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Section 16 Planning Application

Proposed Temporary Warehouse for Storage of Stage Equipment with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot 2447 S.A RP (Part) in D.D. 130, Lam Tei, Tuen Mun, N.T.

Planning Statement

Applicant

Sky Team Stage Production House Co. Limited (晴天舞台製作有限公司)

Prepared by

Lawson David & Sung Surveyors Limited

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Executive Summary

This planning statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for Proposed Temporary Warehouse for Storage of Stage Equipment with Ancillary Facilities and Associated Filling of Land (“the proposed development”) for a Period of 3 Years at Lot 2447 S.A RP (Part) in D.D. 130, Lam Tei, Tuen Mun, N.T. (“the Application Site”).

The Application Site, covering an area of about 2,287 sq.m., falls within an area zoned “Green Belt” (“GB”) on the Draft Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTTY/13 exhibited on 13.6.2025. According to the Notes of the OZP, ‘Warehouse’ is not under either “Column 1” or “Column 2” use of “GB” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The application is to facilitate the relocation of the Applicant’s affected operations at Pak Sha Tsuen, Yuen Long, N.T., which was affected by the land resumption for Second and Third Phase Development of Yuen Long South New Development Area. The Applicant has been active in stage and event production industry and involved in various events and exhibitions in Hong Kong. To support their operation, they had been using 3 different warehouses sites for storage of stage equipment. Since their existing warehouse site has been resumed by the Government with operation of other warehouse sites ceased already, the Applicant is required to relocate their warehouse to continue their business. After thorough site searching exercise, the Applicant has identified the Application Site as a possible site for relocation and intends to develop the site into a warehouse for storage of stage equipment.

The proposed development will erect a 3-storey (height: not exceeding 13m) warehouse for storage of stage equipment with ancillary facilities with a total floor area of about 3,771 sq.m. at the Application Site. The G/F of the structure will provide a washroom, ancillary office, private car parking spaces for staff/visitor and vehicular manoeuvring space. The 1/F and 2/F of the structure will be used as warehouse for storage of stage equipment and ancillary office.

An ingress/egress point of about 8m will be proposed at the northern boundary connecting the local track off Shun Tat Street. 3 loading/unloading spaces (3.5m x 7m) for light goods vehicle and 4 private car parking spaces for staff/visitors (2.5m x 5m) will be provided within the Application Site. The operation hours of the Application Site are between 9am to 7pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

The justifications of this application are:

1. The proposed development helps support the stage and event production industry in Hong Kong;
2. The Application Site is the best location choice for the Applicant;
3. The proposed development does not contravene the planning intention of “GB” zone;
4. The proposed development is in compliance with TPB PG-No.10;
5. The proposed development allows optimization of valuable land resources;
6. The proposed development will not generate adverse traffic, environmental and drainage impact on the surrounding areas; and
7. 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，旨在支持在新界屯門藍地丈量約份第 130 約地段第 2447 號 A 分段餘段（部分）（「申請地點」），作為期三年的擬議臨時貨倉存放舞台用具連附屬設施及相關填土工程（「擬議發展」）的規劃申請。

申請地點的面積約 2,287 平方米，座落於於在 2025 年 6 月 13 日展示的藍地及亦園分區計劃大綱草圖（圖則編號：S/TM-LTY/13）上的「綠化地帶」。根據該大綱圖的註釋，擬議發展不屬於「綠化地帶」的第一或第二欄用途，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。

此申請是為協助申請人重置受元朗南新發展區發展計劃第二及第三階段收地影響，位於元朗白沙村的貨倉。申請人現時活躍於本港的舞台及活動製作業並參與本地不同舞台及展覽的製作。為支持其業務運作，申請人曾於白沙村使用三個不同貨倉以存放及準備舞台設備。由於現有的貨倉已被政府收回土地，而其他貨倉的運作亦已終止，申請人須重置貨倉以繼續支持業務。經尋找可重置地點後，申請人認為申請地點適合重置作貨倉存放舞台用具，以繼續經營其業務。

擬議發展將於申請地點興建一座總樓面面積約 3,771 平方米的三層高（高度不多於 13 米高）的構築物，以存放舞台用具及附屬設施。擬議構築物的地下將提供附屬設施，包括洗手間、附屬辦公室、員工/訪客的停車位，以及車輛轉動空間。而一樓及二樓則用作存放舞台用具的倉庫和附屬辦公室。

申請地點的出入口將設於北面（約 8 米闊），由一條道路連接順達街。申請地點亦設有 3 個輕型貨車上落貨位（3.5 米 x 7 米）和 4 個供職員/訪客使用的私家車停車位（2.5 米 x 5 米）。擬議發展的營運時間為星期一至星期六上午 9 時至晚上 7 時，星期日及公眾假期不會運作。

本規劃申請的理據為：

1. 擬議發展有助支持本港的舞台及活動製作業；
2. 申請地點是申請人搬遷的最佳位置選擇；
3. 擬議發展不會違背「綠化地帶」的規劃意向；
4. 擬議發展符合城規會規劃指引編號 10 的要求；
5. 擬議發展可有效利用寶貴的土地資源；
6. 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；及
7. 擬議發展不會被定為不良的先例。

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 for Storage of Stage Equipment with Ancillary Facilities and Associated Filling of Land (the “proposed development”) for a period of 3 years at Lot 2447 S.A RP (Part) in D.D. 130, Lam Tei, Tuen Mun, 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 per **Figure 2**.

The application is submitted to facilitate the relocation of the Applicant’s affected operations in Pak Sha Tsuen, Yuen Long from land resumption for Second and Third Phase development of Yuen Long South New Development Area (YLS NDA). The Application Site, covering an area of about 2,287 sq.m., falls within an area zoned “Green Belt” (“GB”) on the Draft Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTY/13 exhibited on 13.6.2025. According to the Notes of the OZP, ‘Warehouse’ is not under either ‘Column 1’ or ‘Column 2’ use of “GB” zone, and temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

1.2 Background of the Application

1.2.1 Background of the Applicant

The Applicant, **Sky Team Stage Production House Co. Limited** (hereafter “the Applicant”), was found in 2010 and has been providing professional stage and event production services in different large-scale events and exhibitions (see **Appendix 1**), including:-

- Corporate events (e.g. conferences, gala dinners and launch events);
- Exhibitions (e.g. provision of ground support and preparation of booth and roadshow);
- Provision of lighting, audio and LED walls for concerts and carnivals; and
- Preparation of promotion decorations (e.g. props productions and exhibition panel system).

Over the years, they have built a successful business in the stage and event production industry in Hong Kong and served a wide range of clientele including the Hong Kong Government, different multinational corporations (e.g. HSBC, Google, McDonald’s, AIA, Citibank, and Samsung etc.), large-scale companies / organization (e.g. Hang Seng Bank, MTR, FWD Group, Hong Kong Council of Social Service and Hong Kong Jockey Club etc.), as well as involved in the stage and event production of large-scale festivals and ceremonies in Hong Kong (e.g. Hong Kong International Film Festival, Hong Kong Film Awards, Hong Kong Brands and Products Expo and Indonesia Week Hong Kong 2024 etc.)

To support their operations, they had been using their warehouses for storage and preparation of stage equipment at Various Lots in D.D.119, Pak Sha Tsuen, Yuen Long, N.T. (see **Appendix 2**) with 3 warehouse sites as summarized below:-

Site	Affected Sites	Site Area (sq.m.) (about)	Floor Area (sq.m.) (about)	No. of Storey	Uses
1	Lots 1214 RP and 1215 (Part) in D.D.119	1,732	2,580	1-2	Warehouse for Storage and Preparation of Stage Equipment

2	Lots 990 (Part), 991 (Part), 994 (Part), 1024 (Part), 1025 and 1026 (Part) in D.D.119 and Adjoining Government Land (Application No. A/YL-TYST/1108)	687	954	1-2	Warehouse for Storage of Stage Equipment
3	Lot 1020 (Part) in D.D.119 (Application No. A/YL-TYST/1109)	330	310	1	
Total:		2,749	3,844	/	/

Sites 2 and 3 were under planning approvals for temporary warehouse for storage of stage equipment approved by the Board on 24.9.2021 (Application Nos. A/YL-TYST/1108 and 1109 respectively). Nevertheless, all 3 warehouses sites are within boundary of the YLS NDA and would be subject to future land resumption by the Government as follows:-

Site 1

The Applicant received letter from the Lands Department (LandsD) (see **Appendix 3**) that Site 1 fell within the boundary of the Second Phase Development of YLS NDA.

Sites 2 and 3

While Sites 2 and 3 are within the later Third Phase Development of YLS NDA, the Applicant did not renew their tenancies and decided to terminate their operations at those sites due to unavailable long-term tenancies with uncertain resumption schedules.

Given the lack of suitable sites in the market, the Applicant had therefore downsized and shifted their operation to Site 1. Nevertheless, Site 1 was resumed by the Government in May 2025 and the Applicant is required to move out in April 2026. The existing operation would soon be ceased after the site clearance.

Given the nature of their operations, the Applicant requires a warehouse for storage of their stage equipment to support assorted events and exhibitions in Hong Kong. To facilitate their operations, the Applicant intends to consolidate all their warehouses into one site to allow full operation capacity. Given the limited time before the site clearance, the Applicant is required to identify a suitable site to relocate their warehouses to sustain their business.

1.2.2 Relocation Need of the Applicant

With the ongoing land resumption in the Northern Metropolis area, business operators of different sectors including logistics, industrial, construction and retail etc. are required to relocate their operations. Some affected operators might be forced to terminate their business after land resumption due to lack of compatible alternative land in the market. Therefore, to sustain and continue their business, it is necessary for the Applicant to be able to relocate their business and continue to contribute to the stage and event production industry in Hong Kong.

Various discussion were made between the Development Bureau and the Applicant regarding relocation of the Applicant's warehouses. Due to the limited time before the site clearance of their operation site in Pak Sha Tsuen, the Applicant is required to identify a suitable site that can fulfill their urgent operational needs.

However, the Applicant has faced tremendous difficulties searching for a suitable site in the New Territories. The ongoing land resumption schemes in the Northern Metropolis area has caused a stiff competition for suitable sites for storage yards / warehouses. It is difficult for the Applicant to identify suitable site for relocation as land within the majority of Categories 1 or 2 areas under TPB PG-No.13G was either occupied by other open storage/storage uses or over the price consideration of the Applicant. Meanwhile, taken into consideration that the stage equipment is

relatively bulky in nature which involves considerable land requirements i.e. site with considerable size, appropriate access road for goods vehicles, etc., the Applicant struggles to identify possible sites for relocation.

The Applicant has conducted a thorough site search exercise before identifying the Application Site as the best available option for relocation. Most are yet considered not suitable because of various reasons as below:-

	Possible Site Location	Zoning	Reasons for unsuitable for relocation
(a)	DD92 Lots 1097 RP, 1098 RP, 1099 and 1101 RP (Hang Tau, Kwu Tung South)	"AGR"	Site required clearance of vegetation and located very close to existing residential development and village settlements
(b)	DD118 Lots 1473 - 1525 (Tai Tong, Yuen Long)	"AGR"	Site required clearance of vegetation and local burial urns; site is on a sloping surface that require extensive land filling
(c)	DD86 Lot 36 (Muk Wu Nga Yiu, Man Kam To)	"AGR"	Site located very close to existing village settlements and residential development, as well as nearby "GB" clusters
(d)	DD129 Lot 1862 (Lau Fau Shan)	"REC"	Access to site too narrow for goods vehicles; Site is subject to future land resumption
(e)	DD115 Lots 625 RP and 627 RP (Nam Seng Wai, Yuen Long)	"U"	Site located very close to planned future residential development and existing fish ponds; no precedent case within the same "U" zone

As a result, the Applicant has identified the Application Site as the best available option for a number of reasons. Firstly, the Application Site can be accessed from a local track leading to Shun Tat Street, which provides good accessibility for the staff to commute to work, and allow the goods vehicles to access to the site. Secondly, the Application Site is a piece of flat and vacant land. A swift transformation into a warehouse for the Applicant's imminent usage is thus feasible. In addition, the size of the Application Site could meet the immediate need of the Applicant to accommodate their business operation with sufficient manoeuvring space. The Applicant has decided choosing the Application Site for relocation taking into account that the availability of similar sites in the market is limited.

As the basic settings of Application Site meet the operational needs of the Applicant, the Applicant seeks the Board's permission to use the Application Site as a temporary warehouse for storage of stage equipment for relocation of their business. The proposed development will allow the Applicant to continue contributing to the stage and event production industry in Hong Kong, as well as promote better utilization of scarce land resources so that the land can be under better use.

1.3 Organization of the Planning Statement

Following this introductory chapter, this planning statement contains five further chapters:

- Chapter 2 presents the background details of the Application Site in terms of current land-use characteristics and neighbouring developments;
- Chapter 3 discusses the planning context of the Application Site;
- Chapter 4 outlines the development proposal;
- Chapter 5 gives account to the justifications of the proposed development;
- Chapter 6 is the conclusion of the planning statement.

2. SITE CONTEXT

2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 2,287 sq.m., abuts Shun Tat Street, Lam Tei, Tuen Mun, N.T. (see **Figure 1**). The Application Site is generally flat. It was previously used for open storage purpose but currently vacant. Part of the Application Site is fenced off by 2.5m high corrugated metal sheets (see **Site Photos**).

2.2 Surrounding Land Use

The surrounding area of the Application Site is rural in nature and consists of warehouses, open storage/storage yards, temporary structures, graves and vacant land. The Application Site is surrounded by warehouses, open storage/storage yards and temporary structures at its immediate east and west. To the north is Shun Tat Street and to the northeast is the North West New Territories Refuse Transfer Station. To the south is vacant land intermixed with temporary structures and graves.

2.3 Accessibility

The Application Site enjoys good accessibility to strategic road network. It is currently accessible by a local track off Shun Tat Street, which is further connected to Castle Peak Road – Hung Shui Kiu and other parts of the New Territories. 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 for agricultural use with a lease term for 75 years, commenced from 1.7.1898, and are renewable for a further term of 24 years.

The Applicant is the registered owner of the subject lot. The subject lot is an old schedule agricultural lot. The Applicant will apply for a Short Term Waiver (STW) for the proposed structure to the LandsD upon obtaining planning approval for this application.

3. PLANNING CONTEXT

3.1 Outline Zoning Plan

The Application Site falls within an area zoned “Green Belt” (“GB”) on the Draft Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTTY/13 exhibited on 13.6.2025 (see **Figure 1**). The planning intention of “GB” zone is “primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.”

The proposed development (i.e. “Warehouse (other than Dangerous Goods Godown)”) is not under either ‘Column 1’ or ‘Column 2’ use of the “GB” zone. Meanwhile, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

3.2 Previous Applications

The Application Site is involved in four previous planning applications as follows:-

Application No.	Applied Use	Decision	Decision Date
A/DPA/TM-LTTY/71	Residential Development	Rejected	15.12.1995
A/DPA/TM-LTTY/109	Open Storage of Building Materials	Rejected	26.7.1996
A/TM-LTTY/3	Two Houses (New Territories Exempted Houses)	Rejected	1.11.1996
A/TM-LTTY/198	Proposed Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	Rejected	7.5.2010

3.3 Similar Application

There is no similar application for warehouse use within “GB” zone under the Draft Lam Tei and Yick Yuen OZP.

3.4 Town Planning Board Guidelines No. 10 (TPB PG-No.10)

According to TPB PG-No.10, as the Application Site falls within the “GB” zone, the proposed development is subject to the following relevant planning criteria: -

- (a) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (b) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (c) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area; and
- (d) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

4. DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

The Applicant seeks planning permission to use the Application Site for a temporary warehouse for storage of stage equipment with ancillary facilities and associated filling of land for a period of 3 years. The proposed development is to facilitate the relocation and continuation of the Applicant’s business affected by Second and Third Phases of the YLS NDA.

The Application Site has a site area of about 2,287 sq.m. A 3-storey (height: not exceeding 13m) structure with ancillary facilities with a gross floor area of about 3,771 sq.m. will be erected at the Application Site. The G/F of the structure will provide a washroom, ancillary office, private car parking spaces for staff/visitor and vehicular manoeuvring space. The 1/F and 2/F of the structure will be used as warehouse will be used as warehouse for storage of stage equipment and ancillary office (see Layout Plan at **Figure 4**).

The Application Site will be fenced off by the 2.5m high corrugated metal sheets on all sides. The proposed development involves associated filling of land of about 2,202 sq.m. and a depth of not exceeding 1.31m for site formation, parking, loading/unloading and vehicle manoeuvring. The Application Site will be filled with soil with concrete on top. The plan showing the land filling area

of the Application Site is shown in **Figure 5**.

The key development parameters of the application are shown below:-

Applied Use	Proposed Temporary Warehouse for Storage of Stage Equipment with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
Site Area	About 2,287 sq.m.
Total Floor Area (Non-domestic)	About 3,771 sq.m.
No. of Structure	1 - 1 proposed 3-storey warehouse with ancillary facilities
Height of Structures	Not exceeding 13m (3 storeys)
No. of Parking Spaces	4 nos. (2.5m x 5m) (private cars for staff/visitors)
Loading/unloading Spaces	3 nos. for light goods vehicle (3.5m x 7m)
Operation Hours	9:00am to 7:00pm Mondays to Saturdays (excluding Sundays and public holidays)

4.2 Site Operation

The site operation of proposed warehouse will be same as the Applicant's operations in Pak Sha Tsuen, Yuen Long. The main use of the Application Site will be storage purpose of stage equipment (e.g. raw materials, props, stage furniture, lighting equipment and metal racks etc.). The operation hours of the Application Site are between 9am to 7pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. To minimize any potential noise and environmental impacts to the surrounding area, all stage equipment will be kept within the enclosed warehouse with no open storage carried out at the Application Site.

4.3 Vehicular Access and Parking Arrangement

The ingress/egress point (about 8m) will be designated at the northern boundary of the Application Site connecting to the local track off Shun Tat Street. The run-in/out will be constructed by the Applicant in accordance with the latest version of Highways Department's standard drawings Nos. H1113C and H1114B or H5133, H5134 and H5135, whichever set is appropriate. The design of vehicular access and swept path analysis is shown in **Appendix 4**. The Applicant will provide 3 loading/unloading spaces (3.5m x 7m) for light goods vehicles and 4 private car parking spaces (2.5m x 5m) for staff/visitors.

A swept path analysis (see **Appendix 4**) is prepared to demonstrate that satisfactory manoeuvring of goods vehicles entering to and exiting from the Application Site and manoeuvring within the Application Site. There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is reserved at the northern portion of the Application Site and G/F of the proposed structure, such that no waiting or queuing of goods vehicles along Shun Tat Street will arise under any circumstances.

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

- (i) Prior appointment will be arranged for the goods vehicles to deliver the storage materials;
- (ii) No storage materials will be placed at the manoeuvring space to avoid blocking of loading/unloading spaces and manoeuvring of vehicles;
- (iii) On-site staff will be deployed to manage the in and out traffic flow during the operation hours;
- (iv) Goods vehicles entering the site would be directed to the loading/unloading spaces to prevent blocking of the ingress/egress and leave the site after loading/unloading; and
- (v) Revolving warning lights will be added at the site access to warn the staff and nearby users when there are vehicles getting in/out of the site to ensure pedestrian safety.

In addition, according to the Applicant, trips for transporting the stage equipment to/from the Application Site made by the light goods vehicles will not be more than 3 round trips daily at non-

peak hours (between 10am – 4pm). There will be about 10-15 working staffs on-site. Considering the business nature and operational needs, only 4 daily round trips for private vehicles to the Application Site is expected. The estimated traffic arising from the proposed development is as follows:-

Time	No. of Trips (Light Goods Vehicles)		No. of Trips (Private Cars)	
	In	Out	In	Out
08:00-09:00 (peak hour)	0	0	2	0
09:00-10:00 (peak hour)	0	0	2	0
10:00-11:00	1	0	0	0
11:00-12:00	0	1	0	0
12:00-13:00	1	0	0	0
13:00-14:00	0	1	0	0
14:00-15:00	0	0	0	0
15:00-16:00	1	0	0	0
16:00-17:00	0	1	0	0
17:00-18:00 (peak hour)	0	0	0	2
18:00-20:00 (peak hour)	0	0	0	2

4.4 Drainage Proposal

There is currently no prominent engineering channels within the Application Site while surface channels are provided along the footpath of Shun Tat Street. Drainage facilities including 450mm peripheral U-channels and catchpit with trap are proposed to collect the surface runoff and divert them to the existing 525mm U channels at Shun Tat Street. A drainage proposal (see **Appendix 5**) is submitted to show the proposed drainage design. The Applicant will provide the drainage facilities to the satisfaction of Drainage Services Department.

4.5 Landscape

According to the Tree Survey conducted on 5 December 2025, there are 6 existing trees (ficus microcarpa) within the Application Site (see **Appendix 6**). There are no old and valuable trees within the Application Site. The existing trees are of low amenity value and are not suitable for transplanting. As these trees are in conflict with the proposed structure and vehicle manoeuvring space, they are proposed to be felled.

Meanwhile, existing trees of various species are found immediate outside the northern, eastern and southern boundaries of the Application Site. These existing trees will not be disturbed by the Applicant and would act as the natural hedges bounding the edge of the development and thus soften the building footprint of the proposed development.

The Application Site is located within an area of rural character intermixed with warehouses, open storage/storage yards, temporary structures, parking of vehicles, graves and vacant land, with the North West New Territories Refuse Transfer Station located at the immediate north of the Application Site. These surrounding uses are not in conflict with the proposed temporary warehouse and the proposed development is therefore considered not incompatible with the landscape character of the surrounding areas.

4.6 Fire Service Installations Proposal

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

4.7 Environmental Consideration

The nature of the proposed use will merely involve the storage of stage equipment. 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 the following mitigation measures:-

- (a) All stage equipment will be kept within the enclosed warehouse with no open storage carried out at the Application Site;
- (b) The entire Application Site will be fenced off by 2.5m high corrugated metal sheets along the site boundary;
- (c) The operating hours will be restricted from 9 am to 7 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays;
- (d) No more than 3 round trips by light goods vehicles daily and 4 round trips by private vehicles to minimize the traffic and noise impact; and
- (e) A washroom will be provided onsite for staff. Septic tank will be installed to treat the sewage generated from the Application Site. The Applicant will follow ProPECC PN 1/23 to prevent any water pollution.

5. PLANNING JUSTIFICATIONS

5.1 Support the Stage and Event Production Industry in Hong Kong

The Applicant is required to search for a relocation site for storage of stage equipment to support their operations with the clearance of the existing warehouse site in Pak Sha Tsuen soon. As referred to Para 1.2, the Applicant is involved in various events and exhibitions for a wide range of clientele in Hong Kong, in which they rely on their warehouses to store stage equipment to meet the substantial demand and varieties of assorted events.

In view of the recent Government's initiatives to attract more mega and MICE (i.e. business event encompassing Meetings, Incentives, Conventions and Exhibitions) events to boost local tourism in Hong Kong, the involvement of stage and event production industry are crucial in ensuring the successful operation of these events. Granting approval to this application will enable the Applicant to consolidate and relocate their operations to one single site at full capacity and continue contribute to the stage and event production industry in Hong Kong.

5.2 Best Location Choice of the Application Site

With the ongoing land resumption projects of the Northern Metropolis, many private land in the Northern and North West New Territories will be/have been resumed by the Government for development of NDAs/public works. Tremendous difficulties are encountered by the Applicant to identify a suitable site to support their business with the lack of available site and financial constraints, in which the only piece of land that meet the Applicant's operational needs and could be secured by the Applicant is the current Application Site.

The Application Site is conveniently connected to a local track off Shun Tat Street, which is further connected to Castle Peak Road – Hung Shui Kiu. It allows easy transportation of stage equipment to/from the Application Site. The Application Site is also flat and vacant, which allows prompt transformation into the proposed development for the operation of the Applicant. Given the accessible vehicular access and a compatible size to accommodate the operational needs of the Applicant, the Application Site is the best location choice.

5.3 Not Contravene the Planning Intention of "GB" Zone

The Application Site falls within an area zoned "GB" on the Draft Lam Tei and Yick Yuen OZP No. S/TM-LTYT/13. In view of the surrounding uses of the Application Site, which is mainly occupied by warehouses, open storage/storage yards, temporary structures, parking of vehicles, grave and vacant land, the planning intention of the "GB" zone hardly materialized. Meanwhile, there is also

no planned passive recreational development for the subject “GB” zone. The utilization of the not fully developed land would allow more efficient use of scarce land resource in Hong Kong and continuation of the Applicant’s stage and event production business. In contrast, the proposed development in the interim at the Application Site is deemed not incompatible and is able to flexibly meet the demand and operational needs of the Applicant. Given the temporary nature of the proposed development, it would not jeopardize the long-term planning intention of the subject “GB” zone.

5.4 Compliance with TPB PG-No.10

The Application Site falls within the “GB” zone on the Draft Lam Tei and Yick Yuen OZP, which is subject to TPB PG-No.10 as noted in Para. 3.4. of this Planning Statement. The proposed development could be considered in compliance of the planning criteria stipulated in TPB PG-No.10 as follows:-

(a) Compatibility of Proposed Development

The surrounding areas of the Application Site mainly comprises of warehouses, open storage/storage yards, temporary structures, grave and vacant land. The North West New Territories Refuse Transfer Station is situated at the immediate north of the Application Site, which is of similar layout and building height of the proposed warehouse.

Additionally, the Application Site accordingly falls within a “Category 2” area under Town Planning Board Guidelines No. 13G, in which the Application Site is deemed suitable for open storage and port back-up uses due to its usage history and proximity to the nearby open storage, brownfield sites and temporary uses. The proposed development is therefore considered not incompatible with the surrounding uses with no foreseeable adverse visual impacts.

Meanwhile, the Application will maintain and upkeep the existing natural vegetations along the northern boundary of the Application Site. The proposed development will therefore fit well into the setting in the neighbourhood without causing any significant visual impact.

(b) Vehicular Access and Traffic Impact

An ingress/egress point at the northern boundary connecting to the local track off Shun Tak Street will be proposed. No more than 3 round trips by light goods vehicles and 4 round trips by private vehicles are expected. As such, the traffic generated by the proposed development to the existing road networks will be minimal and no need for goods vehicles queuing up outside the Application Site under any circumstances. As such, no foreseeable traffic impact will be incurred from the proposed development.

(c) Capacity of Existing and Planned Infrastructure

The Applicant will provide drainage facilities as per the submitted drainage proposal (see **Appendix 5**) to the satisfaction of the Drainage Services Department. Meanwhile, a septic tank will be provided to treat the sewage generated from the Application Site. Therefore, no overstrain of the capacity of the existing infrastructure can be foreseen.

(d) Potential Environmental Impacts

All storage of stage equipment will be confined within the enclosed warehouse. Meanwhile, no open storage will be carried out in the Application Site and mitigation measures will be undertaken to minimize the potential environmental impacts. If this planning application is approved by the Board, the Applicant will upkeep the maintenance of the Application Site and reinstate the Application Site, including the removal of fill materials and paving, and grassing of the site to the

satisfaction of Board upon expiry of the planning permission. As such, no adverse environmental impacts from the proposed development are foreseen.

As such, the proposed development can be deemed compatible with all the relevant planning criteria listed in TPB PG-No.10 and be considered a tolerable development within the “GB” zone at the Application Site.

5.5 Optimization of Valuable Land Resources

The Application Site is currently vacant. The proposed development provides an interim solution to maximize land utilization on the Application Site rather than leaving the Application Site idle and deteriorating. The proposed development would take full advantage of the location and the exceptional physical state of the Application Site i.e. flat and vacant land, close to Shun Tat Street for transportation of stage equipment. Besides, the proposed development would allow continuation of the Applicant’s warehouse to support different events and exhibitions in Hong Kong. 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.

5.6 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 accessible via the local track off Shun Tat Street and no more than 3 round trips daily will be made by light goods vehicles to/from the Application Site. Most of the vehicles will enter to/get out of the Application Site at non-peak hours (between 10am – 4pm). As such, it is anticipated that traffic generated by the proposed development to Shun Tat Street will be very minimal and not be overloaded should the application be approved. In addition, as demonstrated in the swept path analysis (see **Appendix 4**), sufficient spaces will be reserved at the northwestern portion of the Application Site and G/F of the proposed structure for loading/unloading and vehicle manoeuvring. It is further envisaged and unlikely that the foregoing minimal volume of traffic generated from the proposed development would adversely affect the existing and/or planned road networks. There will also be no need for goods vehicles queuing up outside the Application Site under any circumstances.

Environment

The Application Site will only be used as warehouse for storage of stage equipment with ancillary facilities and all storage materials will be stored within the enclosed warehouse. A septic tank will be provided to treat the sewage generated from the Application Site. Additionally, the Applicant will undertake the relevant mitigation measures to minimize potential environmental impacts on the surrounding areas. Therefore, the proposed development will not generate any adverse environmental impacts on the surrounding areas.

Drainage

Drainage facilities will be provided within the Application Site for this application, which will effectively collect and discharge the surface runoff out of the Application Site. The Applicant has accordingly submitted a drainage proposal (see **Appendix 5**) to elaborate. Therefore, no adverse drainage impact is anticipated.

5.7 No Creation of Undesirable Precedent

Having realized the Board is entitled to consider planning applications, there may be little concern about setting an undesirable precedent by approving the current application. The proposed development is an exceptional case which is justified on the demand for relocation of warehouses due to land resumption to support the stage and event production industry in Hong Kong. The proposed development at the Application Site would be able to support various public and private events and exhibitions in Hong Kong, as well as support the Government's policy to create mega events to boost local tourism as supporting services in these events. 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 "GB" zone on the Draft Lam Tei and Yick Yuen OZP No. S/TM-LTTY/13. The Applicant is an operator affected by Government land resumption for the Second and Third Phase Development of YLS NDA and this application is to facilitate the relocation of the Applicant's business. In facing difficulties in identifying a suitable site for relocation of their business, there is no other alternative option for the Applicant due to limited available site in the market and the operation requirements of the Applicant. In view of the site location, surrounding land uses and the nature of the proposed development, the Application Site is considered as the best location choice for continuation of the Applicant's operation as warehouse for storage of stage equipment.

Despite the fact that the Application Site falls within the "GB" zone, the planning intention of "GB" is hardly to be materialized in short term in view of the history of the site and the surrounding uses with no planned passive recreational development. In contrast, the proposed development in the interim at the Application Site is deemed not unsuitable for temporary uses as the surrounding areas are currently characterized by similar warehouse and open storage/storage yard uses.

On the other hand, the proposed development will encourage optimization of the valuable land resources due to its locational and geographical advantages, and allow the Applicant to continue contribute to the stage and event production industry in Hong Kong. In addition, no adverse impacts on the surrounding are anticipated from the proposed development, and technical concerns of relevant Government departments could be addressed through implementation of approval conditions. Therefore, the proposed development is considered in compliance with TPB PG-No.10 and will not create any 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 Ltd.
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