

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/STT/14

<u>Applicant</u>	: Civil Engineering and Development Department
<u>Site</u>	: Lots 661 S.C RP (Part), 669 RP, 674 RP (Part) and 733 S.E (Part) in D.D. 99 and Adjoining Government Land (GL), San Tin, Yuen Long
<u>Site Area</u>	: About 38,700m ² (including GL of about 1,870 m ² (about 4.8% of the Site))
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2
<u>Zonings</u>	: “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) (about 75%); area shown as ‘Road’ (about 24%) and “Other Specified Uses” annotated “Amenity” (“OU(A)”) (about 1%) <i>[“OU(MU)” : restricted to a maximum plot ratio (PR) of 7 and a maximum building height (BH) of 200mPD]</i>
<u>Application</u>	: Temporary Training Facilities until 31.10.2026

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary training facilities until 31.10.2026 at the application site (the Site), which falls within an area mainly zoned “OU(MU)” (about 75%) and partly zoned “OU(A)” (about 1%) and an area shown as ‘Road’ (about 24%) on the OZP (**Plan A-1a**). According to the Notes of the OZP, ‘Training Centre’ is always permitted under Schedule I (for non-residential building or non-residential portion of a building upon development/redevelopment/conversion) of “OU(MU)” zone, whereas planning permission from the Town Planning Board (the Board) is required for the applied use on “OU(A)” zone and area shown as ‘Road’.
- 1.2 The Site is currently formed, hard-paved and fenced-off, and occupied by the Hong Kong Institute of Construction (HKIC) San Tin Training Ground operated by the Construction Industry Council (CIC), i.e. the temporary training facilities under the application (the applied use). It was converted from the then San Tin Community Isolation Facility (CIF) and had been in operation since November 2023 under the previous application No. A/YL-ST/658 approved by the Rural and New Town Planning Committee (the Committee) of the Board on 22.9.2023 with planning permission valid until 31.10.2024. All approval conditions were

complied with and the planning permission lapsed on 1.11.2024. According to the applicant, the training ground ceased operation after 31.10.2024, and the operation will only be resumed upon obtaining planning permission from the Board. The applied use is intended to operate up to 31.10.2026 under the current application in light of the consent of the land owner and the implementation programme of the San Tin Technopole¹ (the Technopole).

- 1.3 When compared with the previous application (No. A/YL-ST/658) for the same use submitted by the same applicant, there is no change in the operation arrangements and major development parameters (**Drawings A-1 and A-2**), which are summarised as follows:

	Major Development Parameters
Site Area (about)	38,700m ²
PR (about)	0.411
GFA (about)	15,905m ²
No. of Blocks	37 Blocks for Training Facilities 16 Ancillary Blocks
BH	
- Training Blocks	1 storey (about 3m)
- Ancillary Blocks	2 storeys (not more than 5.7m)
Transport Facilities	
- Private Car Parking Spaces	8
- Loading/Unloading (L/UL) Spaces	3

- 1.4 The applied use could accommodate a total of 100 staff members and students during normal operation, and a maximum of 200 staff members and students for particular occasions and events. The applied use will serve for trade tests and skills assessments for students, on-site training on the use of Modular Integrated Construction (MiC) construction method regarding safety legislation, lifting and assembly to support wider adoption of MiC method. The operation hours of the applied use will be from 8:00 a.m. to 10:00 p.m. daily (excluding public holidays).
- 1.5 In support of the application, the applicant submitted a Planning Statement with Traffic Impact Assessment (TIA), Environmental Review Report (ERR), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA), Water Supply Impact Assessment (WSIA) and Tree Survey Report (TSR).

Transport and Traffic

- 1.6 The Site is accessible by vehicles and pedestrians via an ingress/egress at the south off Tung Wing On Road which leads to Castle Peak Road – San Tin; whereas the access at San Tin Tsuen Road is opened to pedestrians only (**Plan A-2 and Drawing A-5**). Eight private car parking spaces for the staff members and three L/UL bays for refuse collection vehicles and 60-seater coaches are provided. All students will take public transport to/from the Site.

¹ The Site falls within Phase 1 Stage 1 Development of the Technopole. Subject to the funding approval from the Finance Committee of the Legislative Council, works under Phase 1 Stage 1 Development will commence progressively from end 2024.

Environment

- 1.7 Same as the operation arrangement under the previous application, all training courses and trade tests will be conducted indoor except specific courses that involve the use of three outdoor mobile cranes. No MiC units will be manufactured at the Site. The outdoor mobile cranes are located at a considerable distance from the noise sensitive receivers (NSRs) at the village houses to the south of the Site. To minimise the potential noise impact, sound absorptive materials have been installed on the façades of the structures adjoining the three mobile cranes (**Drawing A-6**) and the use of the mobile cranes will be restricted to the period of 7:00 a.m. to 7:00 p.m. daily² (excluding public holidays) to control noise.

Landscape

- 1.8 All 38 existing trees within the Site have been and will continue to be retained in-situ (**Drawings A-3 and A-7**). The planting areas at the southern boundary (near the Site entrance at Tung Wing On Road) and the western boundary provide greenery to improve visual amenity for the applied use and serve as buffer between the Site and its surrounding area. The existing sitting benches at the southern part of the Site together with the planting area provides a passive leisure space for the staff members and students. The Landscape Master Plan and a plan showing the provision of local open space are at **Drawings A-3 and A-4** respectively.
- 1.9 In support of the application, the applicant has submitted the following documents:
- (a) Application form received on 31.10.2024 (Appendix I)
 - (b) Planning Statement (Appendix Ia)
 - (c) Further Information (FI) received on 2.12.2024* (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 Planning Statement and FI at **Appendices Ia and Ib**. They can be summarised as follows:

- (a) The provision of temporary training facilities is in line with the Government's directive to support the construction industry. In accordance with the Government's announcement on 13.7.2023, San Tin CIF was modified for the CIC to hold training courses and trade tests, including training on MiC method. In view of the on-going need for training facilities for holding training courses and trade tests, CIC intends to operate the HKIC San Tin Training Ground until 31.10.2026.
- (b) There is no change in the applied use, site layout, development parameters and other relevant operation arrangements under the current application if compared

² Despite of the restricted period for the use of mobile cranes, as the operation hour of the applied use will be from 8:00 a.m. to 10:00 p.m. daily (excluding public holidays), mobile cranes will not be used outside the operation hour.

with the previous application No. A/YL-ST/658, for which all approval conditions were complied with. The applicant is committed to maintain the existing fire service installations and water supplies for firefighting, existing drainage facilities, and all environmental mitigation measures implemented under the previous application.

- (c) The applied use is fully compatible with the surrounding neighbourhood. To respect the rural setting, the existing in-situ modular units are single-storey only, which are of similar height with surrounding developments and compatible with the surrounding context.
- (d) The applied use is temporary in nature and the modular units can be dismantled and removed after use. Approval of the application would not jeopardise the long-term planning intention of the existing zonings. Besides, the approval period being sought has taken into account the consent given by the current land owner as well as the land resumption and/or site formation programme of the development of the Technopole. The applicant and CIC will maintain close communication on managing any potential project interface issues.
- (e) Most of the trade tests and skills assessments will be conducted indoor. Only courses and tests for mobile crane operation will be conducted outdoor. Appropriate noise mitigation measures have been implemented to mitigate the potential noise impact as indicated in the ERR.
- (f) Technical assessments, including TIA, ERR, DIA, SIA, WSIA and TSR, have been conducted to demonstrate that adverse impacts on traffic, environment, ecological, drainage, sewerage, water supply and landscape aspects would not be resulted.

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

The applicant is not a “current land owner” of the private land within 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. For the GL portion, 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 and the relevant extract of which is at **Appendix II**.
- 4.2 The Site is partly located within the “OU(MU)” zone on the 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 as the applied use of ‘Training Centre’

at the Site for the portion within the “OU(MU)” zone does not require planning permission from the Board.

5. Background

5.1 In accordance with the Government’s announcement on 13.7.2023, the then San Tin CIF were converted into the HKIC San Tin Training Ground for CIC to hold training courses and trade tests, including on-site training on the use of MiC construction method regarding safety legislation, lifting and assembly to support a wider adoption of MiC method. Most of the existing modular units and associated facilities were preserved, and no site formation and infrastructure works, filling and excavation of land were carried out for the HKIC San Tin Training Ground. The HKIC San Tin Training Ground had been operating since November 2023 upon obtaining the planning permission under application No. A/YL-ST/658 until 31.10.2024. The owners of the private lots of the Site have agreed to continue lending the land for such purpose. According to the applicant, operation will only be resumed upon obtaining planning permission from the Board.

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

6. Previous Applications

6.1 The Site, in whole or in part, is the subject of 13 previous applications (No. A/YL-ST/36, 192, 262, 275, 342, 354, 424, 445, 476, 503, 529, 595 and 658).

6.2 The last previous application No. A/YL-ST/658 for proposed training facilities³ until 31.10.2024 was approved with conditions by the Committee on 22.9.2023 mainly on the considerations that the proposed use could utilise existing resources to provide training facilities in support of the immediate need of the construction sector; was not incompatible with the surrounding areas; and there was no objection to or no adverse comment from concerned government departments. All approval conditions were complied with and the planning permission lapsed on 1.11.2024.

6.3 The remaining 12 previous applications were not relevant to the current application as they involved different uses. Details of these previous applications are at **Appendix III** and their locations are shown in **Plan A-1b**.

7. Similar Application

During the past five years, there was no similar application for training facilities within the same “OU(MU)” or “OU(A)” zone or area shown as ‘Road’.

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

8.1 The Site:

³ The Site fell within an area zoned “Other Specified Uses” annotated “Service Stations” on the then approved San Tin OZP No. S/YL-ST/8 at the time of consideration of the last previous application by the Committee.

- (a) is formed, hard-paved and fenced-off, and currently occupied by the HKIC San Tin Training Ground operated by the CIC with operation suspended;
 - (b) is accessible from the northeast off San Tin Tsuen Road and from the south off Tung Wing On Road, both of which are leading to Castle Peak Road – San Tin; and
 - (c) falls within the WBA of Deep Bay Area.
- 8.2 The surrounding areas are rural in character predominated by village houses/residential structures; vehicle park, storage areas, vehicle repair services and eating place (with valid planning permission under application No. A/YL-ST/664); motor vehicle showroom (with valid planning permission under application No. A/YL-ST/667); and grassland.

9. Planning Intentions

- 9.1 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.
- 9.2 The area shown as ‘Road’ forms part of the area reserved for future Road L14 of the Technopole.
- 9.3 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.

10. Comments from Relevant Government Bureau and Departments

- 10.1 Apart from the government bureau 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 are provided in **Appendices IV and V**.
- 10.2 The following government bureau supports the application and has specific comments on the application:

Policy Aspect

10.2.1 Comments of the Secretary for Development (SDEV):

in view of the ongoing need for training facilities for holding training courses and trade tests, CIC intends to continue operating the Training Ground. In light of this, policy support is hereby given.

Project Interface

10.2.2 Comments of the Head, Planning & Development Team (1), Northern Metropolis Co-ordination Office of Development Bureau (H(P&D(1)), NMCO of DEVB):

- (a) no comment on the application which facilitates the operation of the CIC San Tin Training Ground (i.e. the applied use);
- (b) it is noted that the Site falls within the boundary of the Technopole. According to the latest tentative development programme of the Technopole, it is targeted to commence the works at the Site (including the site formation works for the proposed Road L14) in Q4 2026 tentatively. Handover of the Site to the Government before Q4 2026 would be required to allow sufficient construction time for the development of the Technopole. It is noted from the applicant's Planning Statement that the applied use is intended to be operated until 31.10.2026. As such, further liaison between the Government and the applicant/occupant will be required for the interface issues related to the applied use and the development of the Technopole; and
- (c) the development programme of the Technopole is subject to further review and liaison with other projects and end users of the concerned sites and will be further updated if considered necessary. Should the Site be returned to the Government earlier than the current end date of the planning application (i.e. 31.10.2026), further liaison between the Government and the applicant/occupant will be required for the early cessation of the applied use.

11. Public Comments Received During Statutory Publication Period

On 5.11.2024, the application was published for public comment. During the statutory publication period, no public comment was received.

12. Planning Considerations and Assessments

Planning Intention, Long-term Development and Land Use Compatibility

- 12.1 The application is for temporary training facilities of CIC at the Site for about two years until 31.10.2026. While the applied use is always permitted for the portion of the Site under the "OU(MU)" zone (about 75%), planning permission from the Board is required for the portion falling within an area shown as 'Road' (about 24%) and "OU(A)" zone (about 1%) on the OZP (**Plan A-1a**). SDEV supports the application in view of the ongoing need for training facilities for holding training courses and trade tests. Although the Site forms part of the Technopole for which the site formation will commence in Q4 2026 tentatively and the applied use is not in line with the planning intentions of "OU(A)" zone and area shown as 'Road', the applied use at the Site could be tolerated until 31.10.2026 taking into account SDEV's policy support and the assessments

below.

- 12.2 On the long-term development perspective, H(P&D(1)), NMCO of DEVB advises that handover of the Site is required before Q4 2026 to allow sufficient construction time for the site formation works of the Technopole, which will commence in Q4 2026 tentatively. According to the applicant, the applied use is intended to be operated until 31.10.2026 in light of the consent of the land owner and the implementation programme of the Technopole. The applicant will also maintain close communication with CIC on managing any potential project interfaces and the site handover issue. To address the comments of H(P&D(1)), NMCO of DEVB, it is recommended to incorporate an advisory clause to remind the applicant 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, should the application be approved by the Board.
- 12.3 The applied use which mainly involves single-storey modular units is not incompatible with the existing surrounding areas which are rural in character predominated by village houses/residential structures, vehicle park, storage areas, vehicle repair services and eating place, motor vehicle showroom, and grassland.

Transport and Traffic

- 12.4 A total of eight private car parking spaces and three L/UL bays are provided at the Site. Similar to the operation arrangement under the previous application, all students will take public transport to/from the Site. The TIA demonstrated that adverse traffic impact on the road network and capacity of the existing public transport facilities are not anticipated. The Commissioner for Transport has no in-principle objection to the application from traffic engineering perspective.

Environmental and Ecological Considerations

- 12.5 The ERR, SIA and DIA demonstrated that no adverse impacts are anticipated arising from the operation of the applied use. Mitigation measures have been implemented at the Site which will be maintained to minimise the potential noise impact of the outdoor mobile cranes, including installation of sound absorptive materials on the facades of existing buildings adjoining the noise sources and locating the outdoor mobile cranes at a considerable distance from the NSRs (**Drawing A-6**), as well as restricting the operation hours of the outdoor mobile cranes. The Director of Environmental Protection has no objection to the application from environmental planning perspective.
- 12.6 The Site falls within the WBA of the TPB PG-No. 12C, which specifies that planning applications for temporary uses are exempted from the requirement of ecological impact assessment. Nevertheless, the applicant has submitted the ERR to demonstrate that the applied use would not induce any ecological impact. Director of Agriculture, Fisheries and Conservation has no objection to the application from nature conservation point of view.

Landscape

- 12.7 All 38 existing trees within the Site have been retained in-situ. The planting areas

located at the southern and western boundaries of the Site have been preserved and maintained to serve as buffer and to improve visual amenity of the applied use. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) advises that further adverse landscape impact arising from the applied use is not anticipated and has no objection to the application from landscape planning perspective.

Other Technical Aspects

- 12.8 Other relevant government departments including the Chief Engineer/Mainland North of Drainage Services Department, Chief Engineer/Construction of Water Supplies Department, Director of Electrical and Mechanical Services and Director of Fire Service 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.
- 12.9 Given that the Site is the subject of a previous approval for the same applied use with the same layout and development parameters, the approval of the current application is considered in line with the Committee's previous decision.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12, PlanD considers that the applied use could be tolerated until 31.10.2026.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis up to 31.10.2026. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (b) the provision of fire service installations and water supplies for firefighting 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 20.6.2025;
- (c) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby shall cease to have effect and shall be revoked immediately without further notice; and
- (d) if the above planning condition (b) 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 There is no strong reason to recommend rejection of the application.

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 received on 31.10.2024
Appendix Ia	Planning Statement
Appendix Ib	FI received on 2.12.2024
Appendix II	Extract of TPB PG-No. 12C
Appendix III	Previous Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	General Layout Plan
Drawing A-2	Block Plan
Drawing A-3	Landscape Master Plan
Drawing A-4	Provision of Local Open Space
Drawing A-5	Proposed Traffic Arrangement
Drawing A-6	Location of Sound Absorptive Materials
Drawing A-7	Tree Survey Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
DECEMBER 2024**