



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

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Section 16 Planning Application

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at Lot 577RP in D.D. 105, Ngau Tam Mei, Yuen Long, N.T.

Planning Statement

Applicant
Wellink Group Limited (威名集團有限公司)

Prepared by
Lawson David & Sung Surveyors Limited

February 2026

Executive Summary

This planning statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of 3 years at Lot 577RP in D.D. 105, Ngau Tai Mei, Yuen Long, N.T. (“the Application Site”).

The Application Site, covering an area of about 2,053 sq.m., falls within an area zoned “Residential (Group A)2” (“R(A)2”) (about 1,591sq.m, 77.5%) and “Open Space” (“O”) (about 462sq.m, 22.5%) on the approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2 gazetted on 20.9.2024. According to the Notes of the OZP, ‘Warehouse’ is not Column 1 nor Column 2 uses of the “R(A)2” and “O” zone. Temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

This application seeks to facilitate the continuation of the Applicant’s existing warehouse operation at the Application Site. The Applicant has operated at Lot 577RP in D.D. 105 since 2015. In 2025, part of the Applicant’s previous operation located to the south of the Application Site was resumed by the Government for the development of Northern Link Main Line. In the same year, the Applicant has also received a letter from the District Lands Office/Yuen Long (DLO/YL) requiring the removal of unauthorised structures on the Application Site. Having regard to the limited availability of suitable brownfield land in the market, the Applicant considers that retaining the warehouse operation at the Application Site is virtually the only feasible and available option to sustain its business until the Site is converted to residential and open space purpose for the San Tin Technopole Development.

The Application Site is flat and currently occupied by the existing warehouse. The proposed development comprises two single-storey temporary structures for the storage of plywood, with building height (BH) of about 7.6m and 4m, and floor areas of about 1,257sq. m and 110sq. m respectively. Ancillary facilities will also be provided, including a site office (BH: 2.5m; floor area: 15sq. m), a shelter (BH: 7.6m; floor area: 130sq. m), and a storage container (BH: 2.5m; floor area: 17sq. m).

The ingress and egress for the proposed development will be provided at the western side of the Application Site, connecting directly to the local access connecting Shek Wu Wai Road. One loading/unloading (L/UL) space (3.5m × 11m) for medium goods vehicle will be located at the western portion of the site. The Application Site will operate from 8:00 a.m. to 6:00 p.m., Mondays to Saturdays, with no operation on Sundays or public holidays. To minimise potential noise and environmental impacts on the surrounding areas, no workshop and open storage activities will be undertaken within the Application Site.

The justifications of this application are:

1. There are shortage of brownfield sites in the market;
2. The proposed development will not hinder future development of San Tin Technopole;
3. The proposed development allows optimization of valuable land uses;
4. The proposed development is considered not incompatible with surrounding areas;
5. The proposed development will not generate adverse traffic, environmental and drainage impacts on the surrounding areas; and
6. The proposed development will not create undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書向城市規劃委員會（“城規會”）呈交，以支持新界元朗牛潭尾丈量約份第 105 約第 577 號餘段（“申請地點”），作為期三年的作擬議臨時貨倉（不包括危險品倉庫）連附屬設施（“擬議發展”）的規劃申請。

申請地點的面積約 2,053 平方米，座落於在 2024 年 9 月 20 日刊憲的《新田科技城分區計劃大綱核准圖》（“大綱圖”）（圖則編號：S/STT/2）上的「住宅（甲類）2」（約 1,591 平方米，佔 77.5%）及「休憩用地」（約 462 平方米，佔 22.5%）地帶。根據大綱圖註釋，「貨倉」用途不屬「住宅（甲類）」或「休憩用地」內第一欄或第二欄之用途，然而，不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

此申請是促使申請人繼續於申請地點經營現有貨倉業務。申請人自 2015 年起已於丈量約份第 105 約地段第 577 號餘段營運，於 2025 年，申請人位於現時申請地點南面部分的營運範圍已被政府因興建北環線收回土地。同年，申請人亦接獲元朗地政處來函，要求清拆申請地點上的違例構築物。申請人考慮到市場上合適棕地作業的土地供應有限，認為保留申請地點以繼續經營貨倉業務，幾乎是維持其業務運作的唯一可行及可用選擇，直至申請地點在新田科技城發展時改為住宅及休憩空間用途。

申請地點地勢平坦，現時已用作貨倉用途。擬議發展包括兩幢單層臨時構築物作儲存木板，建築物高度分別為約 7.6 米及 4 米，樓面面積分別為約 1,257 平方米及 110 平方米。此外，擬議發展亦會設置附屬設施，包括一個附屬辦公室（建築物高度約 2.5 米；樓面面積約 15 平方米）、一個上蓋（建築物高度約 7.6 米；樓面面積約 130 平方米）及一個貯物貨櫃（建築物高度約 2.5 米；樓面面積約 17 平方米）。

擬議發展的出入口將設於西面由一條通道連接石湖圍路，亦會設有 1 個中型貨車上落貨位（3.5 米 x 11 米）。擬議發展的營運時間為星期一至星期六上午 8 時至下午 6 時，星期日及公眾假期不會運作。為盡量減低對周邊地區可能造成的噪音及環境影響，申請地點內不會進行任何工場及露天貯物活動。

本規劃申請的理據為：

1. 市場上棕地用地供應短缺；
2. 擬議發展不會妨礙新田科技城的未來發展；
3. 擬議發展可有效利用寶貴的土地資源；
4. 擬議發展與周邊土地兼容；
5. 擬議發展不會對附近地方構成不良的交通、環境及排水影響；
6. 擬議發展不會造成不良的先例。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of 3 years at Lot 577RP in D.D. 105, Ngau Tai Mei, Yuen Long, N.T (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lot is shown as **Figure 2**.

The Application Site, covering an area of about 2,053 sq.m., falls within an area zoned “Residential (Group A)2” (“R(A)2”) (about 1,591sq.m, 77.5%) and “Open Space” (“O”) (about 462 sq.m, 22.5%) on the approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2 gazetted on 20.9.2024. According to the Notes and Covering Notes of the OZP, ‘Warehouse’ is neither a Column 1 nor Column 2 use of the “R(A)2” and “O” zones, and temporary use or development of any land or building not exceeding a period of three years within the zones requires planning permission from the Board notwithstanding that the use or development is not provided for in term of the Plan.

1.2 Background of the Application

The Applicant, Welllink Group Limited (hereafter “the Applicant”), has been operating its timber and plywood business at the Subject Lot in Ngau Tam Mei, NT. since 2015. The Applicant’s plywood business plays an important role in the construction industry by supplying timber and plywood for local construction projects. The timber and plywood are sourced from around the world, including mainland China, Malaysia, Indonesia etc. The Applicant remains active in the timber and plywood business within Hong Kong’s construction industry. The Application Site is within the project boundary of the San Tin Technopole and under Phase 2 development. According to the latest tentative development programe, the time for clearance is uncertain.

Part of the Subject Lot has been resumed by the Government for development of Northern Link Main Line under Railway Ordinance (Cap. 519) in July 2025. The Applicant’s operation will be restricted to the Application Site only.

Continuous Land resumption schemes in the Northern Metropolis Area

The Applicant noted that the Application Site has been rezoned to “R(A)2” and “O” on the approved San Tan Technopole OZP in 2024. Due to the continuous land resumption in the Northern Metropolis area, land suitable for warehouse use is in short supply, and it is extremely difficult for the Applicant to find a suitable site of adequate size that can accommodate its existing operations. As such, the Applicant intends to continue operating at the Application Site to regularize the existing use until the Site is converted for residential and open space purpose under the San Tin Technopole development.

1.3 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site, which covers an area of approximately 2,053 sq. m., is located abutting a local access off Shek Wu Wai Road in San Tin, New Territories (see **Figure 1**). The Application Site is flat and currently occupied by temporary structures as warehouse use. The Application Site is partially fenced off by metal sheets (see **Site Photos**).

2.2 Surrounding Land Uses

The surrounding areas are predominantly rural in character, comprising mainly temporary structures, open storage yards, warehouses, vegetated land and vacant land. To the east and south of the Application Site are clusters of temporary warehouses (1-2 storey), open storage yards, and vehicle parks. To the west across the local access, are mainly consists of vacant land covered with wild grasses and trees. To the south is the warehouse occupied by the Applicant which will be cleared soon.

2.3 Accessibility

The Application Site is directly accessible to/from Shek Wu Wai Road via a local access. The existing run-in/out located at the western boundary will be used and maintained by the Applicant. The ingress/egress of the Application Site is about 9m. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.4 Land Status

According to the records of Land Registry, the subject lot is held under Block Government Lease and demised as agricultural use with a lease term for 75 years, commenced from 1.7.1898, and is renewable for a further term of 24 years.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls within an area zoned "Residential (Group A)2" ("R(A)2") (about 1,591 sq.m., 77.5%) and "Open Space" ("O") (about 462 sq.m., 22.5%) on the approved San Tin Technopole OZP No. S/STT/2 gazetted on 20.9.2024 (see **Figure 1**).

The planning intention of the "R(A)2" zone is primarily 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, while 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.

According to the covering notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

3.2 Previous Application

The Application Site is not involved in any previous planning application.

3.3 Similar Applications within the Same "R(A)2" and "O" Zones

There is no similar application for temporary warehouse use within the subject “R(A)2” or “O” zones after gazettal of the San Tin Technopole OZP.

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant intends to regularize the existing use (i.e. temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of 3 years).

The Application Site has a site area of about 2,053 sq.m. Two single-storey temporary structures are proposed for warehouse use, with building height (BH) of about 7.6 m and 4 m, and floor areas of about 1,257 sq.m and 110 sq.m, respectively. The proposed warehouses will be used for the storage of plywood. Ancillary facilities, including a site office (BH: 2.5m, floor area: about 15 sq.m), a shelter (BH: 7.6m, floor area: about 130 sq.m), and a storage container (BH: 2.5m, floor area: about 17sq.m), will also be provided within the Application Site (see Layout Plan at **Figure 4**).

In addition, one loading/unloading (L/UL) space (3.5 m x 11 m) for medium goods vehicle will be provided at the western part of the Application Site. The remaining open areas will be reserved for vehicle manoeuvring.

The key development parameters of the application are shown below:

Applied Use	Proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of 3 years
Site Area	About 2,053 sq.m.
Total Floor Area (Non-domestic)	About 1,529 sq.m.
No. of Structures	5 - 2 warehouses - 1 shelter - 1 site office - 1 storage container
Height of Structures	2.5 – 7.6m (1 storey)
Loading/unloading Spaces	1 (for medium goods vehicle) (3.5m x 11m)

4.2 Vehicular Access and Parking Arrangement

The Application Site is accessible via a local access off Shek Wu Wai Road. The Applicant will retain and maintain the existing ingress/egress at the western boundary of the Application Site, which is about 9m wide. A loading/unloading space (3.5m x 11m) for medium goods vehicle will be provided at the western part of the Application Site. The remaining open areas are reserved for vehicle manoeuvring.

A swept path analysis (see **Figure 5**) is prepared to demonstrate that vehicles can satisfactorily enter and exit the Application Site and manoeuvre within the site. There will be no issues with internal traffic circulation as sufficient space for manoeuvring of vehicles has been reserved in the western portion, meaning that vehicles will never need to wait or queue along the local access.

The Applicant will also implement the following traffic management measures to ensure no queuing of vehicles outside the Application Site and pedestrian safety:

- (i) Prior appointments will be arranged for medium goods vehicle to deliver the plywood;

- (ii) Goods vehicle entering the site will be directed to loading/unloading space to prevent the ingress/egress being blocked, and will leave the site after loading/unloading;
- (iii) No storage materials will be placed in the manoeuvring area to prevent the loading/unloading space and manoeuvring area from being blocked;
- (iv) On-site staff will be deployed to manage traffic flow during operation hours; and
- (v) Revolving warning lights will be installed at the site entrance to alert staff and nearby pedestrians when vehicles are entering or exiting the site, ensuring pedestrian safety.

In addition, according to the Applicant, trips for transporting the storage materials to and from the Application Site made by medium goods vehicle will not be more than 2 round trips per day. As the proposed development is for storage use only, it is anticipated that only one to two staff will be working on site. These staff members will commute by public transport, and no private car usage is anticipated.

The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Medium Goods Vehicles)	
	In	Out
08:00-9:00 (peak hour)	0	0
9:00-10:00	0	0
10:00-11:00	1	0
11:00-12:00	0	1
12:00-13:00	1	0
13:00-14:00	0	0
15:00-16:00	0	0
16:00-17:00	0	1
17:00-18:00 (peak hour)	0	0
18:00-19:00 (peak hour)	0	0

4.3 Site Operations

The operation hours of the Application Site are 8:00am to 6:00pm, Mondays to Saturdays. There will be no operation on Sundays or public holidays. The main use of the Application Site will be warehouse for storage of plywood. To minimize any potential noise and environmental impacts on the surrounding area, no workshop and open storage activities will be carried out on the Site.

4.4 Drainage Proposal

The Applicant will provide drainage facilities within the Application Site to allow surface runoff from the Application Site to be collected and diverted to the existing drainage system. The Applicant will submit a drainage proposal to demonstrate the proposed arrangement of the drainage facilities upon approval of this application.

4.5 Landscape

The Application Site is flat and currently occupied by the proposed development. It is located in a rural area characterised by temporary structures, open storage yards, warehouse and vacant land. Temporary warehouses, open storage yards, and vehicle parks are located to the east and south of the site. In addition, there are no trees within the Application Site.

The Applicant intends to continue using the Application Site as a warehouse until the site and the surrounding area are covered for residential and open space purpose. Given that the Application Site is surrounded by the uses of similar nature, the proposed development is considered

compatible with the surrounding and planned landscape character.

4.6 Fire Service Installations Proposal

To minimize the fire hazard, the Applicant will provide fire service installations (FSIs) to the satisfaction of the Fire Services Department upon approval of this application.

4.7 Environmental Considerations

The proposed development will consist a warehouse for storage of plywood. To minimize the possible environmental nuisance, the Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake to provide the following mitigation measures:

- (a) No workshop and open storage activities will be conducted at the Application Site;
- (b) The loading / unloading activities will be located away from the residential dwellings;
- (c) The operating hours will be restricted from 8:00 am to 6:00 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays;
- (d) No more than 2 round trips by medium goods vehicles per day to minimize the traffic and noise impact; and
- (e) The site has been hard-paved to avoid the dust nuisance.

5. Planning Justifications

5.1 Shortage of Brownfield Sites

According to a document submitted to the Legislative Council Finance Committee (EC(2024-25)13) in 2025, the government has resumed a total of around 20 ha of brownfield sites since 2019, and expect to resume another 230 ha of brownfield sites within the Northern Metropolis till the end of 2026, for taking forward various housing and other development projects. In light of the above, suitable sites for brownfield operations have become increasingly limited and costly. Although the Government has proposed providing floor space in multi-storey buildings to accommodate the affected brownfield operators in the long term, the implementation of such measures will take time, and the detailed thresholds, eligibility criteria and associated costs remain uncertain.

The Applicant has been operating its plywood business in Hong Kong for over 10 years and has contributed to the local economy and construction industry. The land to the south previously occupied by the Applicant has also been resumed by the Government. The Applicant's business has been downsized and it is difficult to identify another site for relocation. Given that the current application is temporary in nature, sympathetic consideration is requested to allow the continuation of the existing operation.

5.2 Will not Hinder Future Development of San Tin Technopole

The Application Site falls within the San Tin Technopole Development Area and is zoned "R(A)2" and "O" on the approved San Tin Technopole OZP No. S/STT/2. The Application Site falls within Phase 2 of the STT development and the schedule of land resumption is uncertain. The Applicant acknowledges that the development is temporary in nature and agrees to vacate the site when it is resumed by the government/be developed for housing or other new town development. Given its temporary nature, the proposed development will not prejudice the long-term planning intention of the "R(A)2" and "O" zones, nor hinder the future development of Sin Tin Technopole at the Application Site.

5.3 Optimization of Valuable Land Resources

The Application Site is currently occupied by the existing warehouse. While the proposed use may not be entirely in line with the planning intention of "R(A)2" and "O" zones, no imminent

residential development and open space projects are known in the coming years. It is also noted that there are various private lots within the same "R(A)2" zone. Although "R(A)2" zone is intended for residential development in long term, the process of land resumption would inevitably take time and is unlikely to be completed in short term.

Instead of leaving the Application Site idle and deteriorating, the proposed development provides an interim solution to maximum land utilization on the site with upkeep and maintenance from the Applicant. Additionally, the proposed development is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without inflicting undesirable impacts on the environment.

5.4 Not Incompatible with Surrounding Land Uses

The proposed development is considered not incompatible with the surrounding land uses. The Application Site is situated in an area characterised by temporary structures, open storage yards, and warehouses in the vicinity. Taking into consideration that the Applicant has proposed proper mitigation measures, including no workshop activities within the Application Site and restriction of operation hours, the proposed development could co-exist well with all these surrounding land uses without posing any adverse environmental impacts. In addition, the Application Site is located less than 100m of the NOL Main Line. Land for NOL development has been resumed and immediate surround will be dominated by construction sites in the coming years. As the proposed development is considered not incompatible with other developments/facilities in the adjacent areas in terms of nature and scale of use, approval of the application would therefore not result in any interface problems with the surrounding areas.

5.5 No Adverse Impacts on the Surrounding Areas

Owing to the nature and size of the proposed development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

Traffic

The Application Site is directly accessible to Shek Wu Wai Road via a local access with no more than 2 round trips per day made by medium goods vehicles to and from the Application Site. The vehicles will enter to/get out of the Application Site at non-peak hours. As such, it is anticipated that the proposed development will generate very minimal traffic on Shek Wu Wai Road, even if the application is approved. In addition, the swept path analysis (see **Figure 5**) demonstrates that sufficient space will be reserved at the Application Site for loading/unloading and manoeuvring of vehicles. It is also unlikely that the minimal volume of traffic generated by the proposed development would have an adverse effect on the existing and/or planned road networks. There will also be no need for goods vehicles to queue outside the Application Site under any circumstances. Therefore, no adverse traffic impact is anticipated.

Environment

The Application Site will only be used as a warehouse for storage of plywood. No workshop activities and open storage will be undergone within the Application Site. To minimize all the potential environmental impacts on the surrounding areas, the Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and to provide the mitigation measures as mentioned in paragraph 4.7. In addition, operating hours will be restricted to between 8:00am and 6:00pm. It is unlikely that the proposed development will have a significant adverse environmental impact on the surrounding areas.

Drainage

Upon approval of this application, the Applicant will submit a drainage proposal demonstrating the arrangement of the drainage facilities. Drainage facilities will be provided within the Application

Site to effectively collect and discharge surface runoff. Therefore, no adverse drainage impact on the surrounding area is anticipated.

5.6 No Creation of Undesirable Precedent

Having realized the Board is entitled to consider planning applications, there may be concern about setting an undesirable precedent by approving the current application. Given the unique background of extensive brownfield resumption arising from the Northern Metropolis development, the present case should be considered on its individual merits. Therefore, it is proposed that the permission is only given to the development under this application.

As the Board will consider each planning application on its individual merits, which in a sense, physical states of and surrounding the Application Site are always assessed individually and differently even if they are of similar nature. Approving the current application should therefore not entail to the approval of other similar applications under any circumstances.

6. Conclusion

The Application Site falls within an area zoned "R(A)2" and "O" on the Approved San Tin Technopole OZP No. S/STT/2. The Applicant intends to use the site as a temporary warehouse for storage of plywood with ancillary facilities. As the planning intentions for the "R(A)2" and "O" zones have not yet been realized, and given the temporary nature of the proposed development, the proposal would not frustrate or prejudice the long-term planning intentions of the "R(A)2" and "O" zones.

Due to the limited availability of brownfield sites on the market, the Applicant has difficulty in identifying alternative location. Retaining the operation at the Application Site is considered the most appropriate and practical option, given its locational advantages, such as having direct vehicular access connecting Shek Wu Wai Road and its setting amidst warehouse and open storage uses. In view of the site location, surrounding land uses, and the nature of the proposed development, the Application Site is considered the most suitable location for the continuation of the Applicant's operation until the Site is converted to residential and open space purpose.

Despite the fact that the Application Site falls within the "R(A)2" and "O" zones, the planning intentions of these zones are unlikely to be implemented in the short term. In contrast, the proposed development is considered not incompatible with the existing context, as the surrounding area is currently characterised by open storage and warehouse uses. No adverse interface issues are anticipated arising from the proposed temporary use. The proposed development would actually encourage optimization of the valuable land resources. It would also enable the Applicant to continue its operation and contribute to the local construction industry.

Since no adverse impacts on the surrounding are anticipated and technical concerns of relevant Government departments could be addressed through implementation of approval conditions, the proposed development is considered acceptable on a temporary basis and would not give rise to an undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

Lawson David & Sung Surveyors Limited
February 2026