processing nor approved at the Site; and

(f) advisory comments are detailed in **Appendix IV**.

11. Public Comment Received During Statutory Publication Period

On 9.10.2026, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

12. Planning Considerations and Assessments

12.1 The application is for temporary office for a period of three years at the Site zoned "V" (**Plan A-1**). According to the applicant, the temporary office is intended to support the clerical and administrative work of the applicant's motor vehicle business. Whilst the applied use is not in line with the planning intention of "V" zone, DLO/YL, LandsD advises that there is no SH application approved or under processing at the Site. The applied use of temporary nature would not adversely affect the land availability for NTEH/SH development within "V" zone in the long term. 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.

12.2 The applied use is considered not incompatible with the surrounding areas which are rural in character comprising mainly village settlements of San Loong Tsuen and Ching Loong Tsuen, vehicle repair workshops, woodland, grassland and unused 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 considered not incompatible with the landscape setting in the proximity and significant adverse landscape impact arising from the applied use is not anticipated.

12.3 The Site falls within WBA in Deep Bay Area under TPB PG-No. 12C, which specifies that planning applications for temporary uses are exempted from the requirement of ecological impact assessment. The Director of Agriculture, Fisheries and Conservation has no comment on the application from nature conservation perspective.

12.4 Other relevant government departments consulted, including the Commissioner for Transport, Director of Environmental Protection, 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, appropriate approval conditions are recommended in paragraph 13.2 below. It is also recommended to advise the applicant to follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimise any potential environmental nuisance caused by the applied use on the surrounding areas. Regarding DLO/YL, LandsD's concern on unauthorized structure and unlawful occupation of GL, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.

13. Planning Department's Views

13.1 Based on the assessments made in paragraph 12, 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 20.11.2029. 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 20.5.2027;

(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 20.8.2027;

(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 20.5.2027;

(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 20.8.2027;

(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 IV**.

13.3 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 "Village Type Development" zone, which is to provide land primarily for development of Small Houses by indigenous villagers. 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 with attachments and SI received on 30.9.2026 and 8.10.2026 respectively
Appendix Ia	FI received on 11.11.2026
Appendix II	Relevant Extracts of TPB PG-No. 12C
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
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
NOVEMBER 2026