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## Michael Chi Kin SO/PLAND

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收件者: tpbpd/PLAND  
副本: Ajyum Distinction CHAN/PLAND; Michael Chi Kin SO/PLAND  
主旨: [PLG10306] S.16 Planning Application for Temporary Container Storage Yard with Ancillary Office and Facilities for a Period of 3 Years at Lot 1743 S.C RP (Part) in D.D.107, Castle Peak Road, Sha Po, Yuen Long, New Territories - Replacement page 10306\_Form No. S.16-III\_Sep 2023 (2025.9.20 Replacement Page).pdf; ADCL\_PLG\_10306\_R002a (Combine).pdf  
附件: 10306\_R002a (Combine).pdf  
類別: Internet Email

Dear Sir/Madam,

We refer to the captioned application and would like to enclose the following items for your onward processing please. Please note that the OZP number and land use zonings have been updated and the proposed use has been revised to "Temporary Container Storage Yard with Ancillary Office and Facilities for a Period of 3 Years".

- Replacement page of the application form (p.3,5,10).
- Revised Planning Statement.

Thank you for your kind attention.

Best regards,

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**毅勤發展顧問有限公司**

**Aikon Development Consultancy Limited**  
Estate Agent's License (Company): C-045740

[REDACTED]

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# **Planning Statement**

## **S.16 Planning Application**

**Temporary Container Storage Yard with Ancillary Office and Facilities for a Period of 3 Years at Lot 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, Yuen Long, New Territories**

## EXECUTIVE SUMMARY

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

This Planning Statement is submitted to the Town Planning Board in support of a planning application for Temporary Container Storage Yard with Ancillary Office and Facilities for a Period of 3 years at Lot 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, Yuen Long, New Territories. The application site area is about 31,670 m<sup>2</sup>. No Government Land is involved.

The application site currently falls within an area “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)(2)”) and “Other Specified Uses” annotated “Soy Sauce Factory” (“OU(SSF)”) on the draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/11. The applied use is ‘Temporary Container Storage Yard with Ancillary Office and Facilities for a Period of 3 Years’, which requires planning permission from the Town Planning Board.

The current application intends to modify the site area and layout of the application site, which is subject to valid planning approval under planning application no. A/YL-NSW/338 and six other previous planning approvals for the same use. Except the reduction in site area, there are no substantial changes to the development parameters and the site configuration to the applied use. No change in operation is involved.

A total of 9 single-storey temporary structures are proposed on site with a gross floor area is about 1,990m<sup>2</sup>. There will be no night-time operations in the application site between 11:00 p.m. and 7:00 a.m.

The applied use is justified on the grounds that:-

- The application site is subject to seven previous planning approvals;
- The applied use will not be contrary to the TPB PG-No. 13G in that the application site falls within Category 1 areas where favourable consideration will normally be given by the Board;
- There will be no substantial changes in planning circumstances by allowing the current application;
- No adverse infrastructural nor environmental impacts are anticipated since there will be no changes in terms of nature and operation of the applied use and more importantly, the existing drainage provision and landscape treatment would be continued to be properly maintained all the time; and
- The temporary nature of the current application would not be contrary to the plan amendment. Considering the plan amendment process would require a certain processing time and implementation of the development proposals are unlikely to be implemented within the next three years.

In view of the above, it is sincerely hoped that the Board will give favourable consideration to approve the current application for a temporary period of 3 years.

## 行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會的規劃申請作為期三年的臨時貨櫃存放場連附屬辦公室及設施用途。該申請所涉及地點位於新界元朗青山公路沙埔丈量約份第 107 約地段第 1743 號 C 分段餘段 ( 部分 )。申請地盤面積約為 31,670 平方米，並不涉及政府土地。

申請地點現位於南生圍分區計劃大綱草圖 (編號 S/YL-NSW/11 ) 所劃定之「其他指定用途 (綜合發展包括濕地修復區 2)」及「其他指定用途 (豉油廠)」地帶內。所申請用途為「為期三年的臨時貨櫃存放場連附屬辦公室及設施」，須經城市規劃委員會批准。

該申請先前已獲城市規劃委員會批出規劃許可(申請編號 A/YL-NSW/338) 及其他六項相同用途的規劃許可，該申請旨在修改申請地點的地盤面積及現時佈局。除地盤面積縮減外，發展參數及地盤佈局對申請用途並無重大改變，營運模式亦維持不變。

該申請擬於申請地點內興建共九幢單層臨時建築物，總樓面面積約 1,990 平方米。申請地點將於晚間 11 時至翌晨 7 時停止運作。申請用途之合理性基於以下理由：

- (一) 申請地點過往先後七次獲城規會批出規劃許可；
- (二) 將不會與城規會規劃指引 ( 編號：TPB-No. 13G ) 相抵觸，皆因申請地點在第 1 類地區內，申請用途一般可獲城規會正面考慮；
- (三) 批准該申請不會在規劃層面上帶來重大改變；
- (四) 將不會帶來嚴重的基建或環境影響，皆因申請用途的性質和運作維持不變，加上現時所提供的渠務裝置及園林種植將會繼續妥善保存；及
- (五) 該申請屬臨時性質，並不會與大綱圖的修訂相抵觸。鑒於大綱圖修訂程序需耗費一定處理時間，且發展建議在未來三年內實施的可能性甚低。

鑑於以上及此規劃報告書內所提及的詳細規劃理據，懇請城規會酌情考慮批准該申請作為期三年的申請用途。

## S.16 Planning Application

### Temporary Container Storage Yard with Ancillary Office and Facilities for a Period of 3 Years at Lot 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, Yuen Long, New Territories

#### 1. Background

- 1.1 The applicant intends to submit a fresh application to modify the site area and layout of the application site, which is subject to valid planning approval under planning application no. A/YL-NSW/338. The application site has been subject to seven previously approved applications for the same 'Container Storage Yard' use.
- 1.2 While the latest planning approval was granted on 28.3.2025, due to a change in agreement with the landowner, the northern and northwest portion of the application site would no longer be utilised by the applicant for the approved use. Hence, it is proposed to exclude the subject area under the current application, allowing the applicant to continue operations in alignment with planning controls.
- 1.3 Due to the significant reduction in the site area, the applicant submit a fresh application with a view to continuing the existing operation (**Figure 1** refers). Except the reduction in site area, there are no substantial changes to the development parameters (i.e. reduction in number of structures and floor areas only) and the site configuration to the applied use (**Figure 2** and **Table 2** refer). No change in operation is involved.

#### 2. Planning Context

##### The Current OZP

- 2.1 The application site is currently zoned as "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)(2)") and "Other Specified Uses" annotated "Soy Sauce Factory" ("OU(SSF)") on the Current OZP (**Figure 3** refers). Under the Current OZP, the applied use "Temporary Container Storage Yard with Ancillary Office and Facilities for a Period of 3 Years" requires planning permission from the Town Planning Board.

##### Previous Planning Applications

- 2.2 The application site was subject to eight previous applications (No. A/DPA/YL-NSW/18, A/YL-NSW/2, 70, 158, 194, 234, 276 and 338) for the same 'Container Storage Yard' use. Save and except application (No. A/DPA/YL-NSW/18) which was rejected by the Board, all other seven applications were approved by the Board (**Table 1** refers).

*Table 1: Previous Planning Application*

<b>Application No.</b>	<b>Proposed Use(s)</b>	<b>Date of Decision</b>	<b>Decision</b>
A/DPA/YL-NSW/18	Container Storage Yard	13.05.1994	Rejected on review
A/YL-NSW/2	Temporary Container Storage Yard for a Period of 5 Years	30.12.1994	Approved with conditions on temporary basis on review for a period of 5 years
A/YL-NSW/70	Temporary Container Storage Yard for a Period of 5 Years	28.01.2000	Approved with condition(s) on a temporary basis for a period of 5 years
A/YL-NSW/158	Container Storage Yard	17.06.2005	Partially approved with conditions on a temporary basis on review for a period of 5 years
A/YL-NSW/194	Temporary Container Storage Yard for a Period of 5 Years	12.02.2010	Approved with condition(s) on a temporary basis for a period of 5 years
A/YL-NSW/234	Temporary Container Storage Yard for a Period of 5 Years	06.02.2015	Approved with condition(s) on a temporary basis for a period of 5 years
A/YL-NSW/276	Temporary Container Storage Yard for a Period of 5 Years	20.3.2020	Approved with condition(s) on a temporary basis for a period of 5 years
A/YL-NSW/338	Temporary Container Storage Yard for a Period of 5 Years	28.2.2025	Approved with condition(s) on a temporary basis for a period of 5 years

### Plan Amendment

- 2.3 The application site was zoned “Open Storage” and utilised as temporary container storage yard since 1994. On 15.8.2025, amendments to the approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/10 were proposed to take forward two partially agreed section 12A applications No. A/YL-NSW/8 and 9. Under the proposed amendments, the application site is proposed to be rezone to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)(2)”) and “Other Specified Uses” annotated “Soy Sauce Factory” (“OU(SSF)”). The proposed amendments were agreed by the Board and the draft Nam Sang Wai Outline Zoning Plan was exhibited under section 5 of the Town Planning Ordinance on 12.9.2025.
- 2.4 Taken into the considerations of the proposed amendments, the Applicant seeks planning permission for the applied use for a temporary period of three years.

### 3. Development Proposal

- 3.1 It is proposed to continue utilising the application site for the applied use. As compared with the last approved scheme under the last approved application, there will be no change in the nature and operation of the current application, save and except the reduction in site area, numbers and parameters of some on-site structures (**Figure 2**, **Table 1** and **Table 2** refer).

*Table 2. Comparison of Major Parameters/Items of the Current Application and the Last Approved Planning Application No. A/YL-NSW/338*

Major Parameters/Items	Approved Application (No. A/YL-NSW/338)	Current Application	Difference
Site Area (m <sup>2</sup> )	About 39,000	About 31,670	-7,330 (-18%)
Covered Area (m <sup>2</sup> )	About 3,277.59 (8.40%)	About 1,990 (6.3%)	-1,287.59
Uncovered Area (m <sup>2</sup> )	About 35,722.41 (91.60%)	About 29,680 (93.7%)	-6,042.41
Applied Use(s)	Container Storage Yard	Container Storage Yard	N/A
Total No. of Structures	18	9	-9
Total Floor Area (m <sup>2</sup> )	About 3,500	About 1,990	-1,510
Operation Hours	No night-time operations in the application site between 11:00 p.m. and 7:00 a.m.	No night-time operations in the application site between 11:00 p.m. and 7:00 a.m.	No Change
Min. Width of Ingress/Egress (m)	10 (For the subareas of the application site)	10 (For the subareas of the application site)	No Change
	40 (For accessing to the Waiting Area)	40 (For accessing to the Waiting Area)	No Change
Parking Spaces (PS) / Loading/ Unloading (U/L) Bay	Not designated as more than sufficient spaces within the application site have been allowed for PS and U/L Bay	Not designated as more than sufficient spaces within the application site have been allowed for PS and U/L Bay	No Change
Stacking Height of Containers	Not exceed 5 units	Not exceed 5 units	No Change
Drainage & Landscape Treatment	Proposed to be maintained at all time during approval period	Proposed to be maintained at all time during approval period	No Change

Table 3. Development Parameters for the Proposed Structures

Ancillary Structure	Uses	Floor Area (About)	Building Height
A	General Storage Uses	324 m <sup>2</sup>	5.2m (1 storey)
B	Ancillary Site Office/General Storage Uses/ Meter Room/ Water Tank	166 m <sup>2</sup>	2.6m (1 storey)
C	General Storage Uses	224 m <sup>2</sup>	6m (1 storey)
D	General Storage Uses	224 m <sup>2</sup>	6m (1 storey)
E	Ancillary Site Office/General Storage Uses/ Meter Room/ Water Tank	30 m <sup>2</sup>	2.6m (1 storey)
F	Ancillary Site Office/General Storage Uses	60 m <sup>2</sup>	2.6m (1 storey)
G	Ancillary Site Office/General Storage Uses	30 m <sup>2</sup>	2.6m (1 storey)
H	General Storage Uses	442 m <sup>2</sup>	5.2m (1 storey)
I	General Storage Uses	490 m <sup>2</sup>	5.2m (1 storey)
Total		1,990 m <sup>2</sup>	

### Operation

- 3.2 In order to ensure that no adverse traffic impact or human nuisance will be posed to the surrounding areas, the applied use will only serve for those who require temporary container storage facilities. As proposed and allowed in the last approved application, no night-time operations in the application site between 11:00 p.m. and 7:00 a.m. and the stacking height of the containers to be stored on site not exceeding five units is proposed to be maintained in the current application. The 3m high solid barrier wall along the western and north-western boundary of the application site is proposed to be maintained.

### Vehicular Access Arrangement

- 3.3 The application site is sub-divided into four parts of which three parts are for the applied use whilst one part is mainly designated as internal vehicular access waiting area for container vehicles getting in and out of the other three parts respectively (**Figure 2** refers). The minimum width of ingress/egress point of each of these three parts is 10m whilst the ingress/egress of remaining part being designated for waiting area and internal vehicular access will also be 40m in width with a view to providing enough waiting/manoeuvring space for any queuing container vehicles after entering into the application site such that traffic tailing back to the Castle Peak Road can be avoid. Such arrangement was proposed in the Traffic Impact Assessment (TIA) and implemented in the traffic arrangement identified in the TIA during the compliance of relevant approval conditions of the previous approved application (No. A/YL-NSW/158). Given the designation of internal vehicular access, waiting area and more than sufficient manoeuvring spaces are allowed within the application site for the applied use, there would be no difficulties in terms of internal traffic circulation and no queueing of container vehicles waiting for getting in the application site will occur along Castle Peak Road or outside the application site under any circumstances. Similar to that in the last approved application, no parking spaces and unloading/unloading bay are proposed and designated as more than sufficient spaces within the application site have been allowed.



### Landscape Considerations

- 3.4 It is proposed to maintain existing landscape planting on the application site during the approval period as all of the existing trees were planted upon approval granted for the previous planning applications and are still in good and healthy condition. The boundary fencing along the site would also continue to be maintained at any times during the approval period (**Illustration 1** refers).

### Drainage Considerations

- 3.5 Considering that the application site is subject to seven previous planning approvals, on-site drainage facilities were duly implemented. The last approval condition concerning the submission of records of the existing drainage facilities on-site, as laid down by the Board for the last approved application (No. A/YL-NSW/338), has been complied with on 13.5.2025. The existing drainage facilities continue to be well-maintained by the applicant (**Illustration 2** refers).
- 3.6 Since the current application involves no significant changes from the previous application (i.e. reduction in site area, number of structures and floor areas only) and given that the application site has been paved and has served its current use for decades, the applicant intends to retain and maintain the existing drainage facilities. The applicant is well committed that the existing drainage provision within the application site will be continued to be properly maintained during the approval period.

## **4. Justifications and Conclusion**

- 4.1 The application site is subject to seven previous planning approvals;
- 4.2 The applied use will not be contrary to the TPB PG-No. 13G in that the application site falls within Category 1 areas where favourable consideration will normally be given by the Board;
- 4.3 There will be no substantial changes in planning circumstances by allowing the current application;
- 4.4 No adverse infrastructural nor environmental impacts are anticipated since there will be no changes in terms of nature and operation of the applied use and more importantly, the existing drainage provision and landscape treatment would be continued to be properly maintained all the time; and
- 4.5 The temporary nature of the current application would not be contrary to the plan amendments. Considering the plan amendment process would require a certain processing time and implementation of the development proposals are unlikely to be implemented within the next three years.
- 4.6 In view of the above, it is sincerely hoped that the Board will give favourable consideration to approve the current application for a temporary period of 3 years.